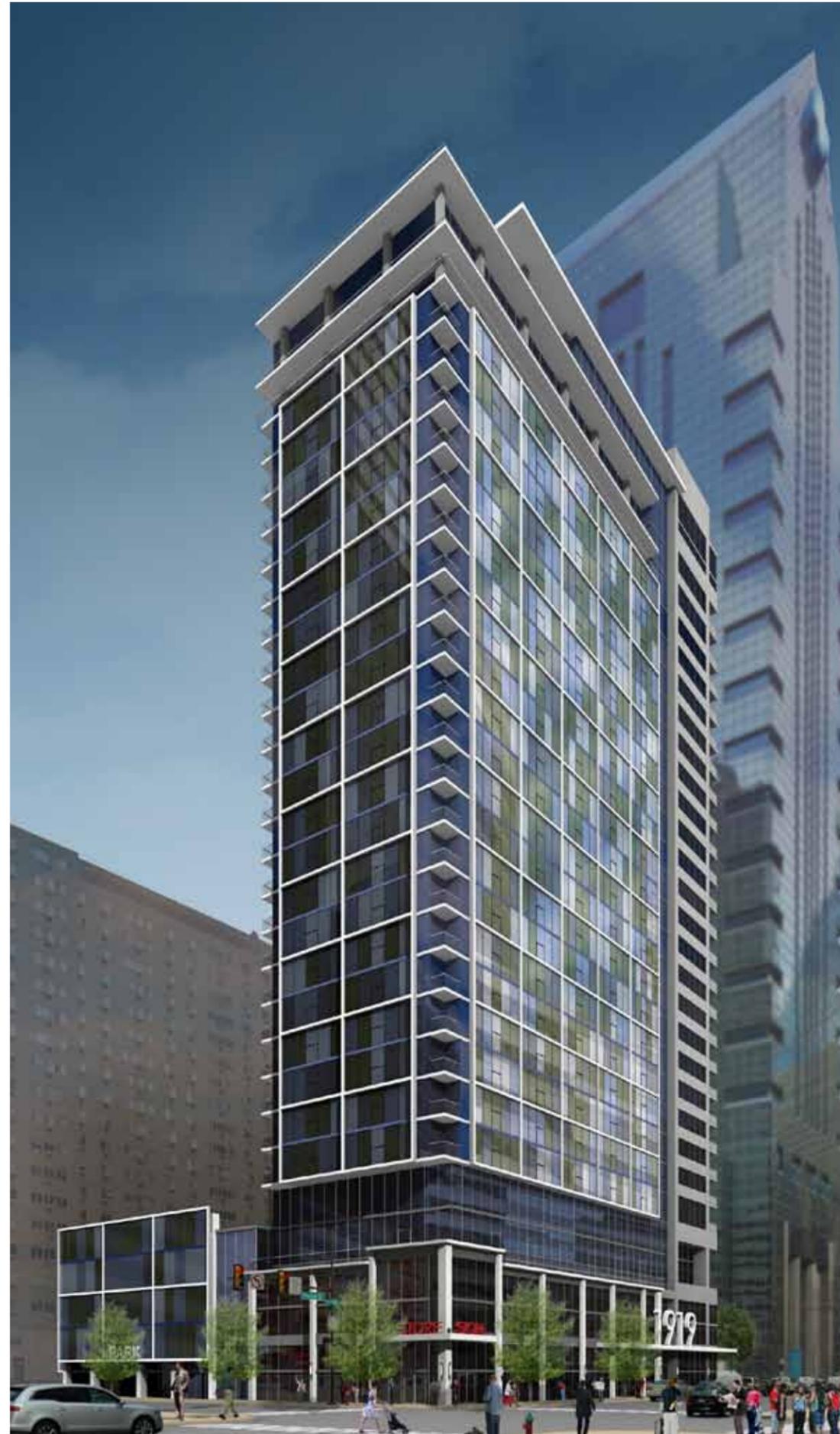


1919

MARKET STREET
PHILADELPHIA, PA

CDR SUBMISSION APPLICATION
23 JULY 2013



BARTON PARTNERS
ARCHITECTS • PLANNERS



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- 1 - CDR APPLICATION FORM
- 2 - PHOTOGRAPHS OF EXISTING SITE CONDITIONS
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CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 472906

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

1. The property is located in CMX-5 Commercial Zoning District.
2. The project is greater than 100 new dwelling units proposed (278 units).
3. The project is greater than 100,000 SF new GFA proposed (456,739 SF).

PROJECT LOCATION

Planning District: Central District Council District: 5th District

Address: 1919-43 Market Street
(NEC @ 20th Street thru to Commerce Street)

Is this parcel within a Master Plan District? Yes No

CONTACT INFORMATION

Applicant Name: Ronald J. Patterson, Esq. Primary Phone: (215-569-4585)

Email: rpatters@klehr.com Address: Klehr Harrison Harvey Branzburg LLP
1835 Market Street - Suite 1400
Philadelphia, PA 19103

Property Owner: 1919 Market Street, L.P. Developer 1919 Market Street, L.P.
(Brandywine Realty Trust)

Architect: BartonPartners Architects Planners, Inc.

