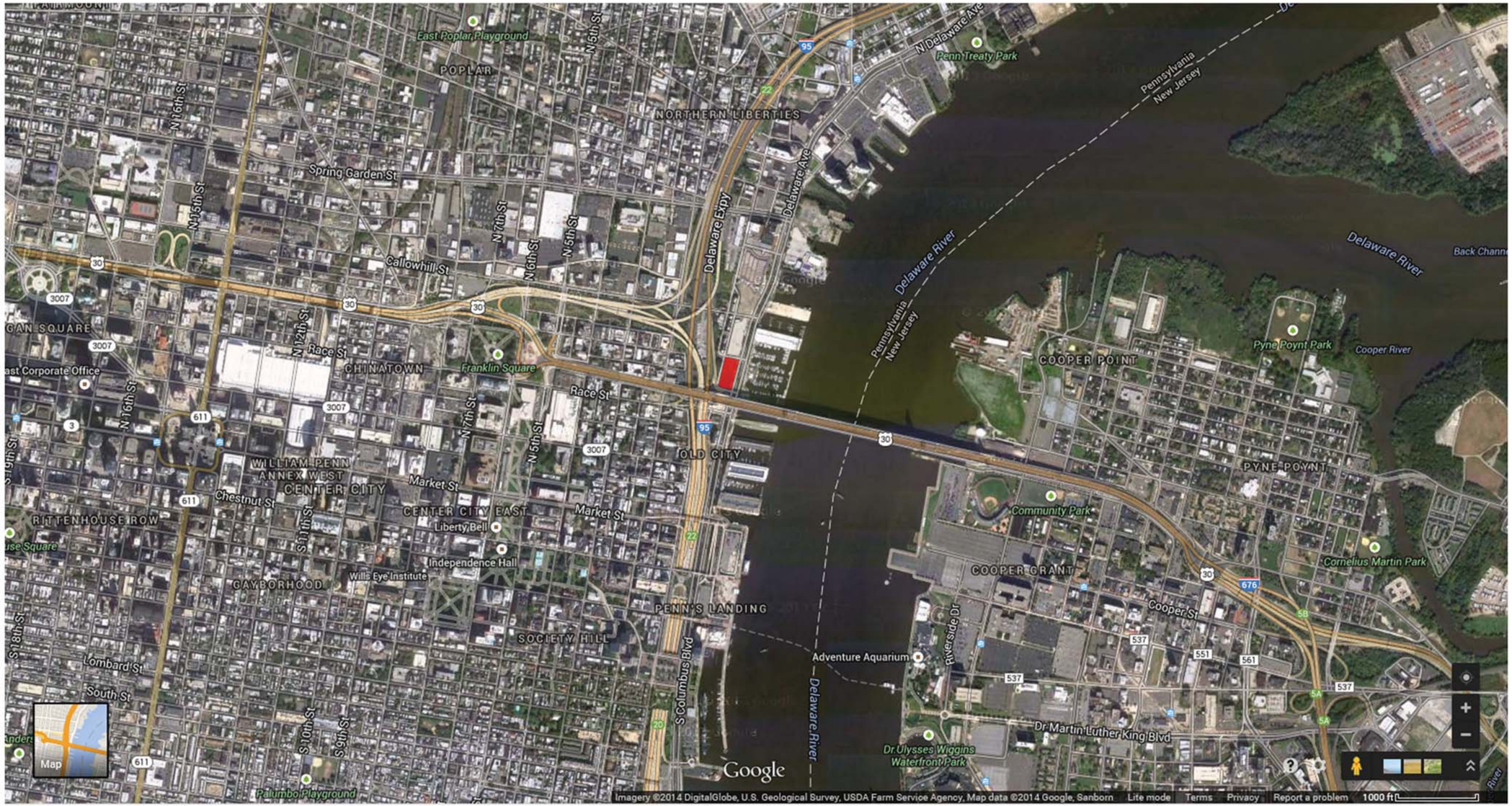

ONE WATER STREET

SATELLITE PHOTO - LOCATION PLAN

MAY 12, 2014

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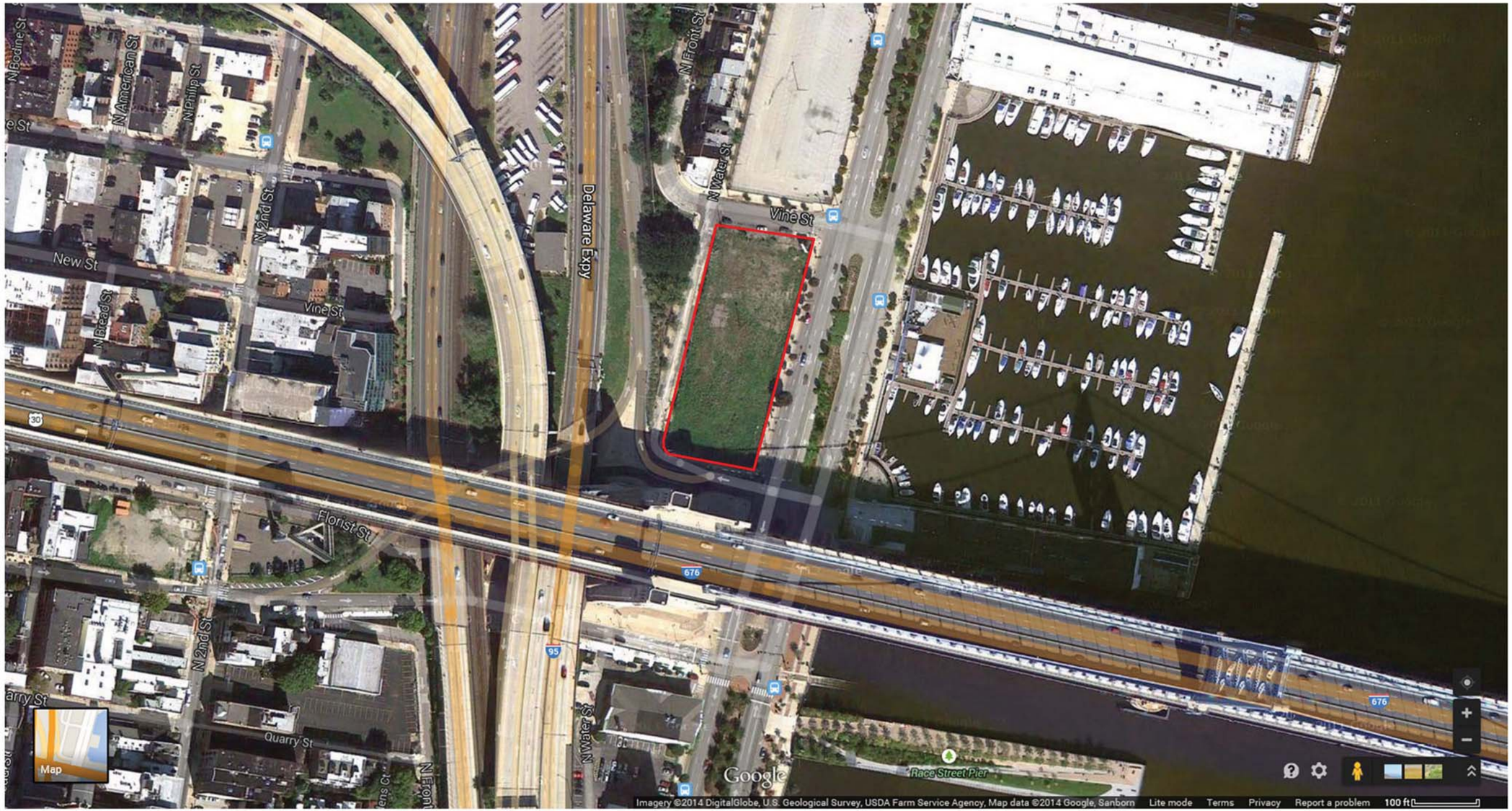

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SATELLITE PHOTO - SITE AREA

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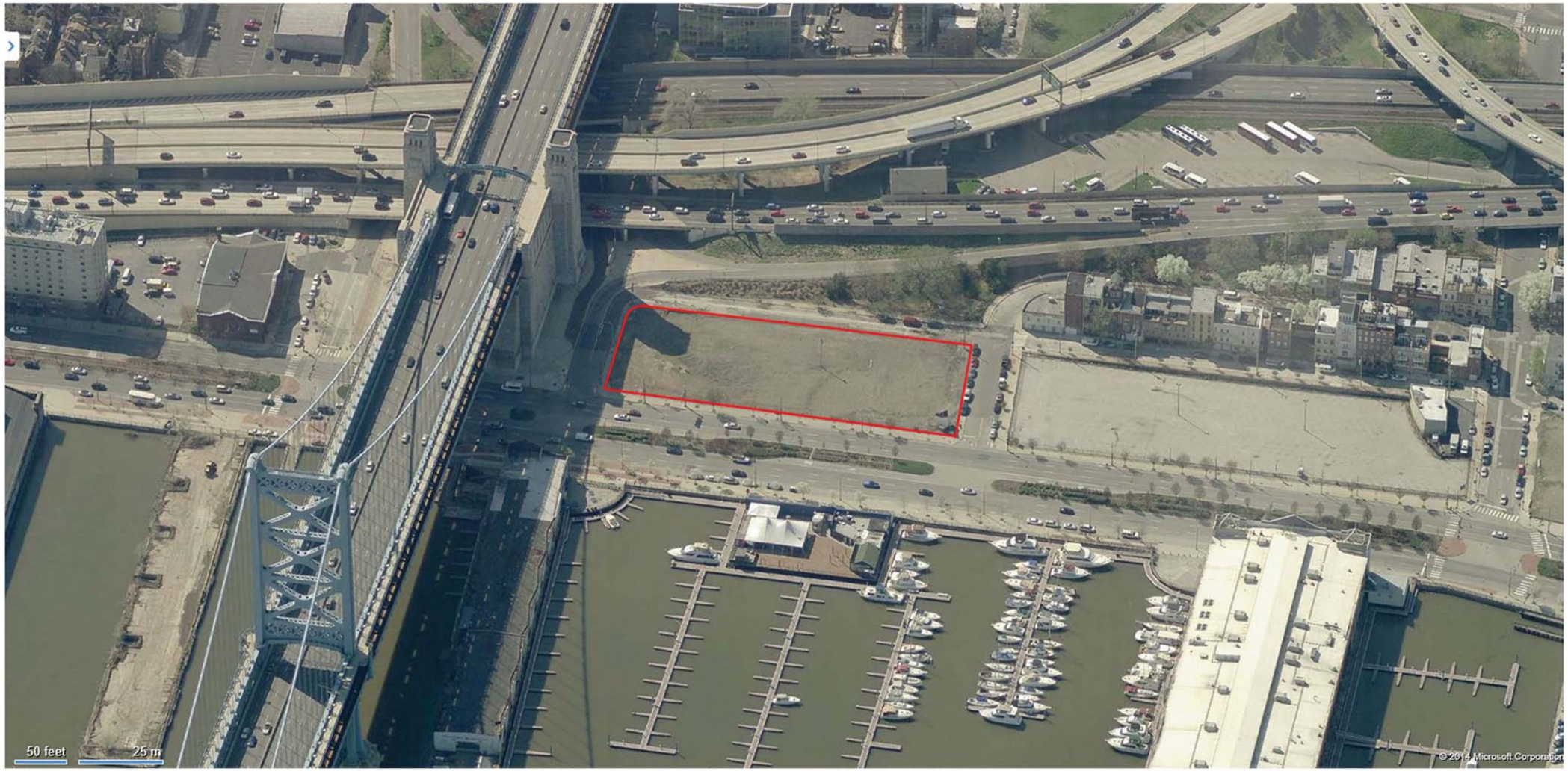

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AERIAL PHOTO - OBLIQUE - FROM EAST

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AERIAL PHOTO - OBLIQUE - FROM WEST

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VIEW FROM NORTHWEST

VIEW FROM NORTHEAST

VIEW FROM SOUTHWEST

VIEW FROM SOUTHEAST

ONE WATER STREET

SITE PHOTOS

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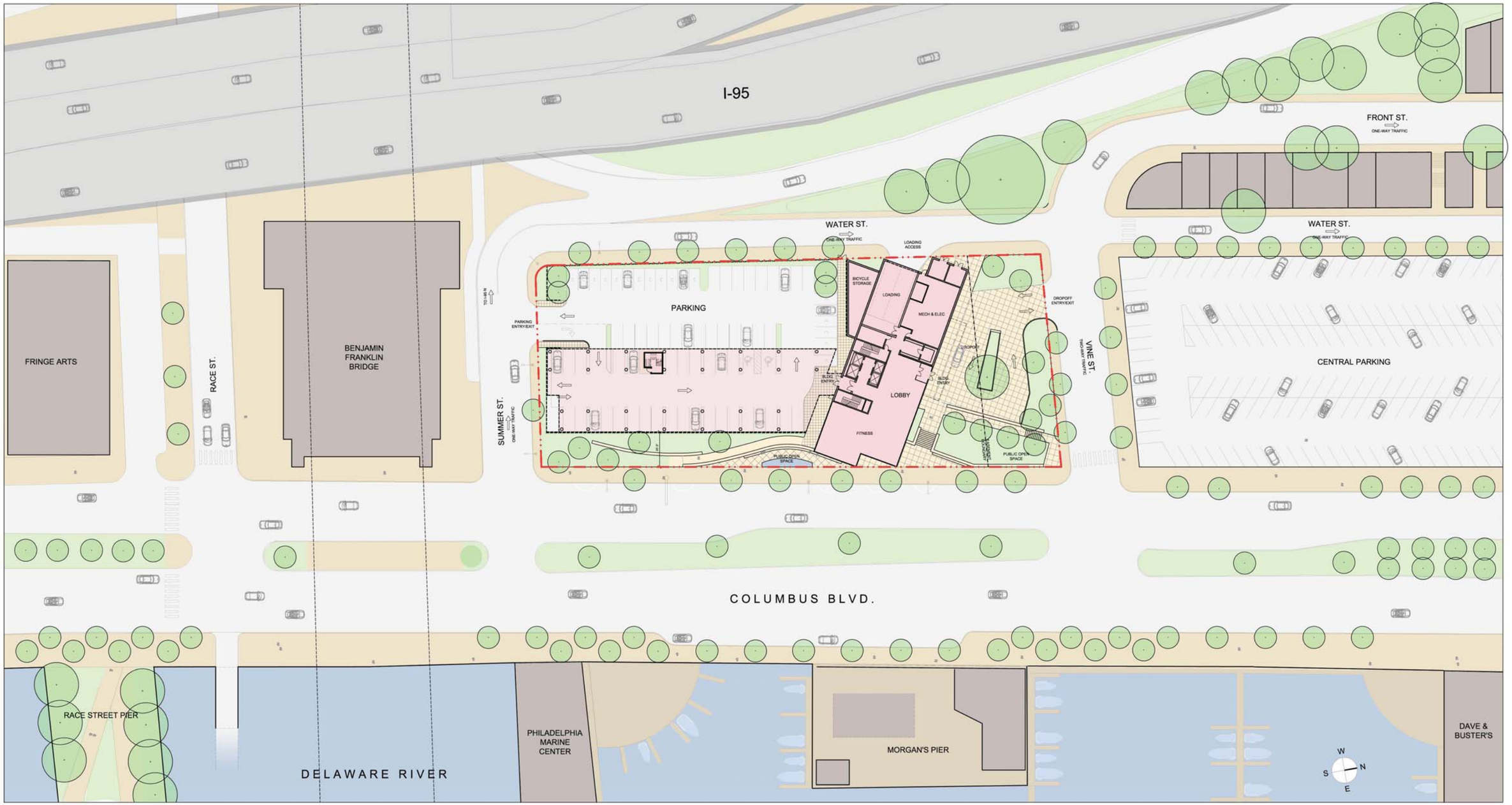

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ONE WATER STREET

SITE CONTEXT PLAN

SCALE: 1/32" = 1'-0"

0 20' 40'

MAY 12, 2014

ONE WATER STREET

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

0 10' 20'

