



**KLEHR HARRISON
HARVEY BRANZBURG_{LLP}**

Brett D. Feldman
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September 30, 2020

VIA ELECTRONIC MAIL

C. Beige Berryman, AICP
Philadelphia Art Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Beige.berryman@phila.gov

**Re: Request for Final Art Commission Review and Approval of
ADA Accessibility Ramp (Conceptual Approval Granted on September 2nd)
100 South Independence Mall West “AKA” the former Rohm and Haas
Headquarters Building at the SWC of 6th and Market Streets (the
“Property”).**

Dear Beige:

This firm represents Keystone Property Group (the “Owner”) and the incoming building tenant Macquarie Holdings (U.S.A) Inc. (the “Incoming Tenant”) with regards to ongoing land use approvals at One South Independence Mall West (the “Property”). As detailed more fully in the enclosed materials, the Owner and Incoming Tenant propose to construct a handicapped accessible ramp along a section of the Market Street cartway (parallel to the Property’s frontage) in order to provide needed ADA access to a new tenant lobby being constructed for the Incoming Tenant.

By way of further background, the Incoming Tenant is moving its corporate headquarters to the Property and in doing so keeping approximately 500 much needed jobs in the City of Philadelphia. To accommodate the Incoming Tenant a new dedicated tenant lobby is currently being built at the rear of the Property. After months of study it has been determined that access to this lobby necessitates the erection of a new ADA ramp along a portion of the Property’s Market Street frontage (the existing handicap access ramp is not accessible/practical as it is located far away on the other side of the Property on Ranstead Street. The proposed ramp has been carefully designed to minimize any conflicts on Market Street.

As the Art Commission might remember, back in September 2018 it approved certain exterior changes to the Property requested by the incoming Tenant (i.e. new signs and a roof deck). Interestingly, at the hearing, Commission Chair Mr. Alan Greenburger, displaying a great deal of



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Page 2

foresight commented, “thought should be given to improving handicapped access to the plaza level from street.” (Exhibit D).

In any event, we have also consulted with District Councilperson Squilla and he supports this request and the drafting of the necessary encroachment ordinance and its subsequent City Council introduction. The Streets Department has also reviewed this request and prepared the attached City Council Bill (attached Exhibit E) that has now been introduced into City Council and is scheduled to soon be heard by the Streets and Services Committee.

In addition to this letter, the application includes current photographs of the Property and the surrounding environment (Exhibit A), detailed drawings, material palette, and perspective renderings of the proposed ADA ramp (Exhibit B), and an overall site plan depicting the location of the proposed ADA ramp (Exhibit C); documentation of prior Art Commission approval and request that we improve handicap access to the plaza level (Exhibit D); and the pending City Council Encroachment ordinance allowing this ADA ramp (Exhibit E).

Per the remarks we received at the time we received Concept Approval, we have accordingly revised the drawings. The original proposal had a metal picket guard along the Market Street side of the ramp which we have revised to frameless glass. The frameless glass will provide a clean uninterrupted view and complement to character of the existing site conditions. See Exhibit B pages 9,10,11 & 12 for original and revised elevations and rendering of Market Street ramp. Comments also requested we evaluate the existing sidewalk hardscape materials and the interaction of the new ramp wall. Drawings have been revised to show salvaged brick pavers will be used to provide a border integrated the new ramp wall with existing conditions. See Exhibit B pages 6 and 7 for previous submission and revised showing plans and sections for brick paver locations. Pages 11 & 12 show the original and revised renderings for Market Street ramp wall. The new ramp wall along Market Street will be architectural concrete to match the existing exposed concrete that forms the expressed structure of the building.

Please contact me if you have any questions, or if you need any additional information. In advance, thanks for your time and attention to this application and we hope that this application can receive final approval on the October 7th Art Commission agenda.