SITE CONDITIONS

Site Area: 33,627 SF

Existing Zoning: CMX-5 Are Zoning Variances required? Yes No
CTR Market St. Area
CTR Parking Garage Area

SITE USES

Present Use: Vacant Land

Proposed Use:

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

Residential - 278 single-family dwelling units (300,608 SF +/-)
Office/Retail Spaces - (24,625 SF)

Proposed # of Parking Units:

Public/Private Above Ground Parking Garage having 223 spaces (178 private, 45 public spaces) -
(90,081 SF)

COMMUNITY MEETING

Community meeting held: Yes No Meetings are on-going.

If yes, please provide written documentation as proof.

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

Date: July 23rd, 2013 Time: 7 pm CCRA/LSNA Joint Meeting
Penn Center House Meetings: 6.3.2013, 6.26.2013



Have an opinion?

Come hear about development near you at the next
CCRA Zoning Committee Meeting
July 23rd at 7:00 p.m.

Lutheran Church of the Holy Communion
2110 Chestnut Street

The following projects will be presented

1. **1919 – 43 Market Street (CMX-5)**
ZBA# _____, Hearing Date: @ _____

For the erection of a detached structure with decks throughout and a roof deck on a portion of the 28th floor (with a swimming pool). For use as a vacant commercial/retail space on the 1st floor, business and professional offices on the 2nd floor, a total of 278 dwelling units on the 3rd-27th floors with accessory residential amenities on the 28th floor and an accessory parking garage on part of the 1st – 5th floors and a 5th floor roof with a total of 223 parking spaces, and 108 bicycle parking spaces on an accessible route, 80% of the parking to be private and 20% available to the public. Two loading spaces and enclosed trash storage located on the 1st floor. No signs on this application.

Referral:

- (1) *In this zoning district, any portion of a parking garage located above ground level requires special exception approval.*

Refusals:

- (1) *Vehicular ingress and egress is prohibited to/from parking garages in the Market Street Area Overlay.*
- (2) *Side yard width - Required: 8', if used; Proposed: 1.5' & 2'*

This project is in an area that is in both CCRA and Logan Square Neighborhood Association territory, and both zoning committees will be present. Also, per CCRA's Major Development Policy, general members of CCRA are invited to attend. Following the presentation and questions, there will be a brief recess for board deliberation.

The presentation and discussion of the remaining two cases will start at approximately 8:30 p.m.

2. **1716 Spruce Street (R-15)** ****Application under the old code
ZBA# _____, Hearing Date: @ _____

Application is for the legalization of an existing third floor deck, the legalization of three(3) existing additional accessory open air off street parking spaces (for a total of six (6) accessory open air off street parking spaces) and the legalization of existing fences and gate (8'10", 8' and 7'6") for an existing six family dwelling with an existing second floor roof deck at 1714 Spruce St.; for the legalization of existing fences and gate (8'10" and 7'), the creation of five (5) non-accessory open air off-street parking spaces, and the creation of non-accessory meeting rooms, class rooms (religion class room during church) and play rooms for an existing non-accessory church office (all non accessory uses are accessory to a church located at 1700 Spruce St.) along with an existing one (1) family dwelling and an accessory one (1) car garage at 1716 Spruce St. ; and for the memorialization of an existing common driveway easement with



EXISTING SITE CONDITIONS



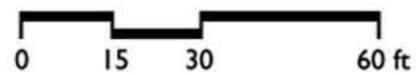
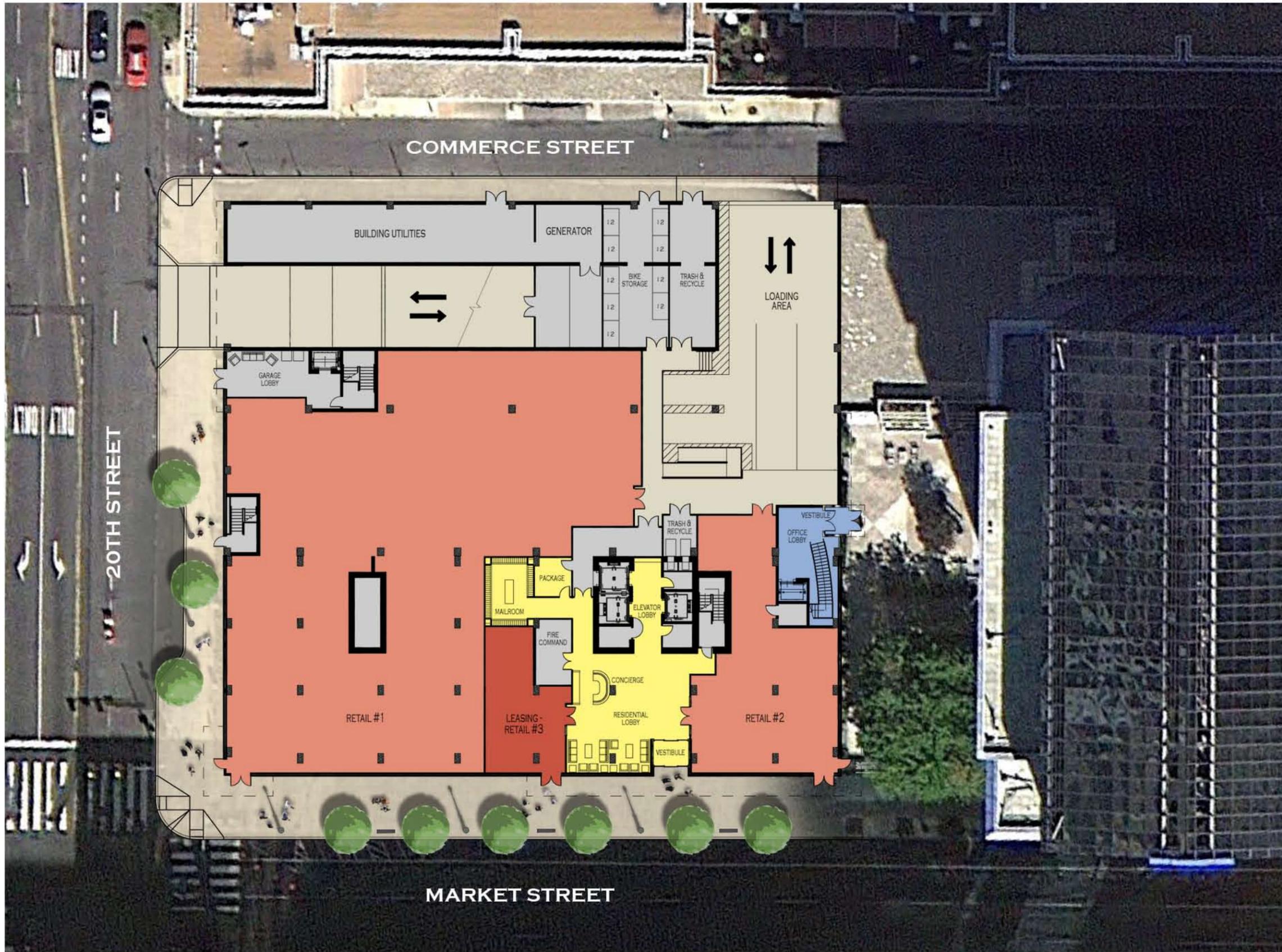
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CONCEPTUAL SITE PLAN
GROUND FLOOR PLAN
LANDSCAPE PLAN