MAY 12, 2014

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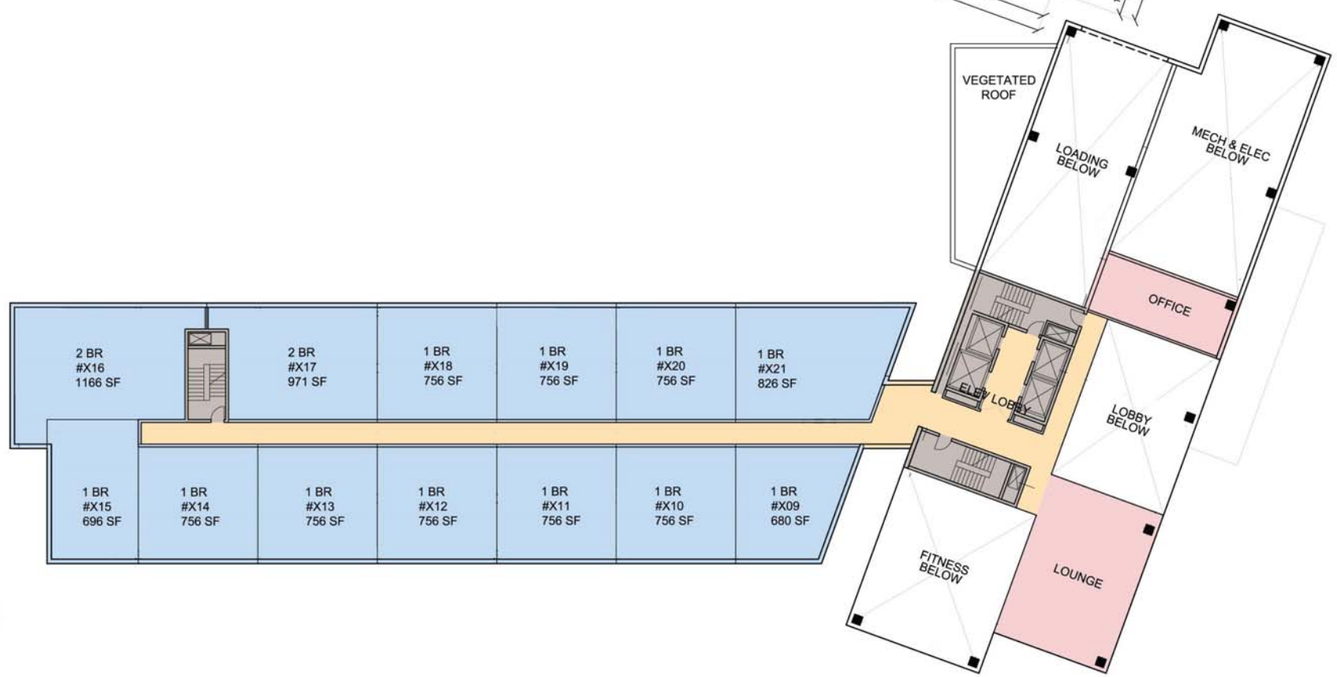
LEVELS 3-11



LEVEL 2

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

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LEVEL 13

LEVEL 12

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

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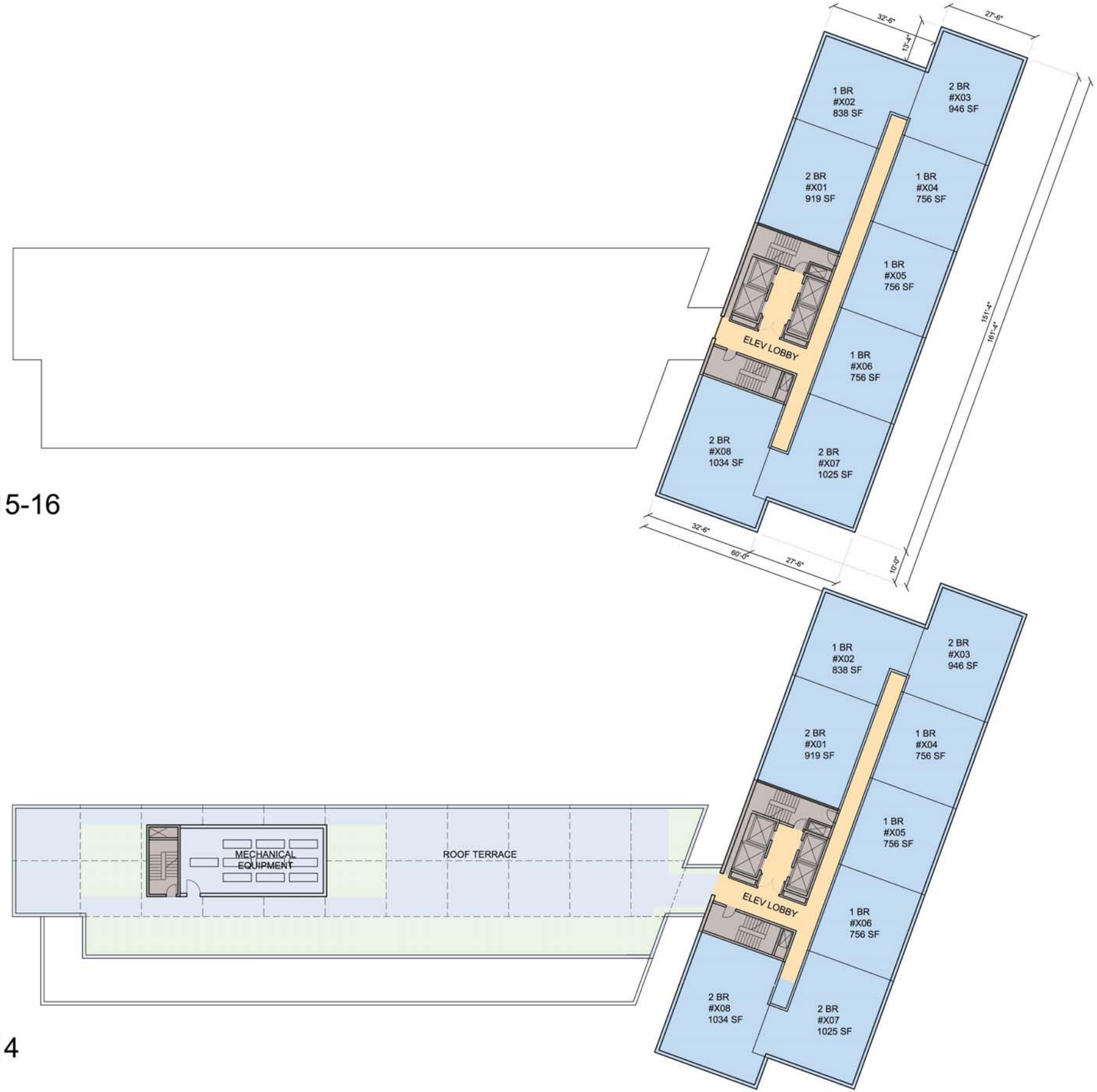

LEVEL 15-16

LEVEL 14

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

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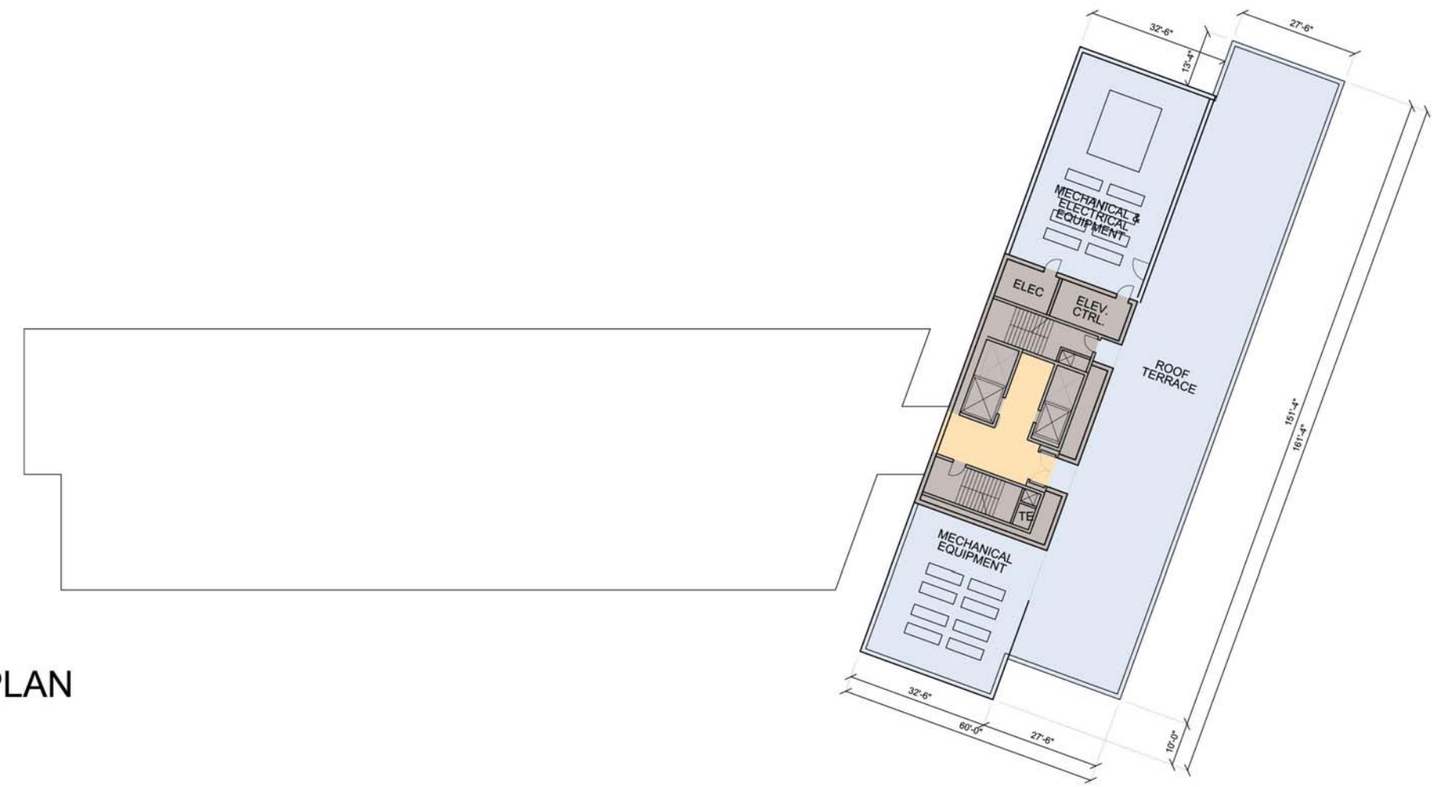

ROOF PLAN

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

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ONE WATER STREET

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ONE WATER STREET

BUILDING MODEL

MAY 12, 2014

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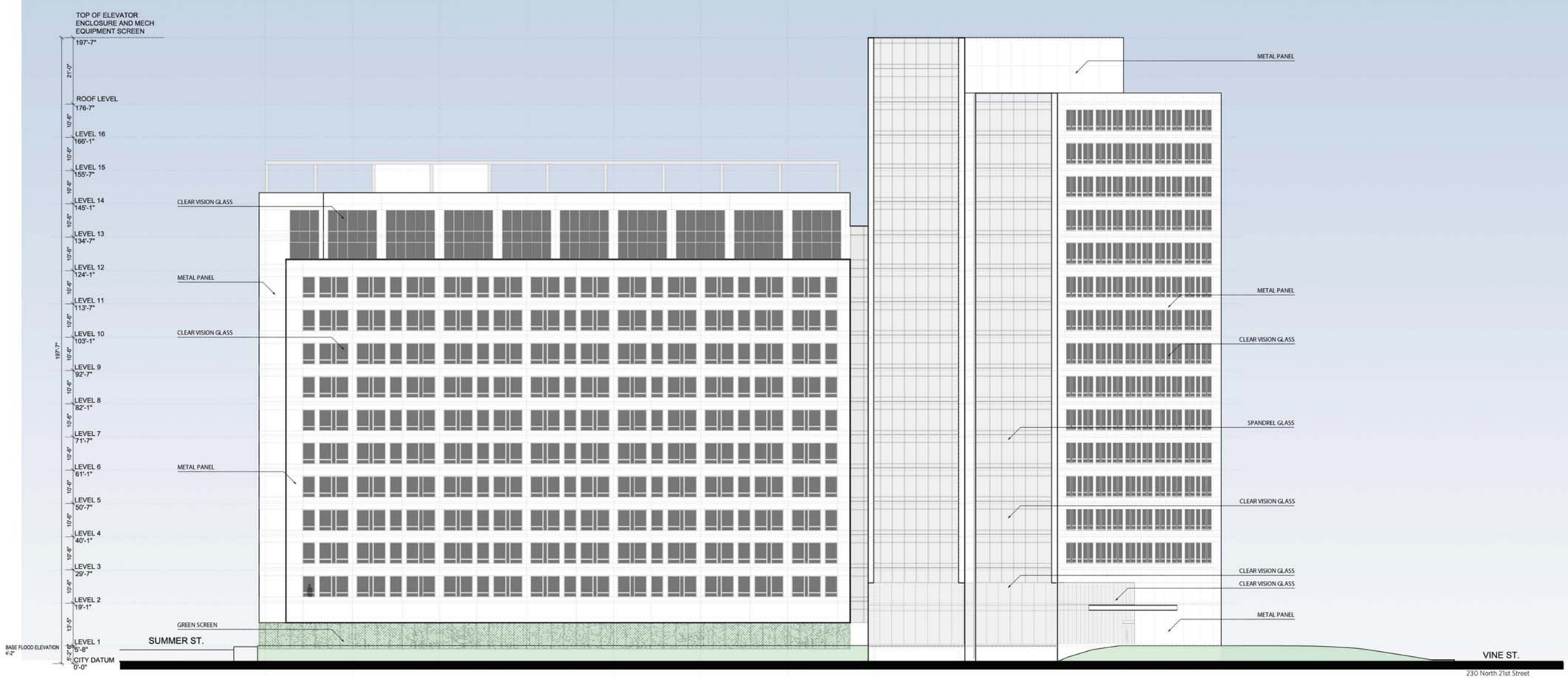

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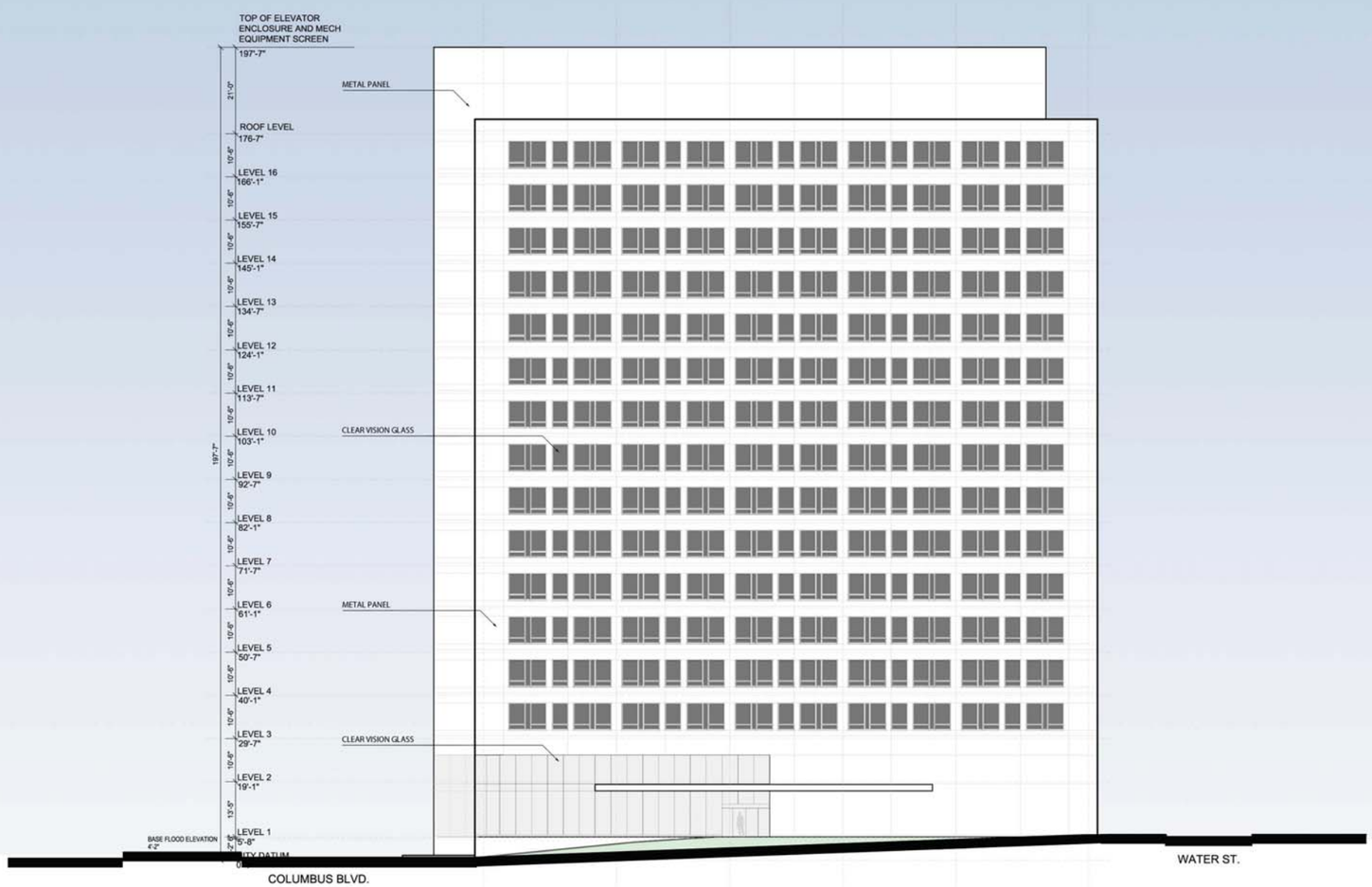
ONE WATER STREET

0 10' 20'

EAST ELEVATION

12 MAY 2014



ONE WATER STREET

0 10' 20'