1919 MARKET STREET
 23 JULY 2013





SOUTH (MARKET STREET) ELEVATION

EAST (IBX PLAZA) ELEVATION

BUILDING ELEVATIONS

1919 MARKET STREET
23 JULY 2013





367' - 7"
28 STORIES PLUS MECHANICAL PENTHOUSE

61' - 6"
6 LEVELS

WINDOW WALL SYSTEM WITH DARK BLUE GLASS
GLASS BALCONIES
DARK GREY GLASS
WINDOW WALL SYSTEM WITH FOUR GLASS COLORS

SILVER/GREY METAL WALL PANELS

WINDOW WALL SYSTEM WITH DARK BLUE GLASS

DARK BLUE GLASS

GLASS BALCONIES AT CORNERS - TYP.

WINDOW WALL SYSTEM WITH FOUR GLASS COLORS

WINDOW WALL SYSTEM WITH DARK BLUE GLASS

WHITE PROJECTED FRAMES

METAL SCREEN WALL WITH LOUVERS (4 COLORS) OVER GARAGE

OVERHEAD GARAGE SCREEN ENCLOSURE

METAL SIGNAGE

ARCHITECTURAL CONCRETE BLOCK

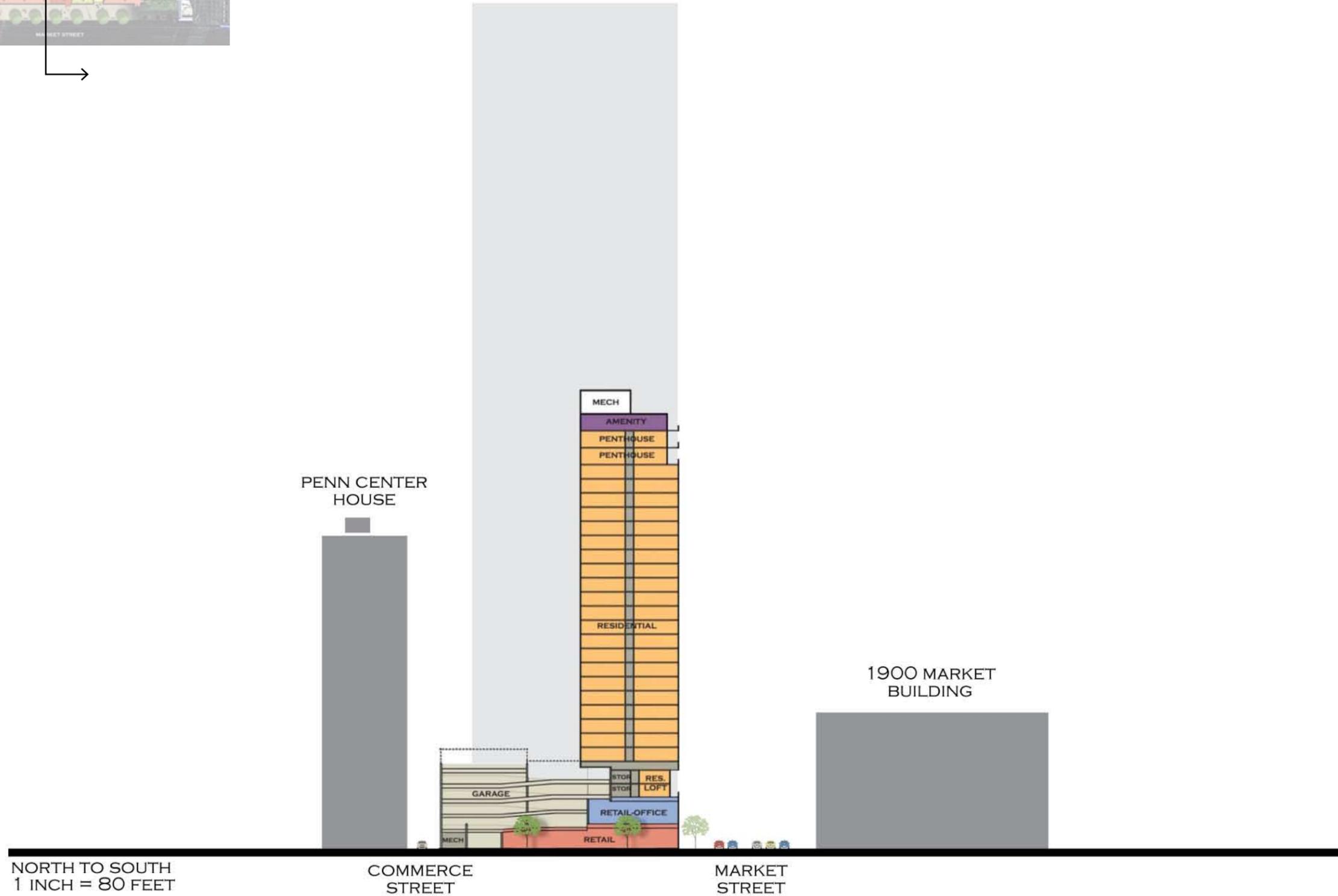
WEST (20TH STREET) ELEVATION

NORTH (COMMERCE STREET) ELEVATION

BUILDING ELEVATIONS

1919 MARKET STREET
23 JULY 2013





SITE SECTIONS

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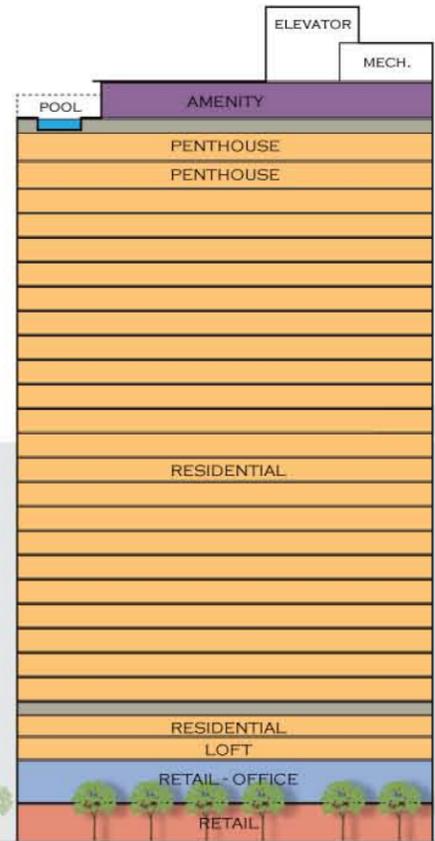
Pennoni

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COMMERCE SQUARE

BLUE CROSS BUILDING



IBX PLAZA

20TH STREET

WEST TO EAST
1 INCH = 80 FEET

SITE SECTIONS

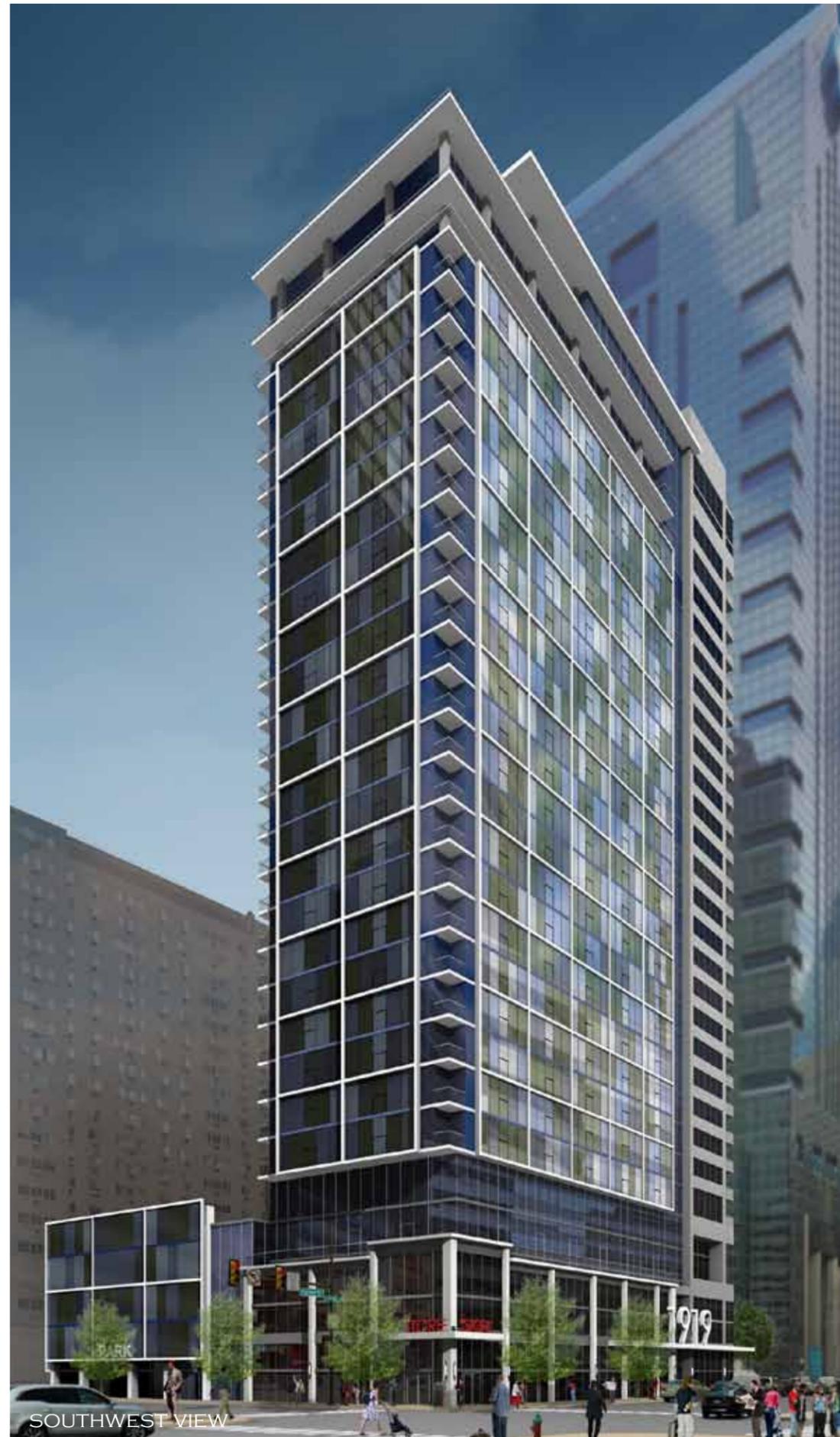
1919 MARKET STREET
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SOUTHEAST VIEW



SOUTHWEST VIEW

SITE PERSPECTIVES

1919 MARKET STREET
23 JULY 2013



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1919 MARKET STREET – INTENDED SUSTAINABLE DESIGN ELEMENTS

1919 MARKET STREET IS BEING DESIGNED TO INCORPORATE A MULTITUDE OF SUSTAINABLE DESIGN ELEMENTS. AS A NEW HIGH-RISE MIXED USE APARTMENT BUILDING LOCATED IN THE CENTRAL BUSINESS DISTRICT, THIS DEVELOPMENT WILL EMBRACE NUMEROUS ECO-FRIENDLY DESIGN AND MAINTENANCE PROGRAMS. THE FOLLOWING IS A LIST OF SUSTAINABLE DESIGN FEATURES TO BE INCLUDED WITHIN THE PROJECT:

SITE FEATURES:

1. EXCELLENT CONNECTIVITY TO PUBLIC MASS TRANSIT
2. WALKABILITY TO COMMUNITY AND SERVICES, DEVELOPMENT DENSITY WITH MIXED USES, COMMENSURATE WITH CENTER CITY LOCATION
3. IMPROVED STORM WATER MANAGEMENT PLAN IN CONJUNCTION WITH PWD
4. HIGH REFLECTIVITY HARDSCAPE PAVING ON STREET AND ROOF DECKS
5. WATER-EFFICIENT LANDSCAPING FEATURES WITH NATIVE PLANTINGS AND DRIP IRRIGATION SYSTEMS
6. SECURE BIKE STORAGE ROOMS FOR RESIDENTS AND PUBLIC EXTERIOR RACKS
7. ZIP CAR/CAR SHARE, LOW EMITTING VEHICLE PRIORITY SPACES, AND ELECTRIC CHARGING STATIONS LOCATED ON SITE

BUILDING FEATURES:

1. ENERGY STAR RATED APPLIANCES – REFRIGERATOR, DISHWASHER, MICROWAVE, WASHER/DRYERS
2. LOW-FLOW AND WATER SAVING FIXTURES IN KITCHENS AND BATHROOMS
3. ENHANCED INSULATED WALLS/ROOFS, THERMAL/TINTED WINDOW-WALLS
4. ENERGY EFFICIENT HEAT PUMP MECHANICAL SYSTEM, WITH INDIVIDUAL CONTROLS
5. ENGAGEMENT WITH GREEN POWER PROGRAM FOR ELECTRICAL USE
6. DAYLIGHT AND VIEWS, VIA LARGE WINDOWS INTO MAIN LIVING AND COMMON SPACES
7. HIGH REFLECTIVITY/WHITE AND VEGETATIVE ROOFS
8. ENERGY EFFICIENT LIGHTING FIXTURES WITH LOCAL CONTROLS IN LIVING AND COMMON AREAS; PHOTOCCELL SENSORS FOR EXTERIOR AND GARAGE LIGHTING
9. ECO-FRIENDLY BUILDING MATERIALS WITH RECYCLED CONTENT FROM REGIONAL RESOURCES
10. LOW-VOC MATERIALS – PAINTS, ADHESIVES, FLOORING, AND UNDERLAYMENT
11. SEPARATION OF CONSTRUCTION WASTE MATERIALS, TO DIVERT WASTE FROM LANDFILLS
12. RECYCLING SEPARATION, STORAGE AND REMOVAL, INCLUDING GLASS, PLASTIC, PAPER & ALUMINUM
13. ECO-FRIENDLY CLEANING PRODUCTS USED IN BUILDING MAINTENANCE