NORTHEAST ELEVATION

12 MAY 2014

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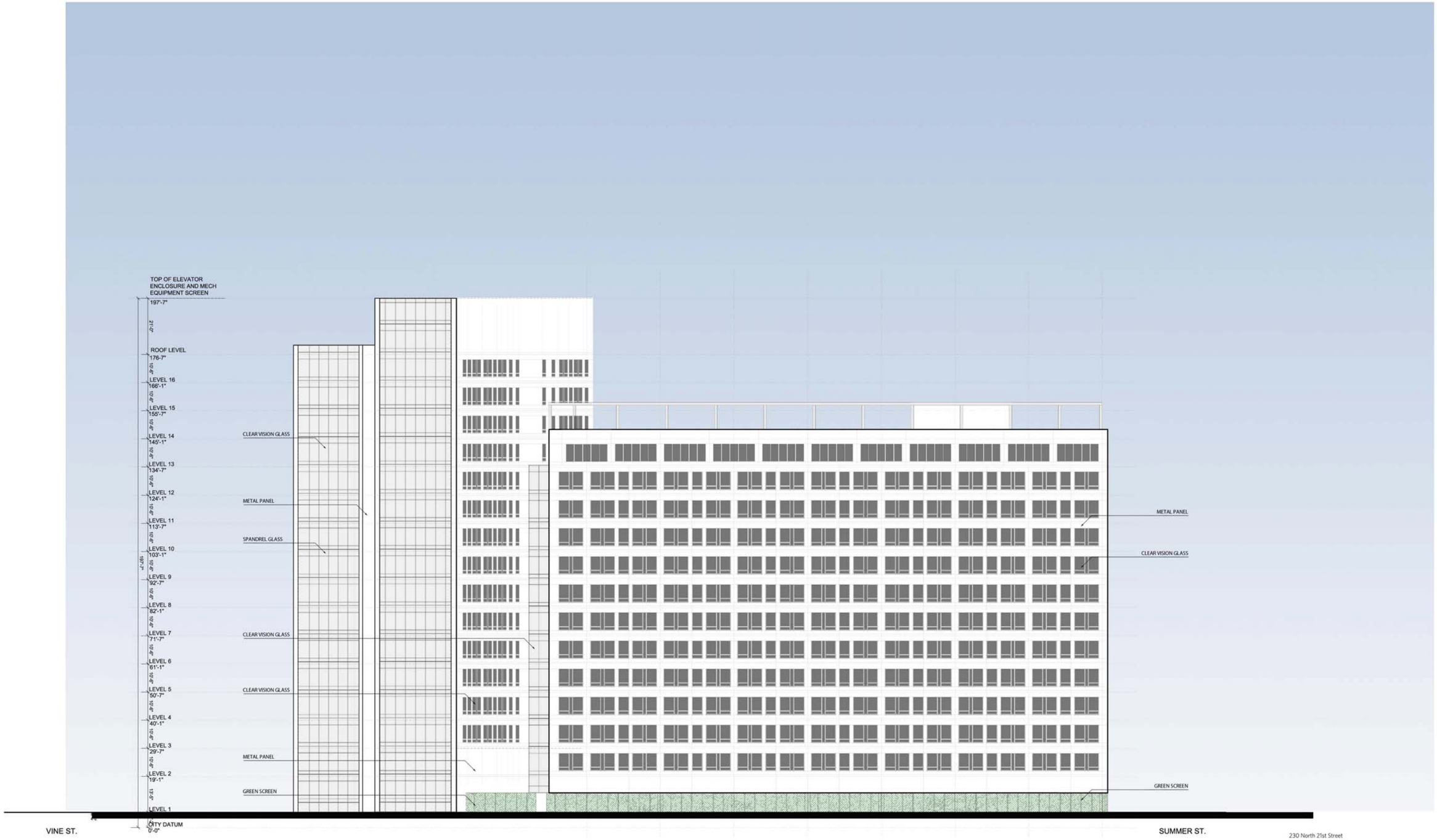
Strategy



ONE WATER STREET

0 10' 20'

WEST ELEVATION

12 MAY 2014

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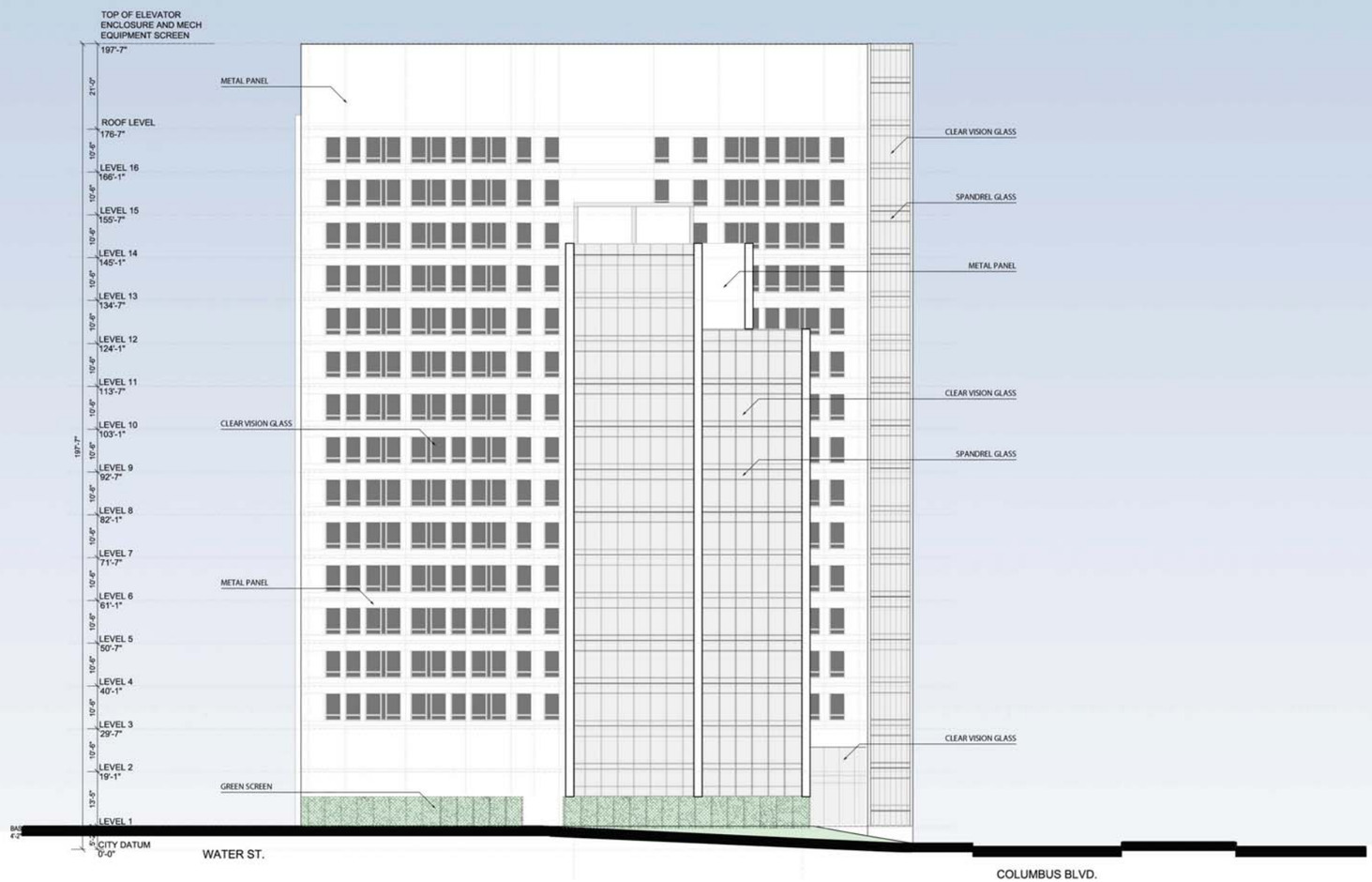

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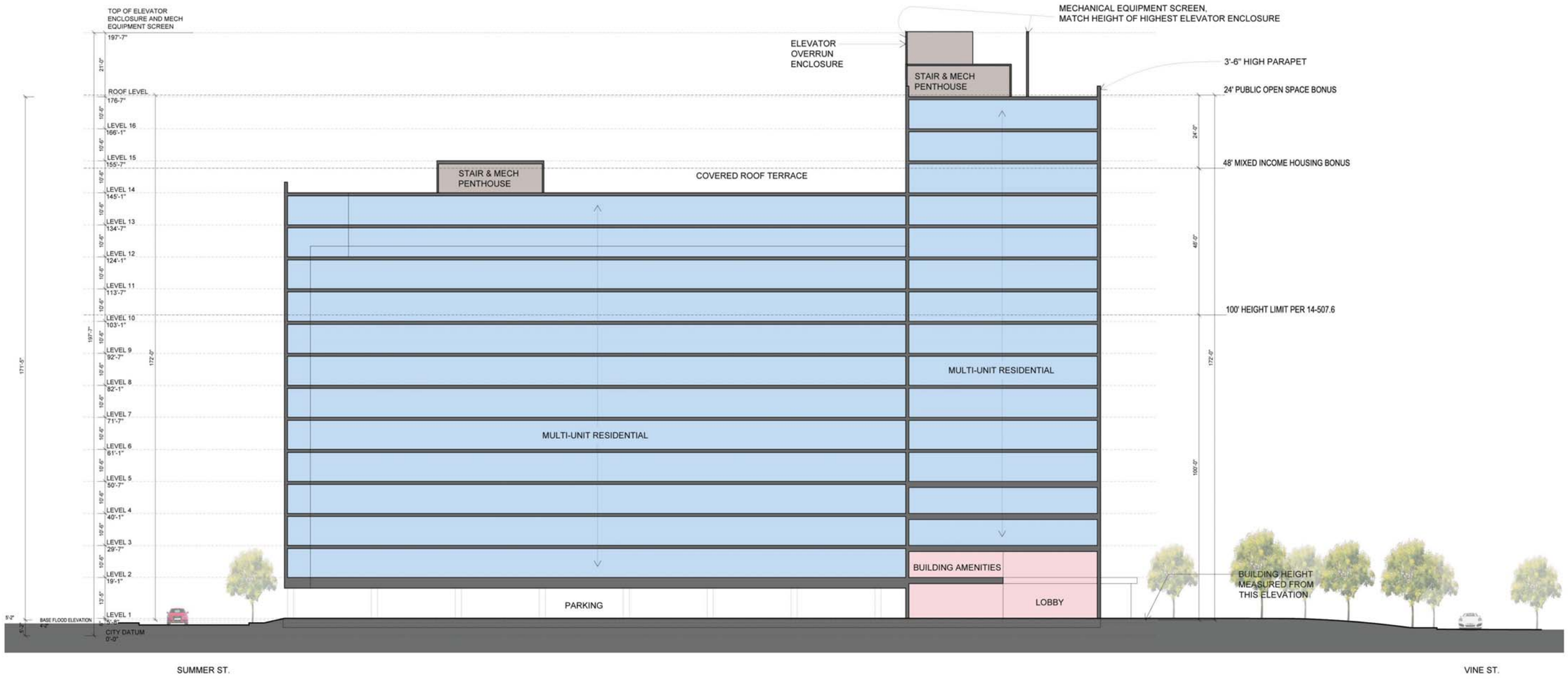
Architecture
Design
Strategy

ONE WATER STREET

0 10' 20'

SOUTH ELEVATION

12 MAY 2014



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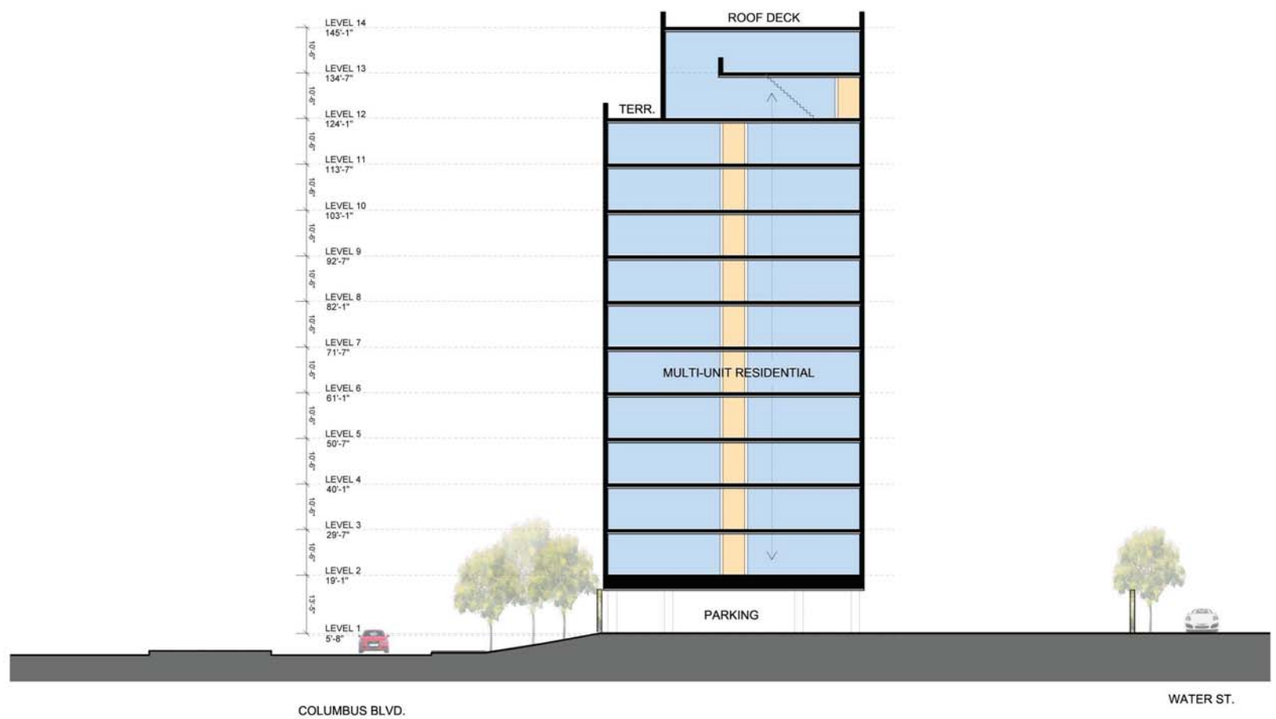
ONE WATER STREET

NORTH-SOUTH SECTION

0 10' 20'

13 MAY 2014



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ONE WATER STREET

EAST-WEST SECTION

13 MAY 2014

0 10' 20'

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ONE WATER STREET

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

MAY 12, 2014

ONE WATER STREET

0 2.5' 5'

SECTION

13 MAY 2014

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Strategy

COLUMBUS BLVD.

ONE WATER STREET

0 2.5' 5'

SECTION

13 MAY 2014

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PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 521386

What is the trigger causing the project to require CDR Review? Explain briefly.

The project is greater than 100,000 gross square feet, and contains more than 100 new dwelling units.

PROJECT LOCATION

Planning District: Central **Council District:** 1

Address: 250 N Christopher Columbus Blvd.
Philadelphia, PA 19106

Is this parcel within a Master Plan District? **Yes** ____ **No** X

CONTACT INFORMATION

Applicant Name: Joseph Kury **Primary Phone:** 215 940-0855

Email: joe@varenhorst.com **Address:** 230 N 21st St
Philadelphia, PA 19103

Property Owner: 1 Water Street Associates Owner LP
c/o PMC Property Group **Developer** same as Owner

Architect: Varenhorst PC

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 55,029 SF

Existing Zoning: CMX-4 **Are Zoning Variances required?** **Yes** ____ **No** X

SITE USES

Present Use: Empty Lot

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

272,178 gross square feet, multifamily residential and accessory uses (lobby, lounge, fitness). 250 apartments.

Proposed # of Parking Units:

73 parking spaces.

COMMUNITY MEETING

Community meeting held: **Yes** X **No** ____

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: _____ **Time:** _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME 1 Water Str
2. DATE May 12, 20:
3. APPLICANT NAME Joseph Kur
4. PROJECT AREA: list precise street limits and scope 55,029 sf. D
5. APPLICANT CONTACT INFORMATION 215 940 08
6. OWNER NAME 1 Water Str
7. OWNER CONTACT INFORMATION 215 241-02
8. ENGINEER / ARCHITECT NAME Varenhorst
9. ENGINEER / ARCHITECT CONTACT INFORMATION 215 940-08
10. STREETS: List the streets associated with the project. Complete Street Types can be found at www.phila.gov/map under the "Transportation and Utilities" field. Complete Street Types are also identified in Section 3 of the Handbook.

STREET	FROM	TO	COMPLETE STREET TYPE
Columbus E	Summer St.	Vine St.	Urban Arte
Summer St	Columbus E	Water St.	Local
Water St.	Summer St.	Vine St.	Local
Vine St.	Water St.	Columbus E	Local

11. Does the Existing Conditions site survey clearly identify the following existing conditions?
    a. Parking and loading regulations in curb lanes adjacent to the site — YES ☒ NO ☐
    b. Street Furniture such as bus shelters, honor boxes, etc. — YES ☒ NO ☐ N/A ☐
    c. Street Direction — YES ☒ NO ☐
    d. Curb Cuts — YES ☒ NO ☐ N/A ☐
    e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. — YES ☒ NO ☐
    f. Building Extensions into the sidewalk, such as stairs and stoops — YES ☐ NO ☐ N/A ☒

APPLICANT: General Project Information

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: General Project Information

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Columbus E	12 / 12 / 12	14 / 14
Summer St	10 / 6 / 10	6 / 6
Water St	10 / 10 / 10	10 / 10
Vine St	10 / 7 / 10	7 / 7

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
Columbus E	6 / 7 / 7
Summer St	5 / 3 / 5
Water St	5 / 7 / 7
Vine St	5 / 0 / 5

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
lay-by lane	7	Vine St
curb cut	8	Water St

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
curb cut	24	Summer St
curb cut	59	Water St
curb cut	24	Vine St

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

				DEPARTMENTAL REVIEW ONLY	
15. Does the design limit block lengths to 500 feet or less?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Pedestrian Component

Additional Explanation / Comments: 59' curb cut along Water St. is due to loading docks facing existing narrow street. Docks turned at angle to facilitate vehicle maneuvering.

DEPARTMENTAL REVIEW ONLY: Pedestrian Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

17. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined is as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
Columbus E	0 / 0
Summer St	0 / 0
Water St	0 / 0
Vine St	0 / 0

18. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Columbus E	5 / 5 / 5
Summer St	3 / 3 / 3
Water St	3 / 3 / 3
Vine St	3 / 0 / 3

				DEPARTMENTAL REVIEW ONLY	
19. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?					
▪ Bicycle Parking	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Lighting	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Benches	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Street Trees	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Street Furniture	YES ☐	NO ☒	N/A ☒	ACCEPT ☐	N/M ☐
20. Does the design avoid tripping hazards?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
21. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
22. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
23. Does the design maintain adequate visibility for all roadway users at intersections?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐
24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks. Some pedestrian pinch points (but never less than 3') are along Summer Street due to narrow existing sidewalk.

DEPARTMENTAL REVIEW ONLY: Building & Furnishing Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BICYCLE COMPONENT (Handbook Section 4.5)

25. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf

    _____

26. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON SIDEWALK OR STREET Existing / Proposed	OFF-STREET Existing / Proposed
250 N Colu	88	0 / 0	0 / 88
		/	/
		/	/
		/	/

27. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?
    - Conventional Bike Lane — YES ☐ NO ☒ N/A ☐
    - Buffered Bike Lane — YES ☐ NO ☐ N/A ☒
    - Bicycle-Friendly Street — YES ☐ NO ☐ N/A ☒
28. Does the design provide bicycle connections to local bicycle, trail, and transit networks? — YES ☒ NO ☐
29. Does the design provide convenient bicycle connections to residences, work places, and other destinations? — YES ☒ NO ☐

DEPARTMENTAL REVIEW ONLY

Conventional Bike Lane	ACCEPT ☐	N/M ☐
Buffered Bike Lane	ACCEPT ☐	N/M ☐
Bicycle-Friendly Street	ACCEPT ☐	N/M ☐
Bicycle connections to local bicycle, trail, and transit networks?	ACCEPT ☐	N/M ☐
Convenient bicycle connections to residences, work places, and other destinations?	ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Bicycle Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

					DEPARTMENTAL REVIEW ONLY	
30. Does the design limit conflicts between transportation modes along the curb?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐
31. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☐	NO ☐	N/A ☒		ACCEPT ☐	N/M ☐
32. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐	N/M ☐
33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? n/a					ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Curbside Management Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Curbside Management Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

34. For each street frontage, identify existing and proposed lane widths and the design speed.

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
Columbus E	Summer St.	Vine St.	11 TO 13 / 11 TO 13	40
Summer St	Columbus E	Water St.	18 / 18	30
Water St	Summer St.	Vine St.	11 / 11	30
Vine	Water St.	Columbus E	12 / 12	30

				DEPARTMENTAL REVIEW ONLY
35. What is the maximum AASHTO design vehicle being accommodated by the design?	WB-67			ACCEPT ☐ N/M ☐
36. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒		ACCEPT ☐ N/M ☐
37. Does the design plan incorporate roadway medians (a "high priority" vehicle / cartway design treatment for some street types)? **Any proposed median may require a maintenance agreement with the Streets Department.*	YES ☐	NO ☐	N/A ☒	ACCEPT ☐ N/M ☐
38. Does the design facilitate safe and accessible, deliveries to local industries and businesses?	YES ☒	NO ☐		ACCEPT ☐ N/M ☐
39. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☒		ACCEPT ☐ N/M ☐
40. Does the design maintain emergency vehicle access?	YES ☒	NO ☐		ACCEPT ☐ N/M ☐
41. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐ N/M ☐
42. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐ N/M ☐
43. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		ACCEPT ☐ N/M ☐

*N/M = Needs Modification

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Vehicle / Cartway Component

Reviewer Comments: _____

(1) http://www.phila.gov/historical/PDF/Historic%20Street%20Paving%20District%20Inventory.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

					DEPARTMENTAL REVIEW ONLY	
44. Does the design incorporate windows, storefronts, and other actives uses facing the street?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐	N/M ☐
45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide. _____						
46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4). _____	YES ☐	NO ☐	N/A ☒		ACCEPT ☐	N/M ☐
47. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐	N/M ☐
48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations within the site?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Urban Design Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

49. Identify Existing and Proposed Signal Cycle lengths

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
no signalize		

				DEPARTMENTAL REVIEW ONLY	
50. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
51. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
52. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
** If yes, City Plan Action may be required.*					
53. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				ACCEPT ☐	N/M ☐
▪ Marked Crosswalks	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
54. Does the plan simplify complex intersections where possible?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
55. Does the design reduce vehicle speeds and increase visibility at intersections?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: ~~pdf~~ checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY

Additional Reviewer Comments: _____

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 521386

What is the trigger causing the project to require CDR Review? Explain briefly.

The project is greater than 100,000 gross square feet, and contains more than 100 new dwelling units.

PROJECT LOCATION

Planning District: Central **Council District:** 1

Address: 250 N Christopher Columbus Blvd.
Philadelphia, PA 19106

Is this parcel within a Master Plan District? **Yes** ____ **No** X

CONTACT INFORMATION

Applicant Name: Joseph Kury **Primary Phone:** 215 940-0855

Email: joe@varenhorst.com **Address:** 230 N 21st St
Philadelphia, PA 19103

Property Owner: 1 Water Street Associates Owner LP
c/o PMC Property Group **Developer** same as Owner

Architect: Varenhorst PC

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 55,029 SF

Existing Zoning: CMX-4 **Are Zoning Variances required?** **Yes** ____ **No** X

SITE USES

Present Use: Empty Lot

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

272,178 gross square feet, multifamily residential and accessory uses (lobby, lounge, fitness). 250 apartments.

Proposed # of Parking Units:

73 parking spaces.

COMMUNITY MEETING

Community meeting held: **Yes** X **No** ____

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: _____ **Time:** _____

230 North 21st Street
Philadelphia, PA 19103
215.940.0855
215.940.0877 fax
www.varenhorst.com

VARENHORST

1 Water Street
Philadelphia Planning Commission Civic Design Review

Material Descriptions

Date:	May 13, 2014
Project name:	1 Water Street
Project Address:	250 N. Christopher Columbus Blvd. Philadelphia, PA 19106
Owner:	1 Water Street Associates Owner LP c/o PMC Property Management Group
Architect:	VARENHORST PC
Landscape Architect:	Land Collective

Our project is for a 250-unit multifamily apartment building at 250 N Columbus Boulevard, immediately north of the stone anchorage of the Benjamin Franklin Bridge. The project materials have been selected for their attractiveness and appearance, low maintenance, durability, and resistance to aging. A summary of the primary building exterior and landscaping materials is as follows:

Building Exterior:

- Metal Panels: Painted aluminum panels, smooth texture, white color.
- Windows: Clear, insulated vision glazing with operable vents, white mullions to match adjacent metal panels.
- Window Walls: Clear, insulated vision glazing with operable vents, anodized aluminum mullions, gray spandrel panels at floor slabs.

Landscape Elements:

The design of the entry drive/plaza, landscape perimeter and adjacent streetscape will leverage the intrinsic character of the adjacent landscape and infrastructure. All materials and site features will complement the architectural finishes and volumes of the architecture while providing a low-maintenance landscape.

- Paving
    - Cobble paving at vehicular entry drive

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  - Granite setts for pedestrian walkways
  - (Concrete Precast Pavers, gray, for all pedestrian and vehicular paved surfaces if permeable paving is required)
  - Precast concrete paving for all stairs, ramps and sidewalks
  - Granite curb edging at all planted and paving edges

- Retaining Walls: Precast concrete with stone veneer and cap

- Fences/Rails
  - Stainless Steel Brushed Finish Railings for all rail and stair railings
  - Green Screen fencing, black powder coated, surrounding parking.

- Furnishings
  - Stainless steel finish bollards at entry plaza/drive
  - Linear benches, stainless steel structure w/ black locust wood for public seating.

- Water Feature: Flush in-ground water jets

- Lighting
  - In-step lighting at stairs and cheek walls
  - Under lighting at handrails
  - Under lighting at public seating
  - Up-lighting of water feature
  - Lighting poles to maintain minimum nighttime safety, dark sky fixtures when possible

- Planting
  - Native trees in perimeter landscape
  - Street trees, city approved canopy trees
  - Low-water plantings and grasses
  - Low-maintenance groundcover
  - Native shrubs punctuating ground plane plantings
  - Vines on green screen

- Drainage / Green Infrastructure: Cast iron, powder coated gray for all area and trench drains

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215.940.0877 fax
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VARENHORST

1 Water Street
Philadelphia Planning Commission Civic Design Review

Summary of Intended Sustainable Design Elements

Date:	May 13, 2014
Project name:	1 Water Street
Project Address:	250 N. Christopher Columbus Blvd. Philadelphia, PA 19106
Owner:	1 Water Street Associates Owner LP c/o PMC Property Management Group
Architect:	VARENHORST PC
Landscape Architect:	Land Collective

Our project is for a 250-unit multifamily apartment building at 250 N Columbus Boulevard, immediately north of the stone anchorage of the Benjamin Franklin Bridge. The project will be designed to achieve LEED certification, and will incorporate sustainable features including:

- Stormwater runoff will be mitigated through a combination of vegetated roofs at multiple locations, open landscaped area, a cistern, and a bioswale.
- In addition to the vegetated roofs, high-albedo roofing materials will be selected.
- Ample bicycle parking is provided for residents in a sheltered, secure location at ground level adjacent to one of the building entries, with direct access to the public right-of-way.
- Native, flood-resistant vegetation will be selected to create low-maintenance, sustainable, and attractive public spaces.
- All apartments are naturally ventilated, and will have ample daylight, as well as views of Center City, the Ben Franklin Bridge, or the Delaware River.
- Highly efficient Variable Refrigerant Flow (VRF) cassettes will provide individual heating and cooling control to each apartment, in lieu of a more conventional forced-air system.
- Highly efficient LED lighting fixtures will be used throughout the project.

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME 1 Water Str
2. DATE May 12, 20:
3. APPLICANT NAME Joseph Kur
4. PROJECT AREA: list precise street limits and scope 55,029 sf. D
5. APPLICANT CONTACT INFORMATION 215 940 08
6. OWNER NAME 1 Water Str
7. OWNER CONTACT INFORMATION 215 241-02
8. ENGINEER / ARCHITECT NAME Varenhorst
9. ENGINEER / ARCHITECT CONTACT INFORMATION 215 940-08
10. STREETS: List the streets associated with the project. Complete Street Types can be found at www.phila.gov/map under the "Transportation and Utilities" field. Complete Street Types are also identified in Section 3 of the Handbook.

STREET	FROM	TO	COMPLETE STREET TYPE
Columbus E	Summer St.	Vine St.	Urban Arte
Summer St	Columbus E	Water St.	Local
Water St.	Summer St.	Vine St.	Local
Vine St.	Water St.	Columbus E	Local

11. Does the Existing Conditions site survey clearly identify the following existing conditions?
    a. Parking and loading regulations in curb lanes adjacent to the site — YES ☒ NO ☐
    b. Street Furniture such as bus shelters, honor boxes, etc. — YES ☒ NO ☐ N/A ☐
    c. Street Direction — YES ☒ NO ☐
    d. Curb Cuts — YES ☒ NO ☐ N/A ☐
    e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. — YES ☒ NO ☐
    f. Building Extensions into the sidewalk, such as stairs and stoops — YES ☐ NO ☐ N/A ☒

APPLICANT: General Project Information

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: General Project Information

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Columbus E	12 / 12 / 12	14 / 14
Summer St	10 / 6 / 10	6 / 6
Water St	10 / 10 / 10	10 / 10
Vine St	10 / 7 / 10	7 / 7

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
Columbus E	6 / 7 / 7
Summer St	5 / 3 / 5
Water St	5 / 7 / 7
Vine St	5 / 0 / 5

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
lay-by lane	7	Vine St
curb cut	8	Water St

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
curb cut	24	Summer St
curb cut	59	Water St
curb cut	24	Vine St

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

				DEPARTMENTAL REVIEW ONLY	
15. Does the design limit block lengths to 500 feet or less?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Pedestrian Component

Additional Explanation / Comments: 59' curb cut along Water St. is due to loading docks facing existing narrow street. Docks turned at angle to facilitate vehicle maneuvering.

DEPARTMENTAL REVIEW ONLY: Pedestrian Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

17. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined is as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
Columbus E	0 / 0
Summer St	0 / 0
Water St	0 / 0
Vine St	0 / 0

18. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Columbus E	5 / 5 / 5
Summer St	3 / 3 / 3
Water St	3 / 3 / 3
Vine St	3 / 0 / 3

				DEPARTMENTAL REVIEW ONLY	
19. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?					
▪ Bicycle Parking	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Lighting	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Benches	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Street Trees	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Street Furniture	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
20. Does the design avoid tripping hazards?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
21. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
22. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
23. Does the design maintain adequate visibility for all roadway users at intersections?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐
24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks. Some pedestrian pinch points (but never less than 3') are along Summer Street due to narrow existing sidewalk.

DEPARTMENTAL REVIEW ONLY: Building & Furnishing Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BICYCLE COMPONENT (Handbook Section 4.5)

25. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf

    _____

26. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON SIDEWALK OR STREET Existing / Proposed	OFF-STREET Existing / Proposed
250 N Colu	88	0 / 0	0 / 88
		/	/
		/	/
		/	/

27. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

				DEPARTMENTAL REVIEW ONLY	
▪ Conventional Bike Lane	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
▪ Buffered Bike Lane	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
▪ Bicycle-Friendly Street	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
28. Does the design provide bicycle connections to local bicycle, trail, and transit networks?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐
29. Does the design provide convenient bicycle connections to residences, work places, and other destinations?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Bicycle Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

					DEPARTMENTAL REVIEW ONLY
30. Does the design limit conflicts between transportation modes along the curb?	YES ☒	NO ☐			ACCEPT ☐ N/M ☐
31. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☐	NO ☐	N/A ☒		ACCEPT ☐ N/M ☐
32. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐ N/M ☐
33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? n/a					ACCEPT ☐ N/M ☐

*N/M = Needs Modification

APPLICANT: Curbside Management Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Curbside Management Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

34. For each street frontage, identify existing and proposed lane widths and the design speed.

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
Columbus E	Summer St.	Vine St.	11 TO 13 / 11 TO 13	40
Summer St	Columbus E	Water St.	18 / 18	30
Water St	Summer St.	Vine St.	11 / 11	30
Vine	Water St.	Columbus E	12 / 12	30

					DEPARTMENTAL REVIEW ONLY	
35. What is the maximum AASHTO design vehicle being accommodated by the design?	WB-67				ACCEPT ☐	N/M ☐
36. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒			ACCEPT ☐	N/M ☐
37. Does the design plan incorporate roadway medians (a "high priority" vehicle / cartway design treatment for some street types)? **Any proposed median may require a maintenance agreement with the Streets Department.*	YES ☐	NO ☐	N/A ☒		ACCEPT ☐	N/M ☐
38. Does the design facilitate safe and accessible, deliveries to local industries and businesses?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐
39. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☒			ACCEPT ☐	N/M ☐
40. Does the design maintain emergency vehicle access?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐
41. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒		ACCEPT ☐	N/M ☐
42. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☐	NO ☐	N/A ☒		ACCEPT ☐	N/M ☐
43. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Vehicle / Cartway Component

Reviewer Comments: _____

(1) http://www.phila.gov/historical/PDF/Historic%20Street%20Paving%20District%20Inventory.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

					DEPARTMENTAL REVIEW ONLY	
44. Does the design incorporate windows, storefronts, and other actives uses facing the street?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐	N/M ☐
45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide. _____						
46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4). _____	YES ☐	NO ☐	N/A ☒		ACCEPT ☐	N/M ☐
47. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐	N/M ☐
48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations within the site?	YES ☒	NO ☐	N/A ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Urban Design Component

Additional Explanation / Comments: pdf checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

49. Identify Existing and Proposed Signal Cycle lengths

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
no signalize		

				DEPARTMENTAL REVIEW ONLY	
50. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
51. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
52. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
** If yes, City Plan Action may be required.*					
53. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				ACCEPT ☐	N/M ☐
▪ Marked Crosswalks	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
54. Does the plan simplify complex intersections where possible?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
55. Does the design reduce vehicle speeds and increase visibility at intersections?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: ~~pdf~~ checkboxes are not working properly. Please see "x" marks.