SUSTAINABILITY GOAL: LEED SILVER



1919 MARKET STREET – PROPOSED BUILDING MATERIALS

THE NEW DEVELOPMENT WILL BE A 460,000 SF, MIXED-USE HIGHRISE APARTMENT BUILDING, ON A 0.78 ACRE VACANT LOT, LOCATED AT 1919 MARKET STREET. THE BUILDING INCLUDES A 28-STORY TOWER WITH 278 RENTAL HOUSING UNITS, INDOOR AND OUTDOOR ROOFTOP AMENITIES AND POOL, SECOND FLOOR OFFICE USE, FIRST FLOOR RETAIL USE, AND AN ATTACHED 5-LEVEL PARKING GARAGE WITH 223 SPACES CONSTRUCTED ON TOP OF FIRST FLOOR BUILDING SERVICES AND SUPPORT SPACES. THE STRUCTURAL SYSTEM WILL BE CAST-IN-PLACE CONCRETE FOR THE TOWER, AND PRECAST CONCRETE FOR THE GARAGE. A DEEP, CAISSON FOUNDATION SYSTEM WILL BE USED, ALONG WITH SLAB-ON-GRADE CONSTRUCTION AT THE GROUND FLOOR. THE BUILDING WILL NOT HAVE A BASEMENT, BUT WILL HAVE AN UNDERGROUND STORM-WATER DETENTION BASIN. THE MECHANICAL SYSTEM WILL BE A WATER-SOURCE HEAT PUMP SYSTEM, WITH INDIVIDUAL UNITS IN EACH APARTMENT AND COMMON SPACE. PROJECT SITE WORK IS ANTICIPATED TO BEGIN IN THE FALL OF 2013, WITH OCCUPANCY AND COMPLETION TARGETED FOR THE SPRING OF 2015.

THE PRIMARY GOAL FOR THE EXTERIOR DESIGN OF THE TOWER IS FOCUSED ON BREAKING UP THE LARGE MASS OF THE BUILDING FORM, WHILE RESPONDING TO AN ECLECTIC (LARGELY) COMMERCIAL-BASED ARCHITECTURAL CONTEXT. THE RESULT IS A DISTINCTIVE CONTEMPORARY ARCHITECTURAL DESIGN IN HARMONY WITH ITS SURROUNDINGS; A DYNAMIC ADDITION TO THE CITY'S SKYLINE.

THIS VIBRANCY IS ACHIEVED BY FIRST EXPRESSING, WITH DIFFERING FORMS AND COLORS, THE VARIOUS FUNCTIONAL AREAS OF THE TOWER. FOR EXAMPLE, THE FIRST TWO STORIES OF RETAIL AND OFFICE ARE ARTICULATED WITHIN A RHYTHMIC ARCADE INFILLED WITH LARGE AREAS OF DARKER GREY TINTED GLASS. FLOORS 3 AND 4, AT THE LEVELS OF THE TWO-STORY LOFT UNITS, ARE THEN SET IN WITH DARKER BLUE GLASS AND CONTINUOUSLY PROJECTING BALCONIES.

ON THE MAIN BODY OF THE TOWER, ENCOMPASSING FLOORS 5-25, THE EXTERIOR WINDOW WALL SYSTEM IS EXPRESSED IN A LIVELY RANDOM PATTERN OF FOUR DIFFERENT GLASS COLORS, SET WITHIN A LARGE OVERSIZED GRID. THE GLASS COLORS WILL BE VARIOUS TINTS OF BLUE, GREEN, GRAY, AND SILVER, WITH A VARIETY OF REFLECTIVITY. THE OVERSIZED GRID ASSISTS IN FURTHER BREAKING THE SCALE OF THE FAÇADE, ADDING A SECOND LAYER OF ARTICULATION ON TOP OF THE RANDOM, THOUGH CAREFULLY CONSIDERED, GLASS PATTERN.

AT THE TOP THE BUILDING, THE TOWER IS CROWNED WITH TWO PENTHOUSE LEVELS AND 28TH FLOOR AMENITY LEVEL. HERE, THE BUILDING STEPS BACK AND IS EXPRESSED AGAIN WITH A RHYTHMIC COLONNADE, INFILLED WITH FULL-HEIGHT DARKER BLUE GLASS.

THE MAIN ENTRY OF THE BUILDING IS LOCATED ALONG MARKET STREET, WHICH IS ENHANCED BY A CONTINUOUS VERTICAL SLOT OF DARK BLUE GLASS, WHICH SERVES TO BREAK UP THE MASS OF THE TOWER, AS MENTIONED ABOVE. THEN, TO THE EAST, A MORE SOLID VERTICAL ELEMENT OF GREY METAL WALL PANELS REPLACES THE GLASS FAÇADE AT THE SOUTHEAST CORNER. FURTHER MARKING THE FORMAL RESIDENTIAL ENTRY TO THE BUILDING, AN OVERSIZED "1919" IS PLACED ABOVE THE ENTRANCE CANOPY.

ON THE NORTH SIDE, THE ELEVATOR CORE AND LOBBIES ARE RECESSED AND EXPRESSED AS ANOTHER VERTICAL ELEMENT OF GREY METAL WALL PANELS WHICH SERVES TO BREAK UP THE MASS OF THE BUILDING ON THIS SIDE AS WELL. ALL FOUR CORNERS OF THE TOWER FEATURE A STEPPED RHYTHM OF OPEN BALCONIES, WHICH DELICATELY REFERENCES THE ACCENTUATED CORNERS OF THE NEIGHBORING BLUE CROSS TOWER.