DEPARTMENTAL REVIEW ONLY: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY

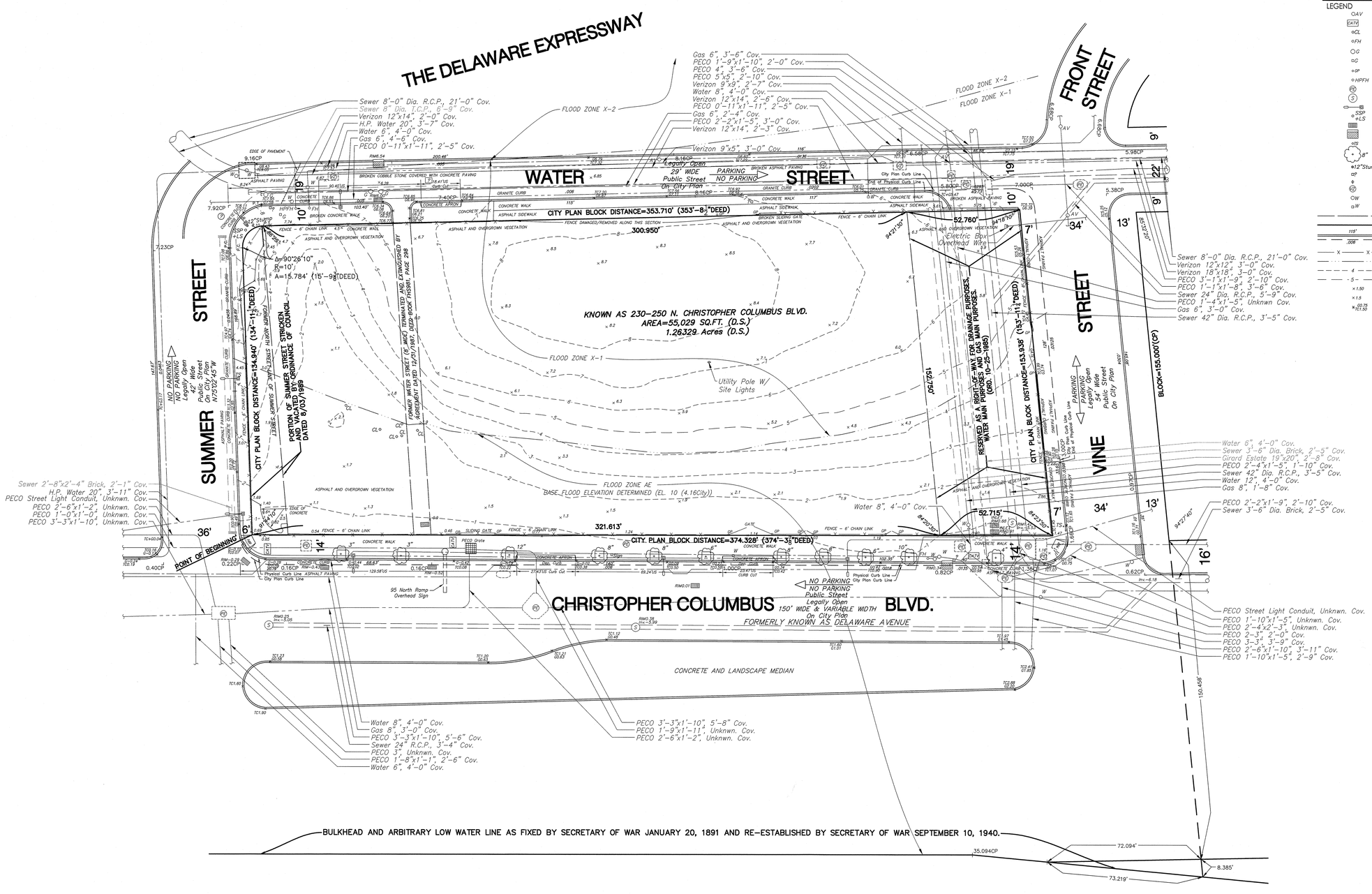
Additional Reviewer Comments: _____

Table 14-701-3: Dimensional Standards for Commercial Districts

District Name	CMX-4	250 N. Christopher Columbus Blvd.
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.		
Denotes zoning requirements not applicable		
District and Lot Dimensions		
Min. District Area (sq. ft.)		
Min. Street Frontage (ft.)		
Min. Lot Area (sq. ft.)		
Max. Occupied Area (% of lot)	Buildings ≤ 5 stories with 1 or more dwelling units: 90; Others: 100	0%
Yards		
Min. Front Yard Depth (ft.)		
Min. Side Yard Width, Each (ft.)	If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5; Others = 8	N/A
Min. Rear Yard Depth (ft.)		
Height		
Max. Height (ft.)		
Min. Cornice Height (ft.)		
Floor Area Ratio		
Max. Floor Area (% of lot area)	CMX-4: 500 See also § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)	O%

ZONING INFORMATION IS TAKEN FROM THE PHILADELPHIA CODE (ELECTRONIC VERSION CURRENT THROUGH JULY 29, 2013). IT IS FOR INFORMATIONAL PURPOSES ONLY.

IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR HIS AUTHORIZED AGENTS TO DETERMINE AND APPLY ALL OF THE APPLICABLE REGULATIONS ESTABLISHED BY THE ZONING CODE.



LOCATION MAP

1"=1000' 0 1000' 1500' 2000'

LEGEND

AV	AIR VALVE – FOR WATER MAIN
CATV	CABLE HATCH BOX
CL	1"Ø COLUMN
FH	FIRE HYDRANT
G	GAS MAIN VALVE
G	GAS LATERAL VALVE
GP	GATE POST
HPFH	HIGH PRESSURE FIRE HYDRANT
PECO	PECO ELECTRIC MANHOLE
S	SEWER MANHOLE
	STREET LIGHT – COBRA HEAD
SSP LS	STREET SIGN POLE + LIGHT STANDARD
	STORMWATER INLET
	STORMWATER INLET
	TRAFFIC SIGN
8"	TREE W/ TRUNK SIZE
12"Stump	TREE STUMP W/ SIZE
	UNKNOWN VALVE
	UTILITY POLE
VZ	VERIZON MANHOLE
W	WATER MAIN VALVE/MANHOLE
W	WATER LATERAL VALVE
	FORMER RIGHT-OF-WAY LINES
	HOUSE/PROPERTY LINE
115'	CITY PLAN CURB LENGTH
	PHYSICAL CURB LINE
.008	CITY PLAN CURB LINE CITY PLAN GRADIENT
X X	FENCE LINE
	FLOOD ZONE BOUNDARY
4	MINOR CONTOUR
5	MAJOR CONTOUR
×1.50	IMPERVIOUS SURFACE ELEVATION
×1.5	PERVIOUS SURFACE ELEVATION
×61.75 ×61.50	GUTTER ELEVATION TOP OF CURB ELEVATION

Stantec

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Philadelphia PA 19130
Tel. 215.665.7000
Fax. 215.665.7001
www.stantec.com

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ASSOCIATED OVERLAYS:

OVERLAY NAME: CDO CENTRAL DELAWARE RIVER FRONT
TYPE OF CONTROL: USES, SETBACKS, RECREATIONAL TRAIL, PARKING, PLAN OF DEVELOPMENT
CODE SECTION: 14-507

OVERLAY NAME: DELAWARE RIVER WATERFRONT PARKING
TYPE OF CONTROL: PARKING
CODE SECTION: 14-802(7)(C)

OVERLAY NAME: I-95 ACQUISITION CORRIDOR
TYPE OF CONTROL: SIGNS
CODE SECTION: 14-905(11)

OVERLAY NAME: /CTR VINE STREET AREA
TYPE OF CONTROL: SIGNS
CODE SECTION: 14-502(2)(D)

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ADDRESS 230-50 CHRISTOPHER COLUMBUS BLVD.
MARINAVIEW PROPERTIES. L.P. DATE OF DEED: 3/23/2007
DOCUMENT # 51635880
REGISTRY NO. 002043050N0

OPA INFORMATION:
ADDRESS: 250 N. CHRISTOPHER COLUMBUS BLVD
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OWNER: DELAWARE RIVER DEVELOPMENT

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1 PLAN ISSUED	DVS	JPM	14.02.21

File Name: 174811119v-et.dwg	DVS	JPM	–	14.01.17
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

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REGISTERED PROFESSIONAL LAND SURVEYOR
Joseph Paul Muldowney
No. 075514

Client/Project

PMC PROPERTY GROUP, INC.

250 N. CHRISTOPHER COLUMBUS BLVD.

5TH Ward, Philadelphia County, Philadelphia PA

Title

TOPOGRAPHICAL SURVEY PLAN

Project No.	Scale	
174811119	1"=20' (20' 30' 40')	
Drawing No.	Sheet	Revision
T-1	1 of 1	0

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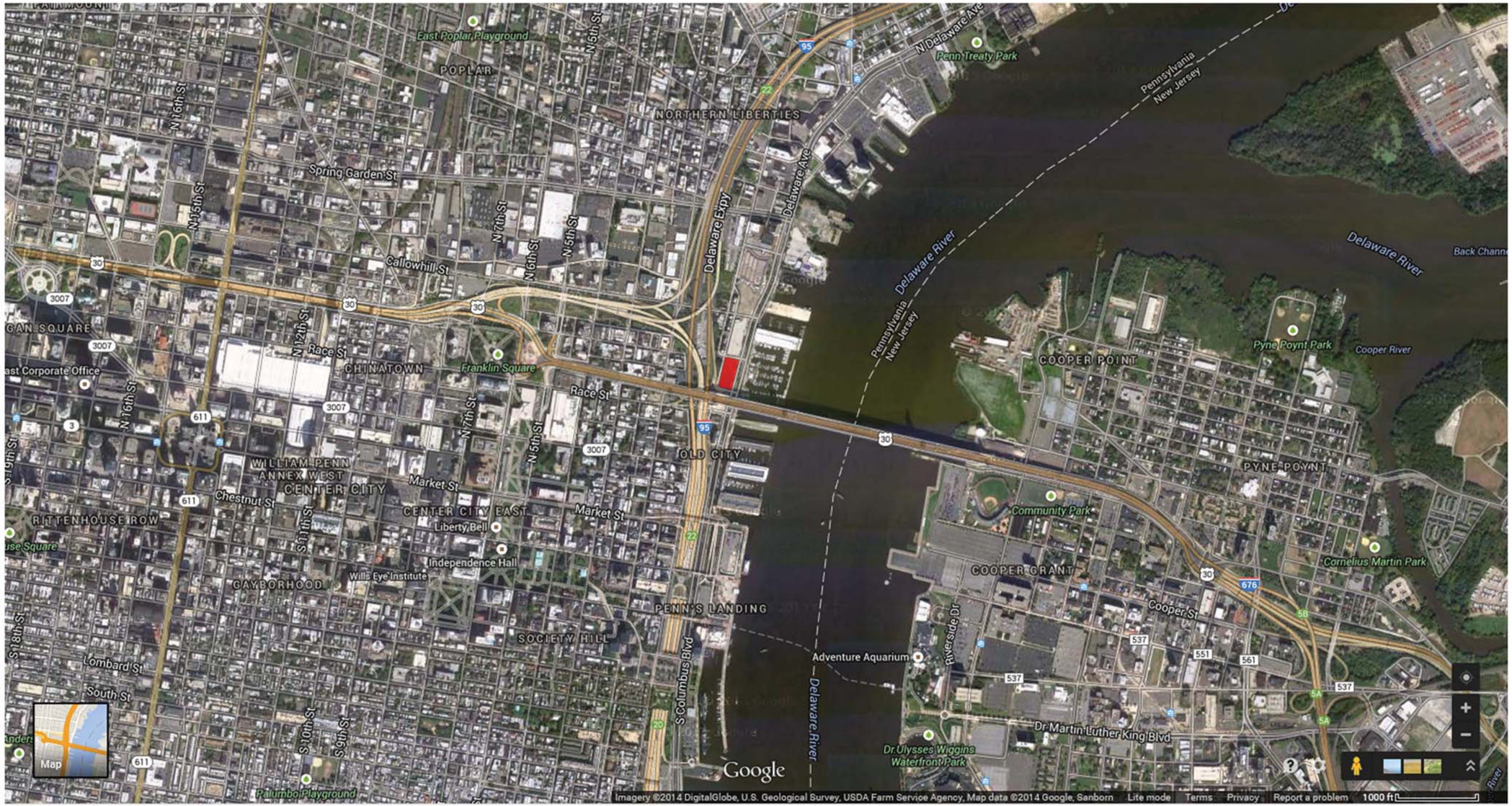
2014/02/21 2:16 PM By: Spielman, David

ORIGINAL SHEET – ARCH E1



ONE WATER STREET

SATELLITE PHOTO - LOCATION PLAN

MAY 12, 2014

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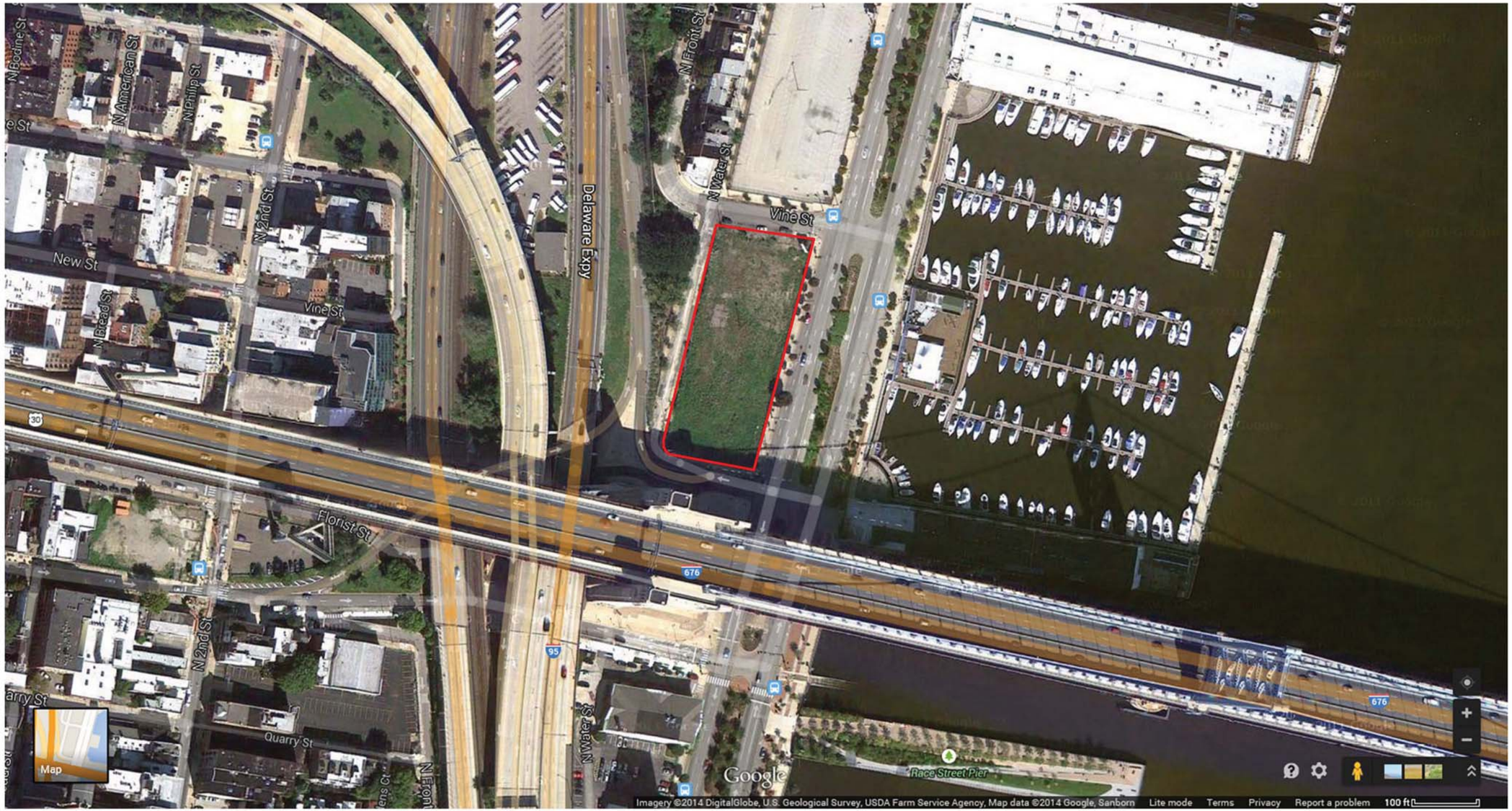

ONE WATER STREET

SATELLITE PHOTO - SITE AREA

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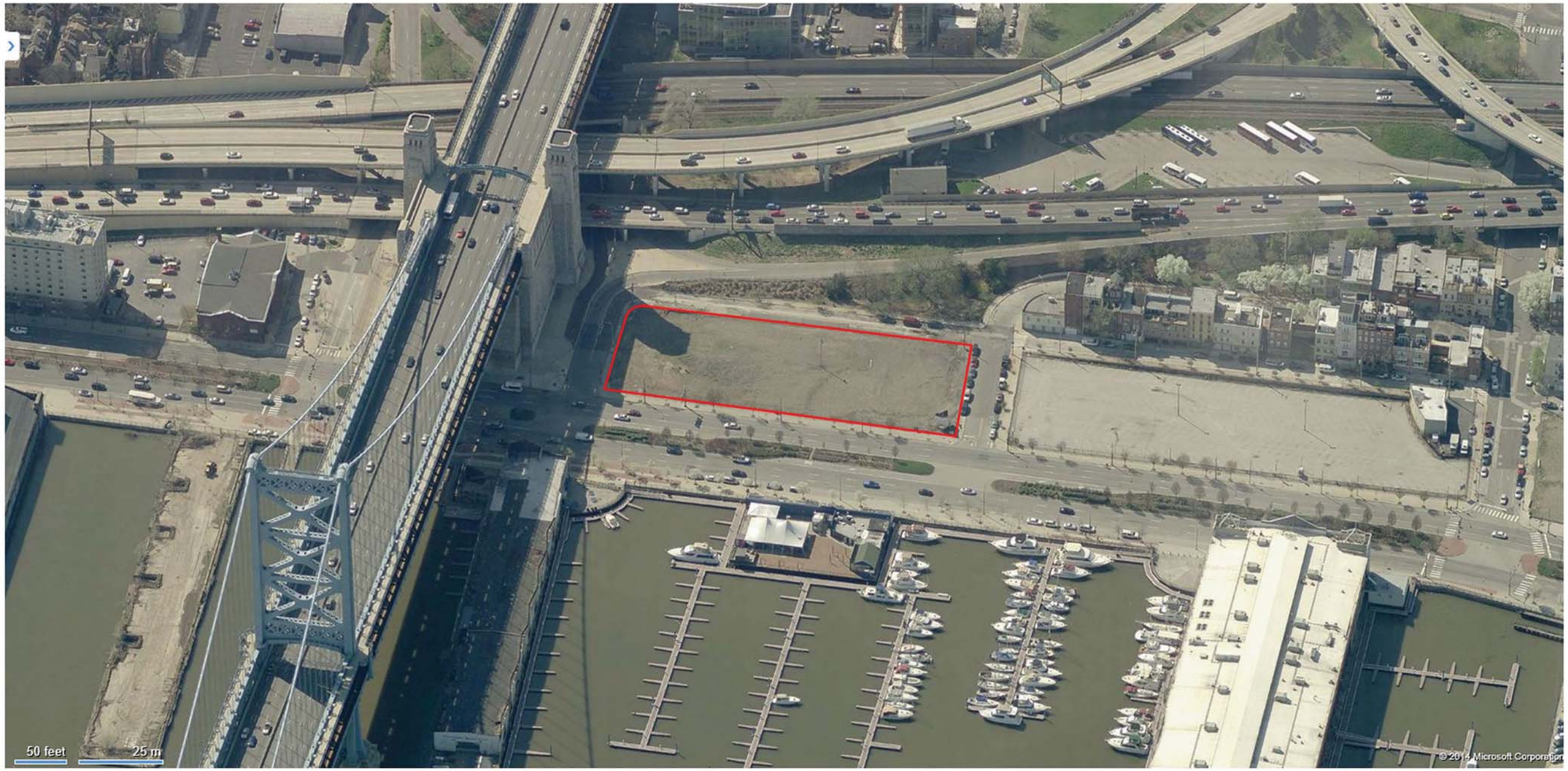

ONE WATER STREET

AERIAL PHOTO - OBLIQUE - FROM EAST

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ONE WATER STREET

AERIAL PHOTO - OBLIQUE - FROM WEST

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VIEW FROM NORTHWEST

VIEW FROM NORTHEAST

VIEW FROM SOUTHWEST

VIEW FROM SOUTHEAST

ONE WATER STREET

SITE PHOTOS

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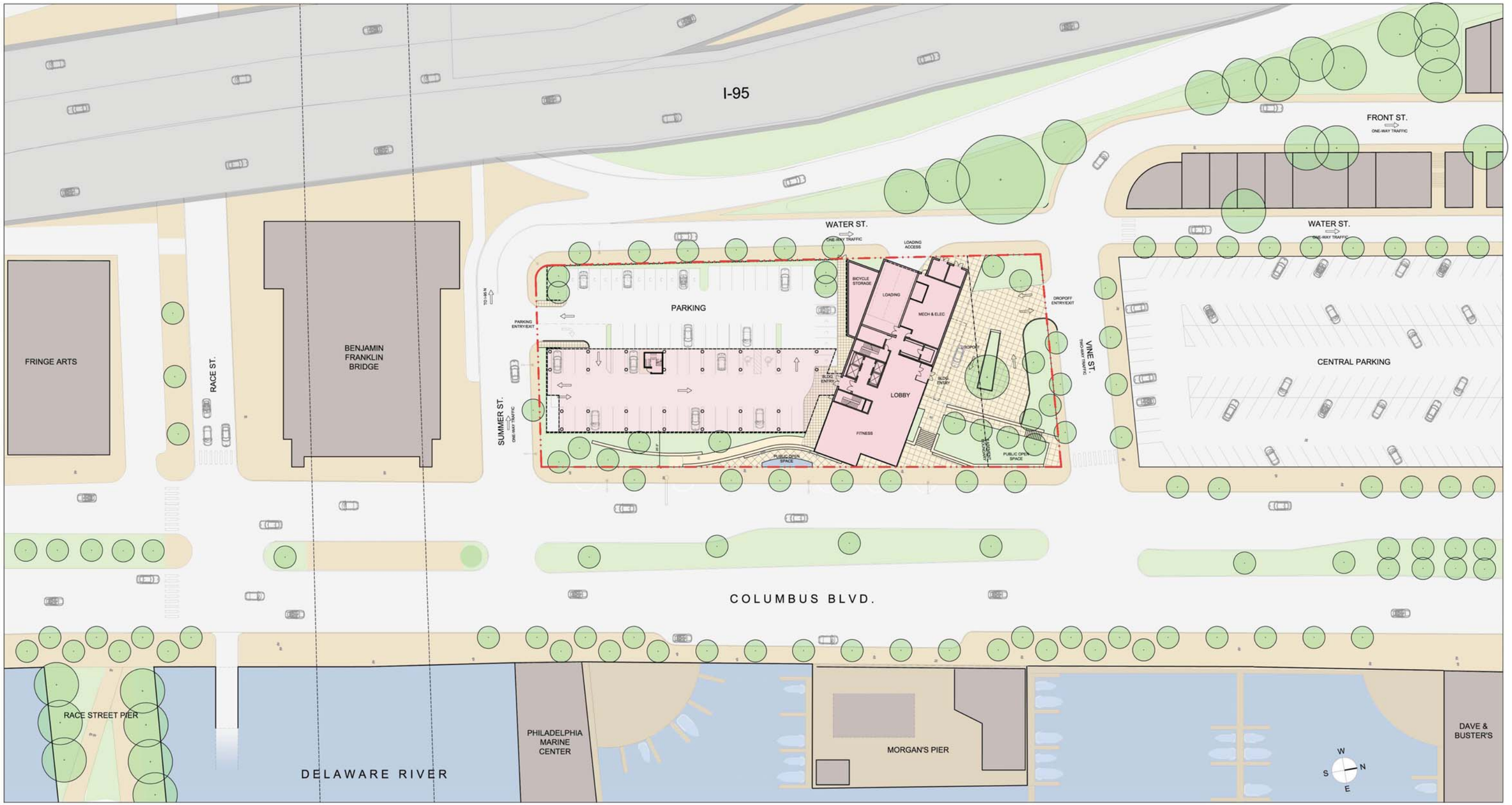

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ONE WATER STREET

SITE CONTEXT PLAN

SCALE: 1/32" = 1'-0"

0 20' 40'

MAY 12, 2014

ONE WATER STREET

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

0 10' 20'

MAY 12, 2014

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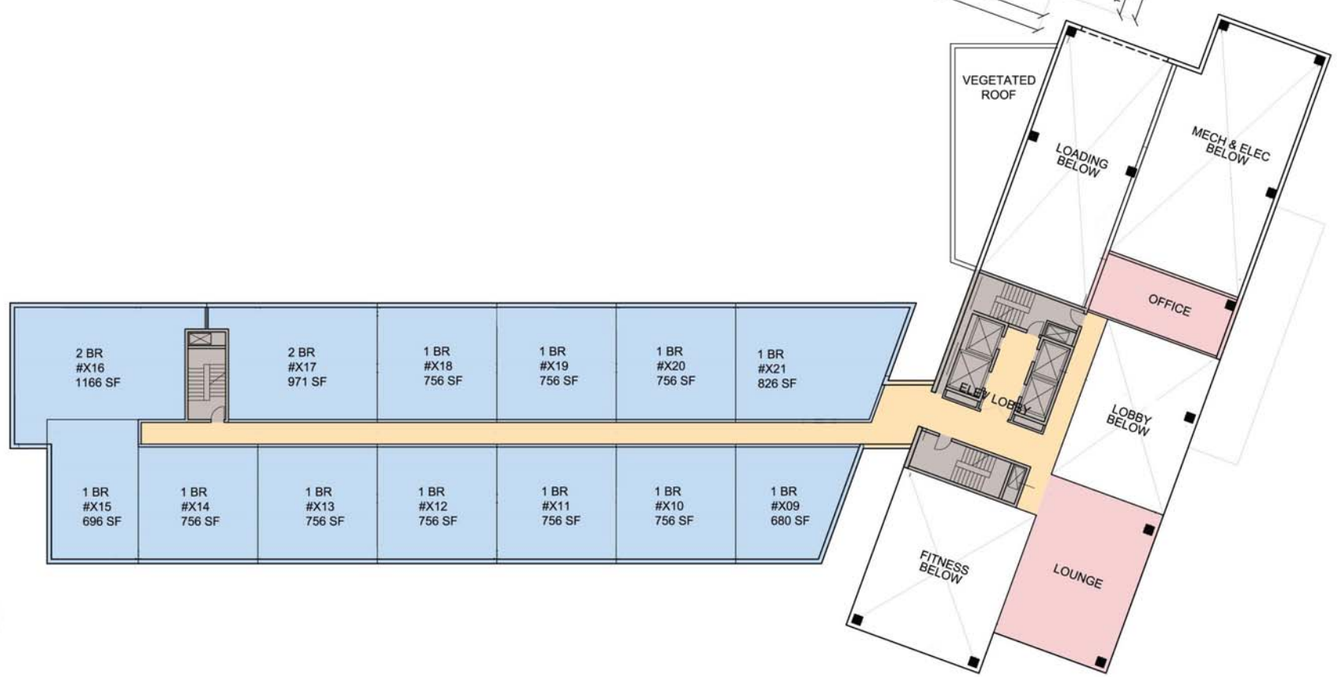
LEVELS 3-11



LEVEL 2

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

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LEVEL 13

LEVEL 12

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

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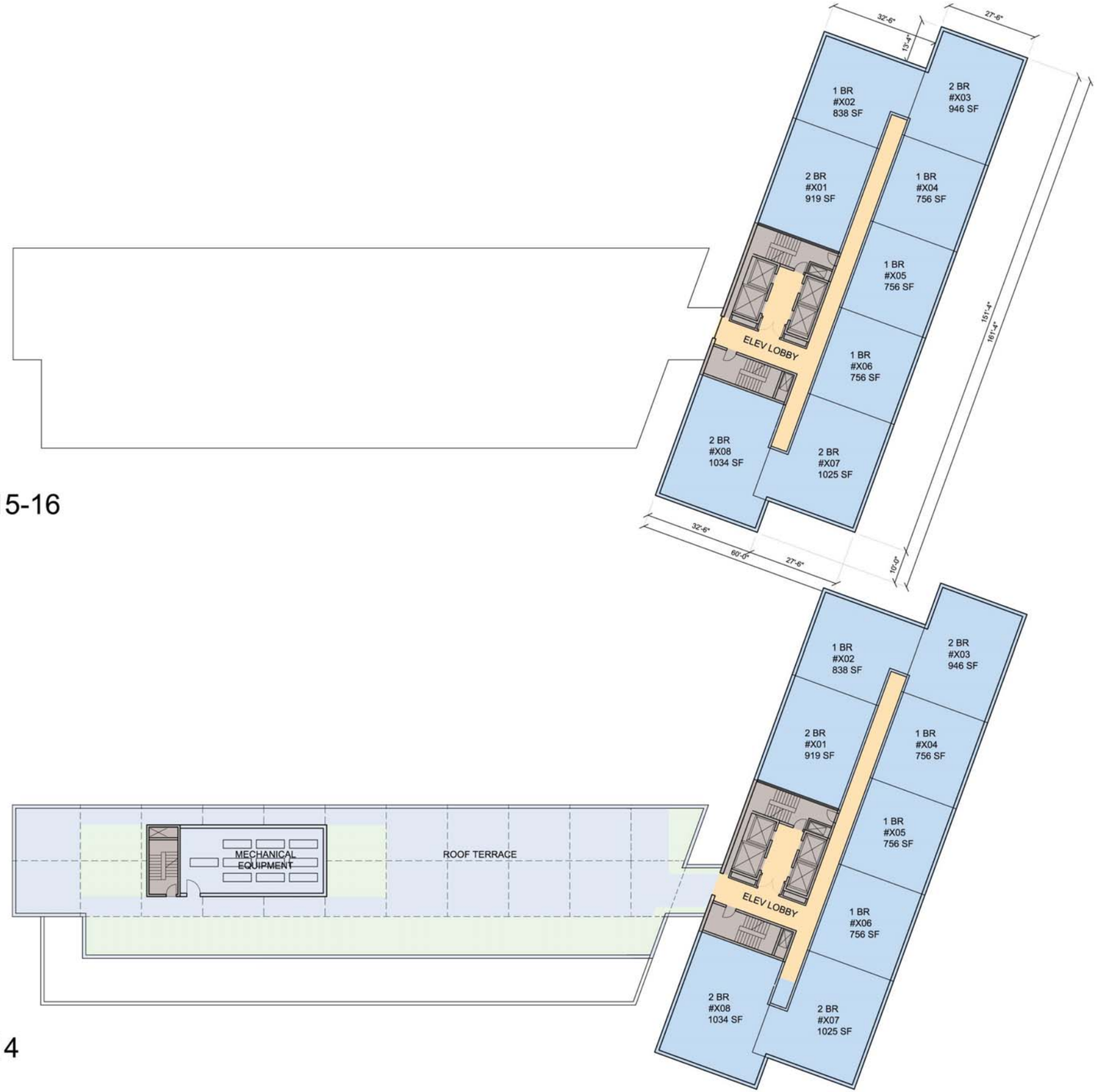

LEVEL 15-16

LEVEL 14

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

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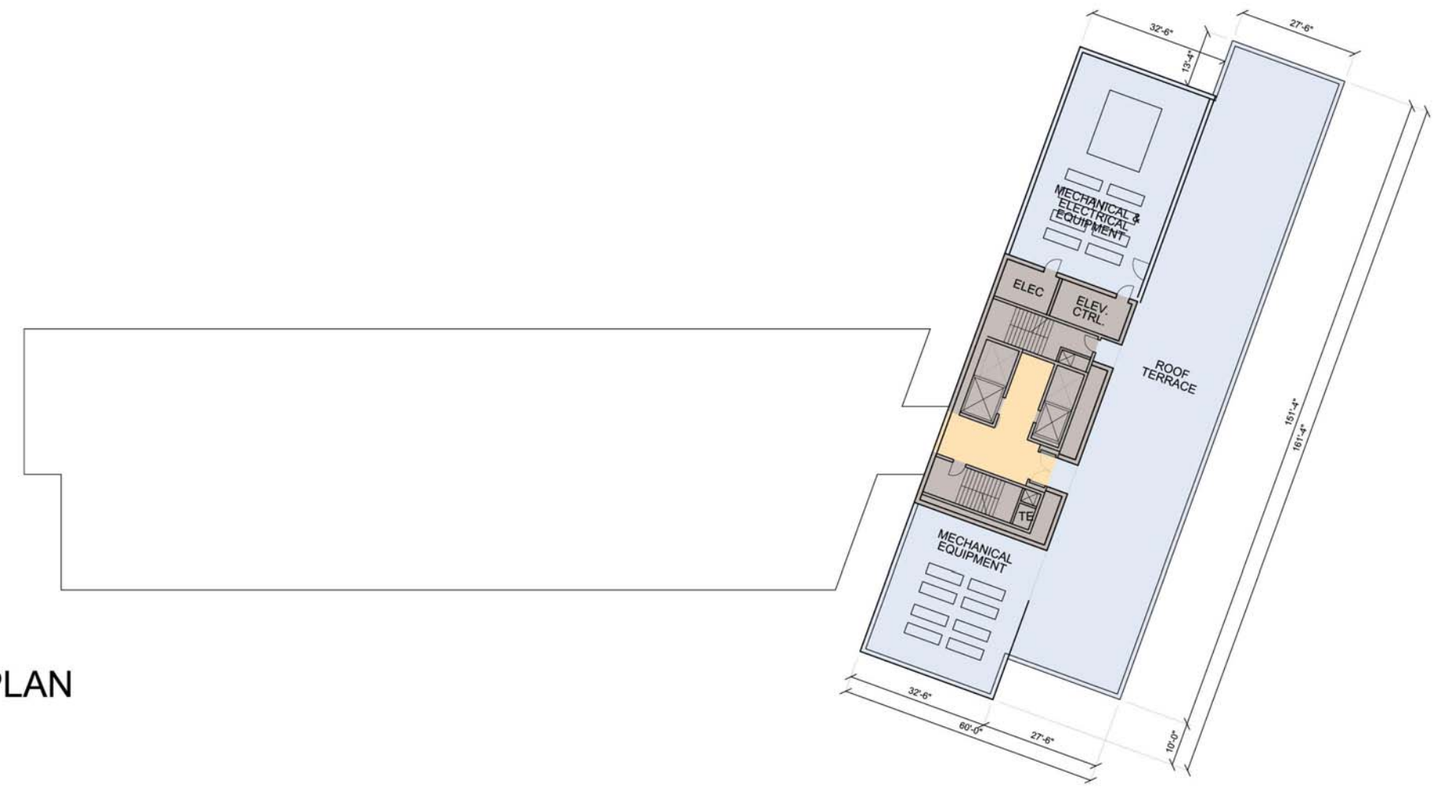