THE PARKING GARAGE ELEVATION, LOCATED AT THE NORTH SIDE ADJACENT TO THE TOWER, IS INTENDED TO BLEND WITH THE TOWER'S EXTERIOR DESIGN. ON THE WEST FAÇADE ALONG 20TH STREET, THE PARKING RAMP AND DECKS ARE COMPLETELY SCREENED BY THE SAME WINDOW WALL SYSTEM, INCLUDING THE LARGE OVERSIZED GRID PATTERN, THAT AS IS PROPOSED ON THE TOWER. ON THE NORTH AND EAST FACADES OF THE GARAGE, THE WALLS ARE COMPOSED OF METAL SCREEN OPEN LOUVER PANELS WITH MULTIPLE COLORS TO COMPLEMENT THE TOWER GLASS, ALSO SET WITHIN AN OVERSIZED GRID. THE OPEN LOUVERS WILL ALLOW THE GARAGE TO BE NATURALLY VENTILATED, WHILE PRECLUDING VIEWS INTO THE PARKING DECKS FROM THE STREET AND ADJACENT BUILDINGS. IN SHORT, THE GARAGE WILL VERY MUCH BE A PART OF THE SAME ARCHITECTURAL COMPOSITION AS THE PRIMARY BUILDING.

THE STREETScape WILL INCLUDE NEW STREET TREES, BENCHES, AND BIKE RACKS ALONG MARKET AND 20TH STREETS. A NEW LAY-BY LANE TO ACCOMMODATE 2 CARS IS ALSO PLANNED ALONG 20TH STREET, FOR CONVENIENCE AND SAFETY OF RESIDENT AND RETAIL DROP-OFFS. ALONG THE EAST SIDE OF THE BUILDING, FACING THE ADJACENT BLUE CROSS PLAZA, A COVERED ENTRY AND LOBBY FOR THE SECOND FLOOR OFFICE SPACE IS PLANNED, FLANKED BY NEW PLANTING BEDS. THESE ELEMENTS, TOGETHER WITH SEVERAL RETAIL ENTRIES, CANOPIES, DISPLAY CASES, AND SIGNAGE, WILL ACTIVATE NOT ONLY THE MARKET STREET FRONTAGE, BUT THE BLUE CROSS PLAZA AS WELL.