ROOF PLAN

ONE WATER STREET

SCALE: 1/16" = 1'-0"

0 10' 20'

MAY 12, 2014

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ONE WATER STREET

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ONE WATER STREET

BUILDING MODEL

MAY 12, 2014

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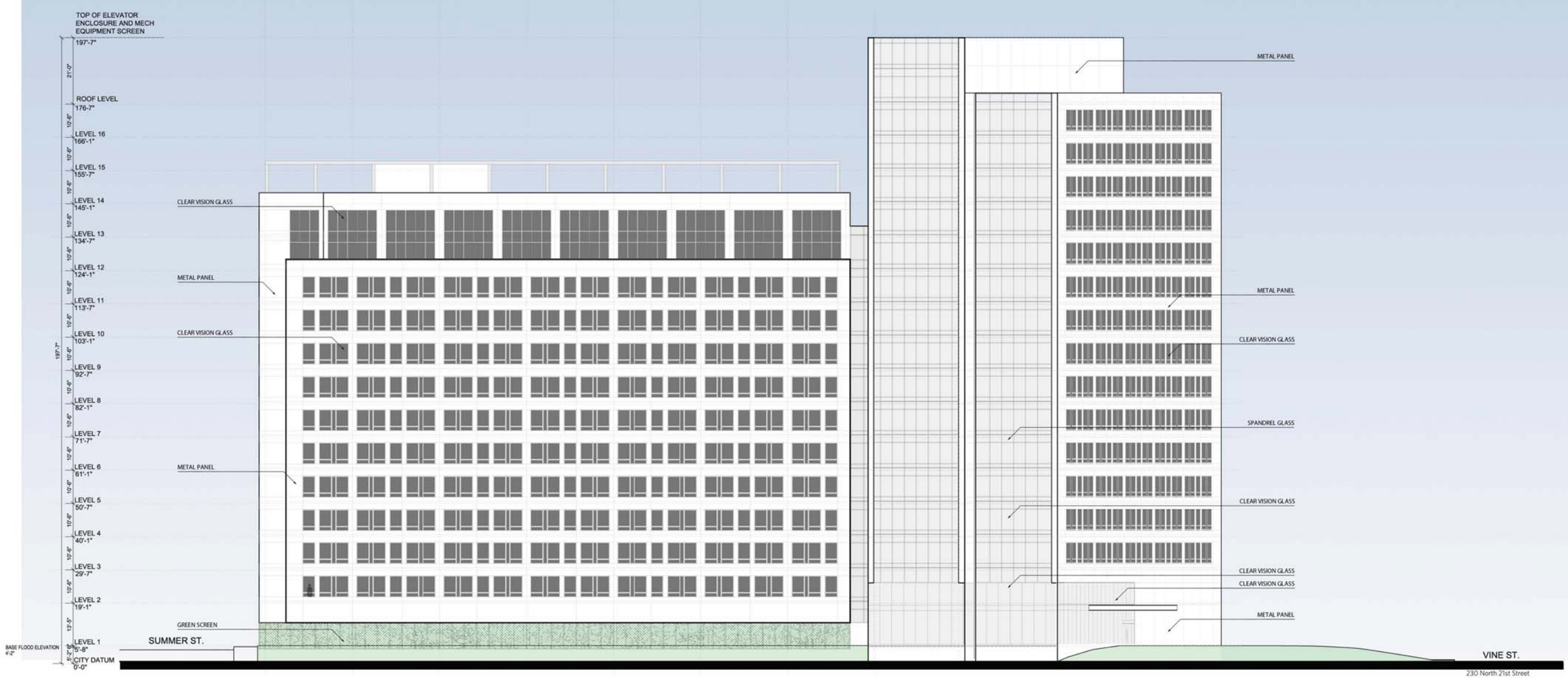

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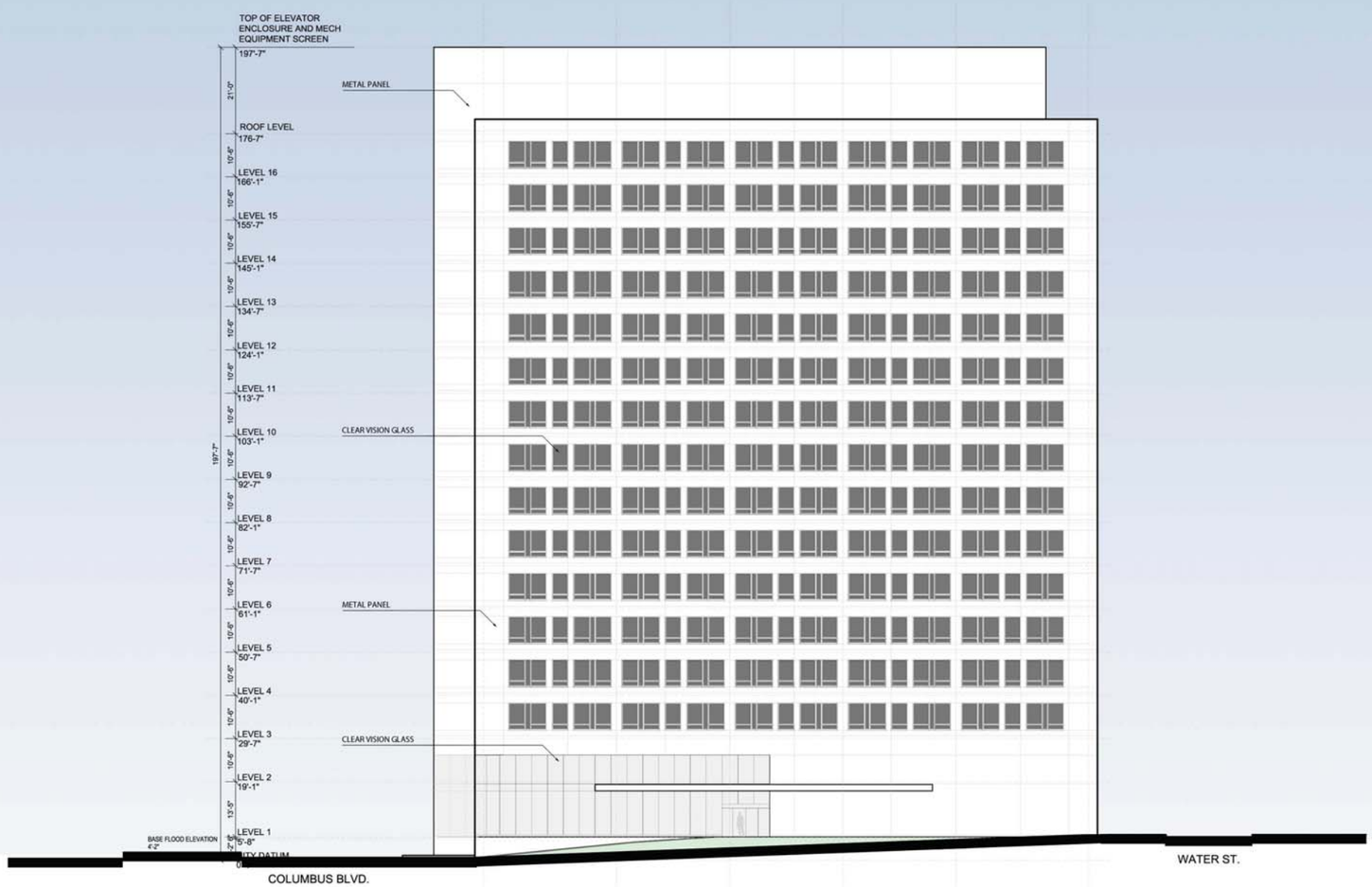
ONE WATER STREET

0 10' 20'

EAST ELEVATION

12 MAY 2014



ONE WATER STREET

0 10' 20'

NORTHEAST ELEVATION

12 MAY 2014

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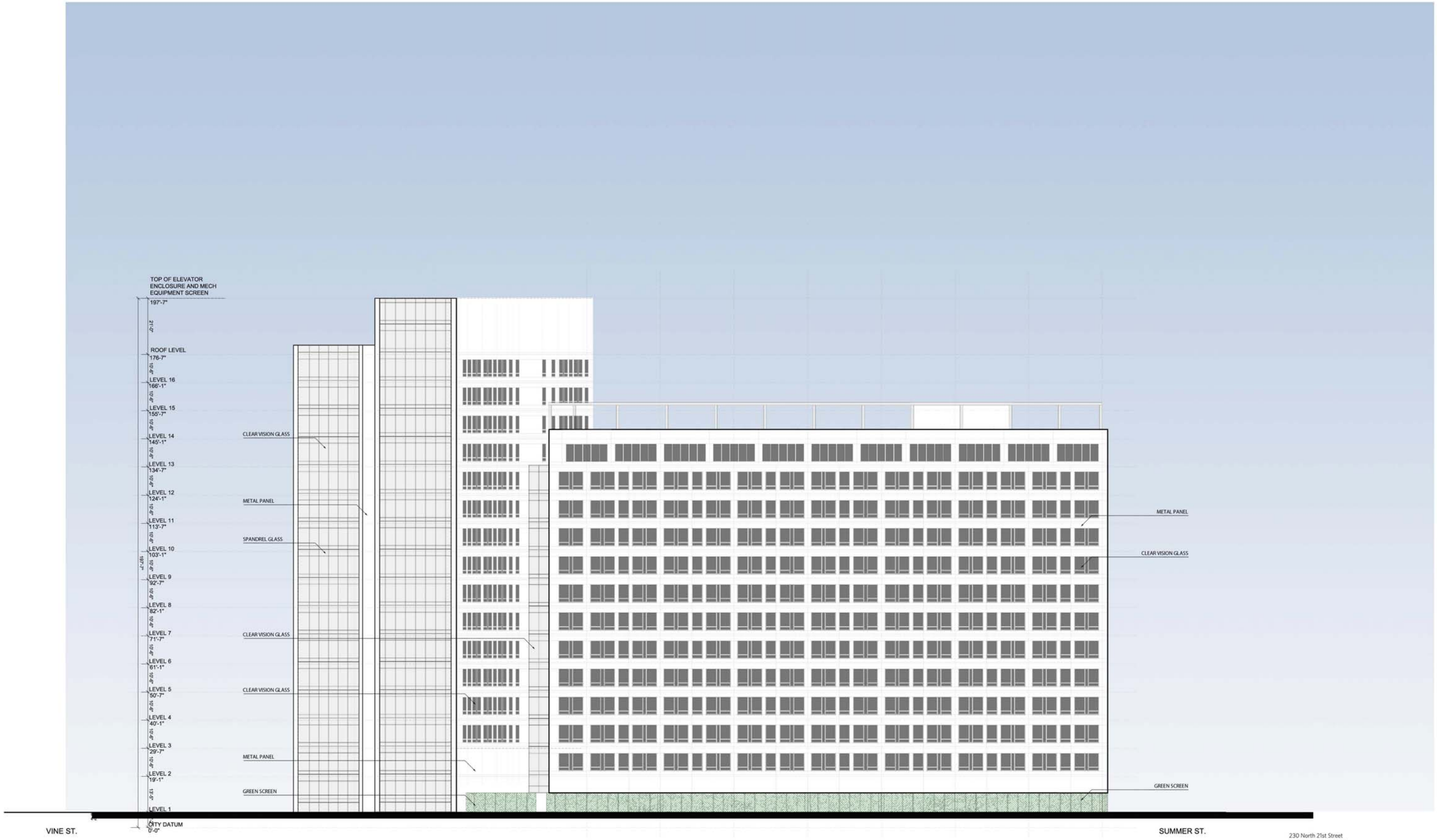

ONE WATER STREET

0 10' 20'

WEST ELEVATION

12 MAY 2014

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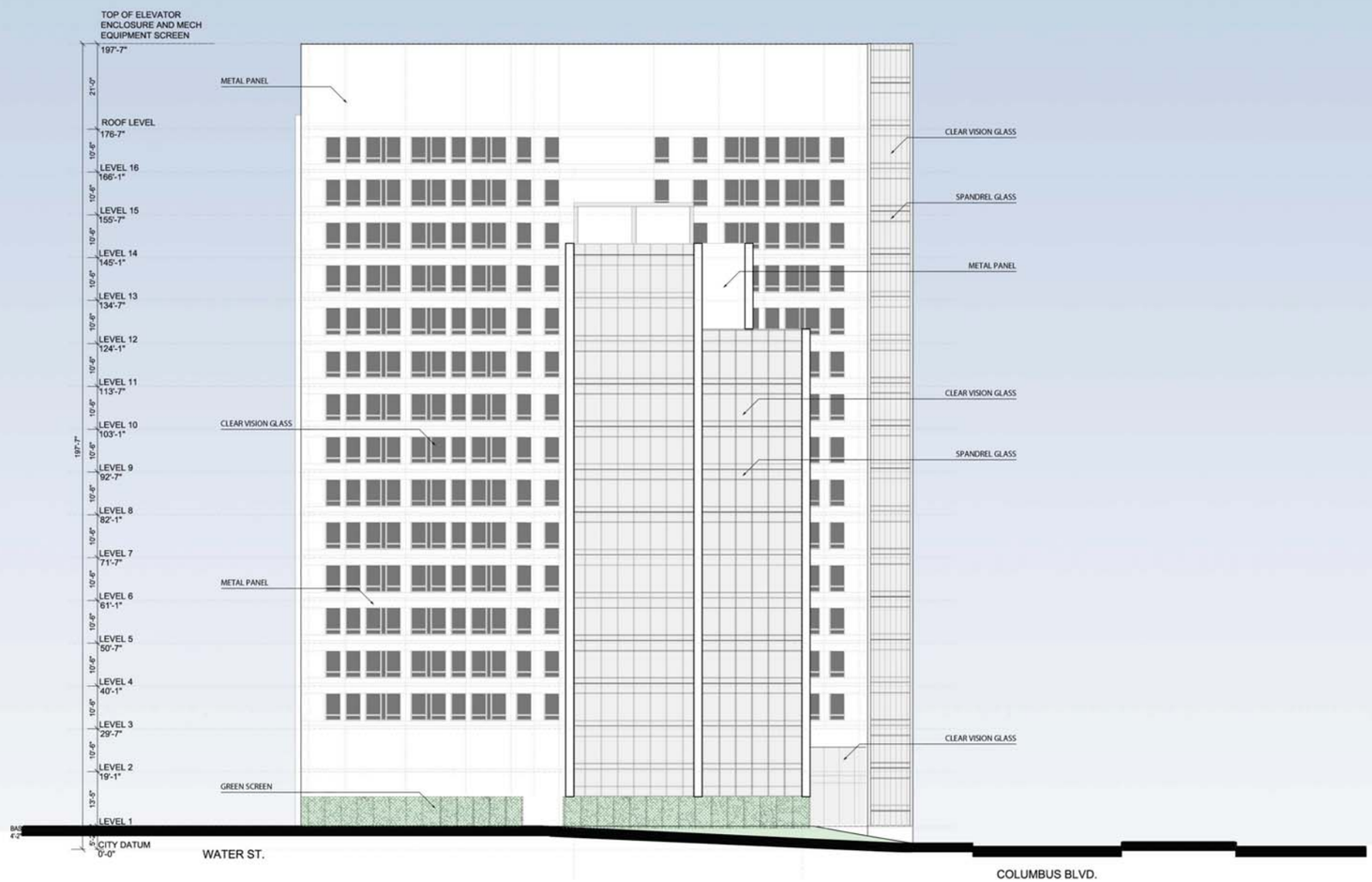