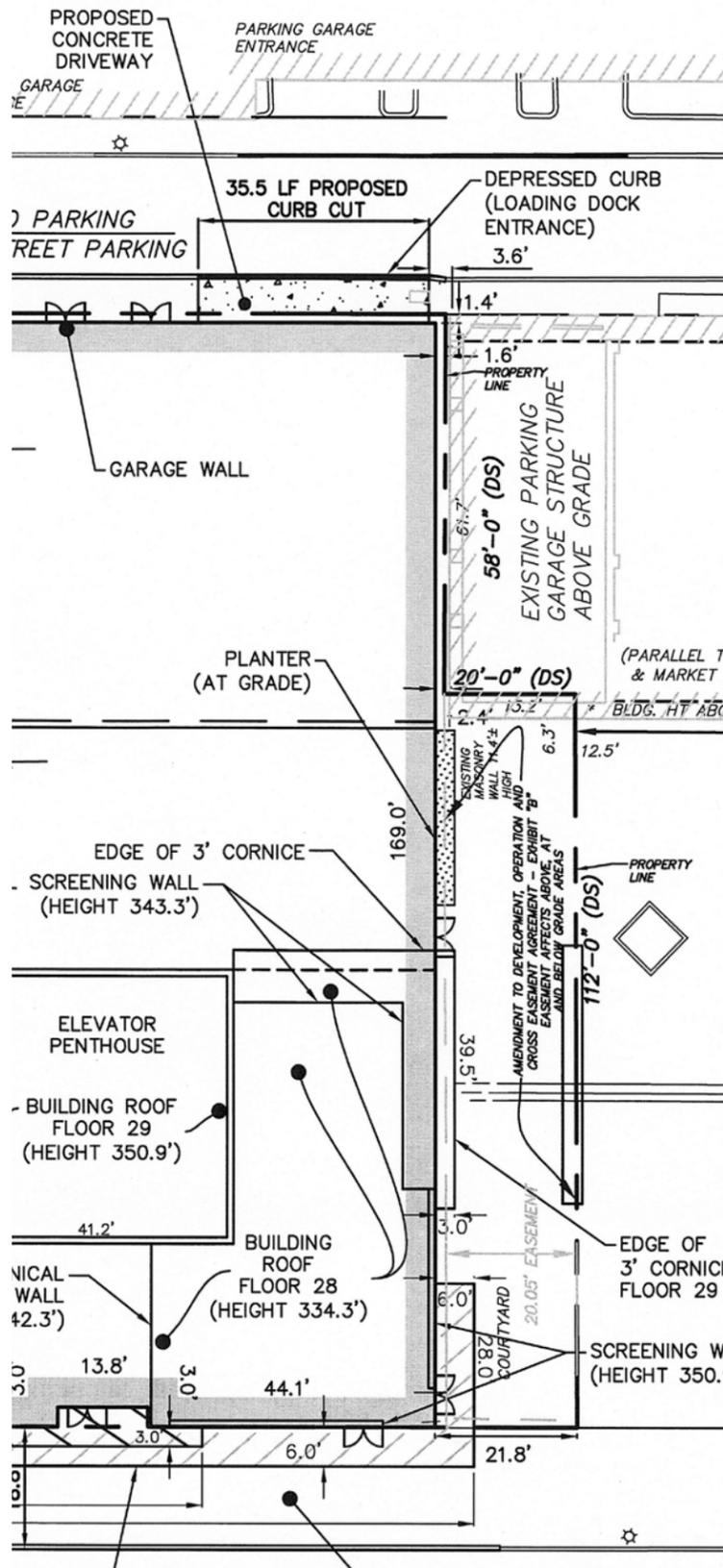
BUILDING MATERIALS, COLORS, & TEXTURES



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ZONING REQUIREMENTS AND DEVELOPMENT STANDARDS

COUNTY OF PHILADELPHIA ZONING ORDINANCE, ZONED "CENTER CITY COMMERCIAL MIXED-USE" (CMX-5)				
LOT AREA PARCEL 1 - 33,627 SF; 0.77 ACRES (PHILADELPHIA DISTRICT STANDARD)				
33,782 SF; 0.78 ACRES (UNITED STATES STANDARD MEASURE) (US)				
SECTION	USE REGULATIONS	REQUIRED/ALLOWED	PROPOSED	
14-602(4)	TABLE 14-602-2 14-601(2)(a)(.3) 14-601(5), 14-601(6) & 14-601(7)	MULTI-FAMILY	278 MULTI-FAMILY RESIDENCES	
		RETAIL SALES & COMMERCIAL SERVICES	RETAIL SALES & COMMERCIAL SERVICES	
		OFFICE USE	OFFICE USE	
14-604(3) & 14-803(1)	ACCESSORY USES	ACCESSORY PARKING	ABOVE GRADE & BELOW GRADE PARKING GARAGE*	
14-701(3)	DIMENSIONAL STANDARDS	MAXIMUM OCCUPIED AREA	100%; 33,782 SF	89.9%; 30,368 SF
14-701(3)(a)[2]		MINIMUM SIDE YARD WIDTH	IF USED 8'	
		MAXIMUM FLOOR AREA	100%; 33,782 SF	
14-701(3)(a)[2]	OPEN AREA, BUILDING WIDTH SPACING AND HEIGHT CONTROLS	OPTION B: MAXIMUM FLOOR AREA	0' TO 65' HIGH	100%; 33,782 SF
			65' TO 300' HIGH	75%; 25,336 SF
			300' TO 500' HIGH	50%; 16,891 SF
			MAXIMUM 91.0%; 30,758 SF	MAXIMUM 68.3%; 23,057 SF
			MAXIMUM 37.5%; 12,680 SF	

*SPECIAL EXCEPTION APPROVAL IS REQUIRED FOR ABOVE GRADE PARKING GARAGES

LANDSCAPING ZONING REQUIREMENTS

COUNTY OF PHILADELPHIA ZONING ORDINANCE, ZONED "CENTER CITY COMMERCIAL MIXED-USE" (CMX-5)				
SECTION	GENERAL STANDARDS	PROPOSED LANDSCAPING SHALL MEET THE MINIMUM REQUIREMENTS		
14-705(1)(c)	GENERAL STANDARDS	PROPOSED LANDSCAPING SHALL MEET THE MINIMUM REQUIREMENTS		
14-705(1)(e)	PROTECTION OF HERITAGE TREES			
14-705(1)(f)	TREE REPLACEMENT REQUIREMENTS	EXISTING SITE TREES TO BE REMOVED	PROPOSED SITE TREES	
		EXEMPT FROM REPLACEMENT REQUIREMENTS	REQUIRES REPLACEMENT	
		NUMBER OF TREES	0	0
	TOTAL TREE DIAMETER AT BREAST HEIGHT (INCHES)	N/A	N/A	N/A
14-705(1)(g)	CREDITS FOR PRESERVING EXISTING TREES	CALIPER OF PRESERVED TREES (MEASURED AT BREAST HEIGHT)		
		5 TO 8 INCHES	8 TO 12 INCHES	OVER 12 INCHES
		NUMBER OF TREES	0	0
	TOTAL TREE CALIPER CREDIT (INCHES)	0	0	0
14-705(2)(f)	STREET TREE REQUIREMENTS	REQUIRED STREET TREES	PROPOSED STREET TREES	
		NUMBER OF TREES	16	6*
		TOTAL TREE DIAMETER AT BREAST HEIGHT (INCHES)	40"	

* REQUIRES ZONING VARIANCE

BUILDING STATISTICS

LEVEL	USE	GARAGE (SF)	RETAIL (SF)	OFFICE (SF)	MECHANICAL/SERVICE (SF)	BALCONY (SF) **	RESIDENTIAL/ RES. COMMON (SF)	GFA EXCLUSIONS (SF)	GFA (SF)
29TH FLOOR	MECH. PENTHOUSE				1,643				1,643
28TH FLOOR	AMENITY						12,552		12,552
27TH FLOOR	PENTHOUSE					1,582	11,098	1582	11,098
26TH FLOOR	PENTHOUSE					1,582	11,098	1582	11,098
25TH FLOOR	RESIDENTIAL					256	12,424	256	12,424
24TH FLOOR	RESIDENTIAL					256	12,424	256	12,424
23RD FLOOR	RESIDENTIAL					256	12,424	256	12,424
22ND FLOOR	RESIDENTIAL					256	12,424	256	12,424

SKY PLANE CONTROLS

1919 MARKET STREET
23 JULY 2013



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