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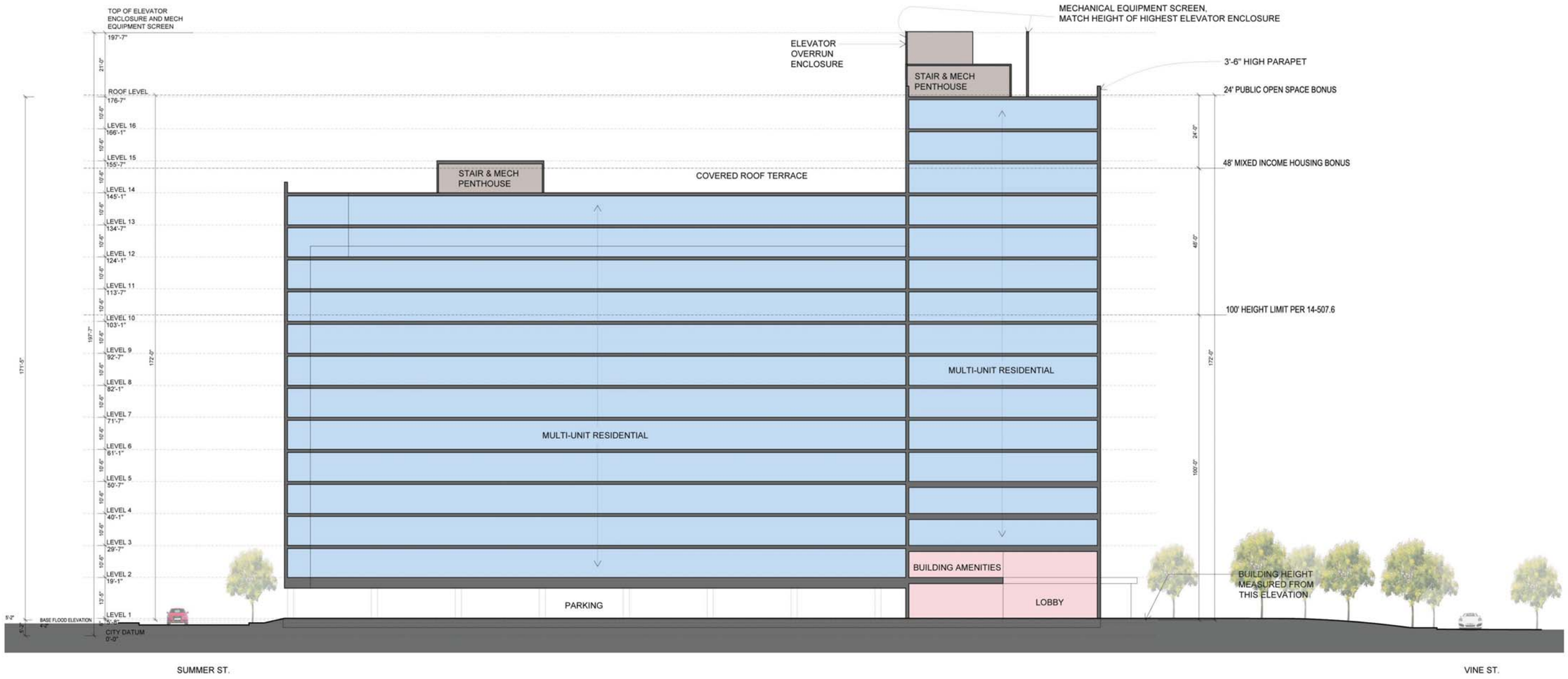
ONE WATER STREET

0 10' 20'

SOUTH ELEVATION

12 MAY 2014



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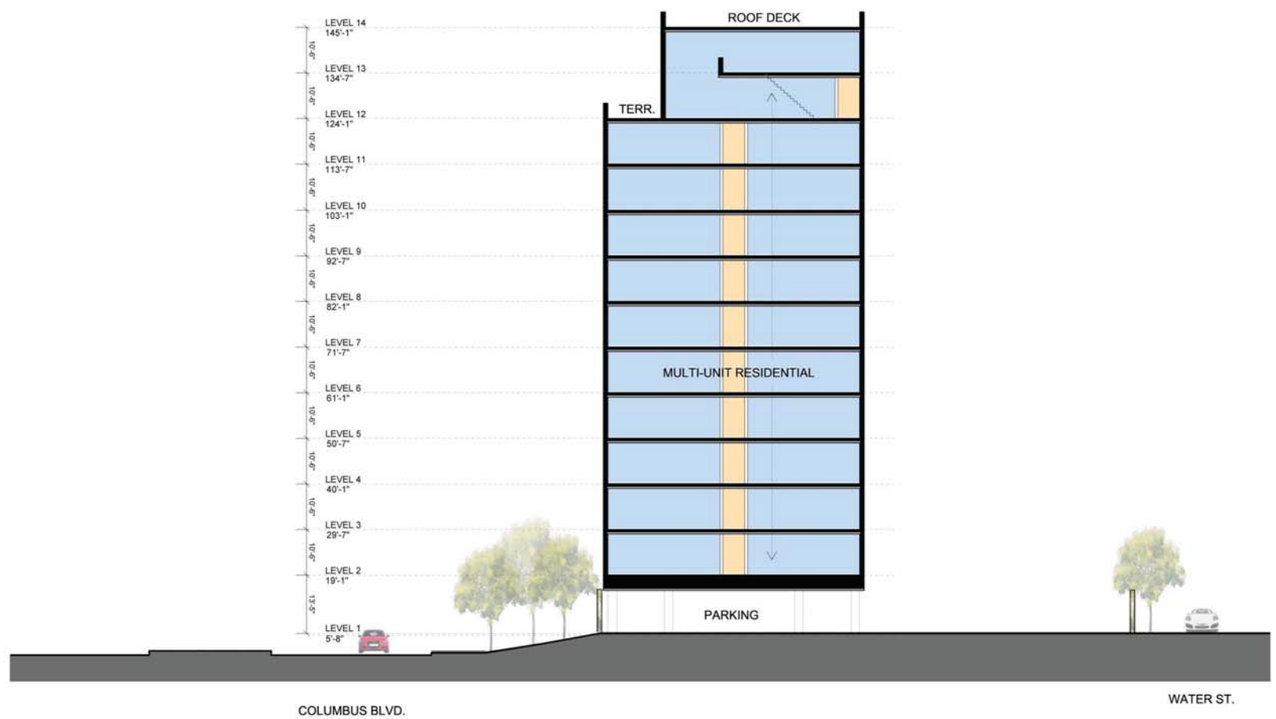
ONE WATER STREET

NORTH-SOUTH SECTION

0 10' 20'

13 MAY 2014



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ONE WATER STREET

EAST-WEST SECTION

13 MAY 2014

0 10' 20'

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ONE WATER STREET

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

MAY 12, 2014

ONE WATER STREET

0 2.5' 5'

SECTION

13 MAY 2014

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COLUMBUS BLVD.

ONE WATER STREET

0 2.5' 5'

SECTION

13 MAY 2014

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Table 14-701-3: Dimensional Standards for Commercial Districts

District Name	CMX-4	250 N. Christopher Columbus Blvd.
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.		
Denotes zoning requirements not applicable		
District and Lot Dimensions		
Min. District Area (sq. ft.)		
Min. Street Frontage (ft.)		
Min. Lot Area (sq. ft.)		
Max. Occupied Area (% of lot)	Buildings ≤ 5 stories with 1 or more dwelling units: 90; Others: 100	0%
Yards		
Min. Front Yard Depth (ft.)		
Min. Side Yard Width, Each (ft.)	If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5; Others = 8	N/A
Min. Rear Yard Depth (ft.)		
Height		
Max. Height (ft.)		
Min. Cornice Height (ft.)		
Floor Area Ratio		
Max. Floor Area (% of lot area)	CMX-4: 500 See also § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)	O%

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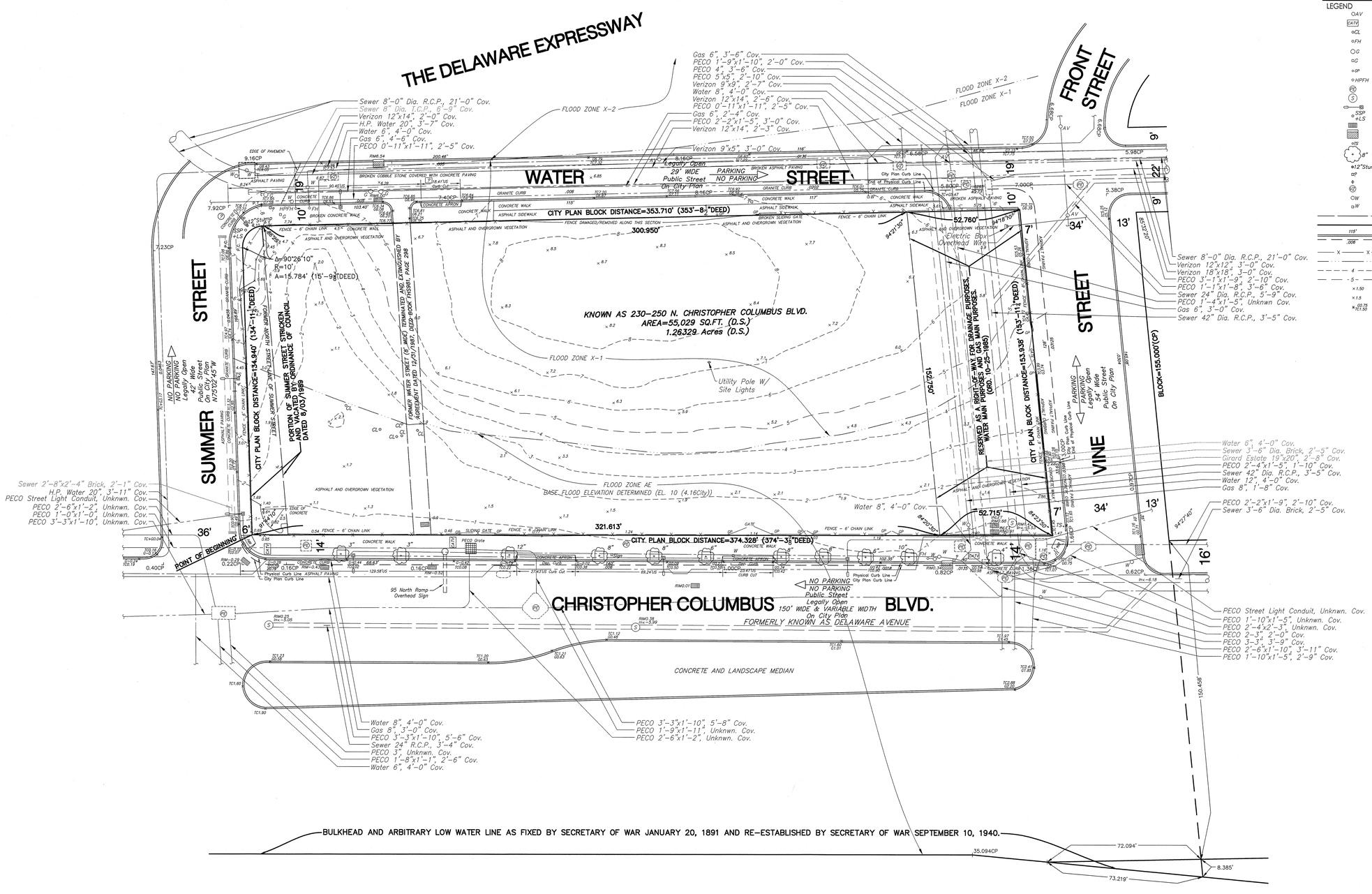

LOCATION MAP

1"=1000' 0 1000' 1500' 2000'

LEGEND

AV	AIR VALVE – FOR WATER MAIN
CATV	CABLE HATCH BOX
CL	1"Ø COLUMN
FH	FIRE HYDRANT
G	GAS MAIN VALVE
G	GAS LATERAL VALVE
GP	GATE POST
HPFH	HIGH PRESSURE FIRE HYDRANT
PECO	PECO ELECTRIC MANHOLE
S	SEWER MANHOLE
	STREET LIGHT – COBRA HEAD
SSP LS	STREET SIGN POLE + LIGHT STANDARD
	STORMWATER INLET
	STORMWATER INLET
	TRAFFIC SIGN
8"	TREE W/ TRUNK SIZE
12"Stump	TREE STUMP W/ SIZE
	UNKNOWN VALVE
	UTILITY POLE
VZ	VERIZON MANHOLE
W	WATER MAIN VALVE/MANHOLE
W	WATER LATERAL VALVE
	FORMER RIGHT-OF-WAY LINES
	HOUSE/PROPERTY LINE
115'	CITY PLAN CURB LENGTH
	PHYSICAL CURB LINE
.008	CITY PLAN CURB LINE CITY PLAN GRADIENT
X X	FENCE LINE
	FLOOD ZONE BOUNDARY
4	MINOR CONTOUR
5	MAJOR CONTOUR
×1.50	IMPERVIOUS SURFACE ELEVATION
×1.5	PERVIOUS SURFACE ELEVATION
×61.75 ×61.50	GUTTER ELEVATION TOP OF CURB ELEVATION

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1500 Spring Garden Suite 1100
Philadelphia PA 19130
Tel. 215.665.7000
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TYPE OF CONTROL: USES, SETBACKS, RECREATIONAL TRAIL, PARKING, PLAN OF DEVELOPMENT
CODE SECTION: 14-507

OVERLAY NAME: DELAWARE RIVER WATERFRONT PARKING
TYPE OF CONTROL: PARKING
CODE SECTION: 14-802(7)(C)

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TYPE OF CONTROL: SIGNS
CODE SECTION: 14-905(11)

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TYPE OF CONTROL: SIGNS
CODE SECTION: 14-502(2)(D)

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DOCUMENT # 51635880
REGISTRY NO. 002043050N0

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Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
1 PLAN ISSUED	DVS	JPM	14.02.21

File Name: 174811119v-et.dwg	DVS	JPM	–	14.01.17
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
Joseph Paul Muldowney
No. 075514

Client/Project

PMC PROPERTY GROUP, INC.

250 N. CHRISTOPHER COLUMBUS BLVD.

5TH Ward, Philadelphia County, Philadelphia PA

Title

TOPOGRAPHICAL SURVEY PLAN

Project No.	Scale	
174811119	1"=20' (20' 30' 40')	
Drawing No.	Sheet	Revision
T-1	1 of 1	0

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ORIGINAL SHEET – ARCH E1

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1 Water Street
Philadelphia Planning Commission Civic Design Review

Material Descriptions

Date:	May 13, 2014
Project name:	1 Water Street
Project Address:	250 N. Christopher Columbus Blvd. Philadelphia, PA 19106
Owner:	1 Water Street Associates Owner LP c/o PMC Property Management Group
Architect:	VARENHORST PC
Landscape Architect:	Land Collective

Our project is for a 250-unit multifamily apartment building at 250 N Columbus Boulevard, immediately north of the stone anchorage of the Benjamin Franklin Bridge. The project materials have been selected for their attractiveness and appearance, low maintenance, durability, and resistance to aging. A summary of the primary building exterior and landscaping materials is as follows:

Building Exterior:

- Metal Panels: Painted aluminum panels, smooth texture, white color.
- Windows: Clear, insulated vision glazing with operable vents, white mullions to match adjacent metal panels.
- Window Walls: Clear, insulated vision glazing with operable vents, anodized aluminum mullions, gray spandrel panels at floor slabs.

Landscape Elements:

The design of the entry drive/plaza, landscape perimeter and adjacent streetscape will leverage the intrinsic character of the adjacent landscape and infrastructure. All materials and site features will complement the architectural finishes and volumes of the architecture while providing a low-maintenance landscape.

- Paving
    - Cobble paving at vehicular entry drive

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  - Granite setts for pedestrian walkways
  - (Concrete Precast Pavers, gray, for all pedestrian and vehicular paved surfaces if permeable paving is required)
  - Precast concrete paving for all stairs, ramps and sidewalks
  - Granite curb edging at all planted and paving edges

- Retaining Walls: Precast concrete with stone veneer and cap

- Fences/Rails
  - Stainless Steel Brushed Finish Railings for all rail and stair railings
  - Green Screen fencing, black powder coated, surrounding parking.

- Furnishings
  - Stainless steel finish bollards at entry plaza/drive
  - Linear benches, stainless steel structure w/ black locust wood for public seating.

- Water Feature: Flush in-ground water jets

- Lighting
  - In-step lighting at stairs and cheek walls
  - Under lighting at handrails
  - Under lighting at public seating
  - Up-lighting of water feature
  - Lighting poles to maintain minimum nighttime safety, dark sky fixtures when possible

- Planting
  - Native trees in perimeter landscape
  - Street trees, city approved canopy trees
  - Low-water plantings and grasses
  - Low-maintenance groundcover
  - Native shrubs punctuating ground plane plantings
  - Vines on green screen

- Drainage / Green Infrastructure: Cast iron, powder coated gray for all area and trench drains

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VARENHORST

1 Water Street
Philadelphia Planning Commission Civic Design Review

Summary of Intended Sustainable Design Elements

Date:	May 13, 2014
Project name:	1 Water Street
Project Address:	250 N. Christopher Columbus Blvd. Philadelphia, PA 19106
Owner:	1 Water Street Associates Owner LP c/o PMC Property Management Group
Architect:	VARENHORST PC
Landscape Architect:	Land Collective

Our project is for a 250-unit multifamily apartment building at 250 N Columbus Boulevard, immediately north of the stone anchorage of the Benjamin Franklin Bridge. The project will be designed to achieve LEED certification, and will incorporate sustainable features including:

- Stormwater runoff will be mitigated through a combination of vegetated roofs at multiple locations, open landscaped area, a cistern, and a bioswale.
- In addition to the vegetated roofs, high-albedo roofing materials will be selected.
- Ample bicycle parking is provided for residents in a sheltered, secure location at ground level adjacent to one of the building entries, with direct access to the public right-of-way.
- Native, flood-resistant vegetation will be selected to create low-maintenance, sustainable, and attractive public spaces.
- All apartments are naturally ventilated, and will have ample daylight, as well as views of Center City, the Ben Franklin Bridge, or the Delaware River.
- Highly efficient Variable Refrigerant Flow (VRF) cassettes will provide individual heating and cooling control to each apartment, in lieu of a more conventional forced-air system.
- Highly efficient LED lighting fixtures will be used throughout the project.