Respectfully submitted,

Brett D. Feldman

Enclosures:

100 SOUTH INDEPENDENCE MALL WEST

**MARKET STREET ADA RAMP
PHILADELPHIA ART COMMISSION
REVISED PER ART COMMISSION COMMENTS**

Exhibit A

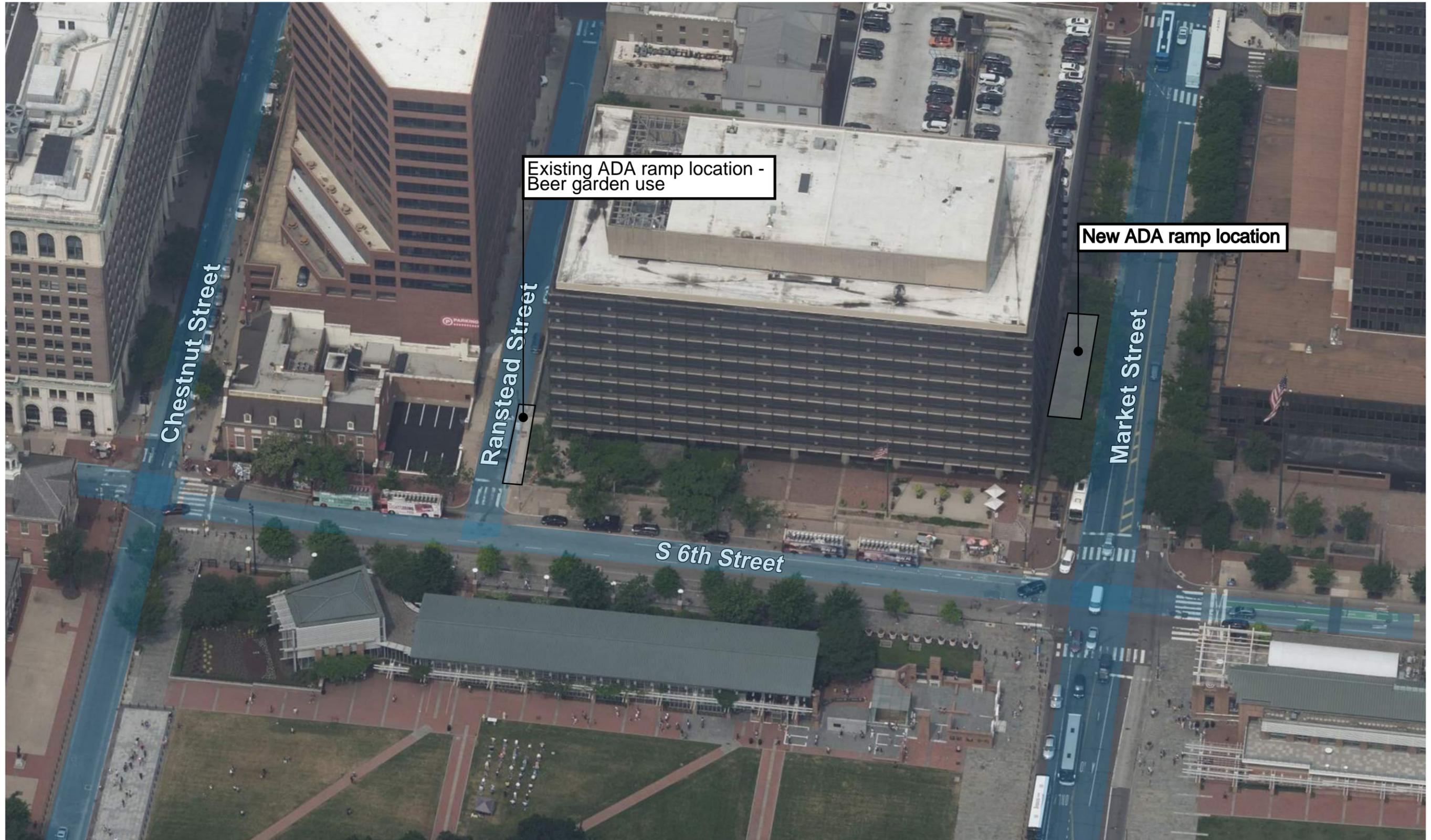


Exhibit A



Exhibit A



PHOTO #4

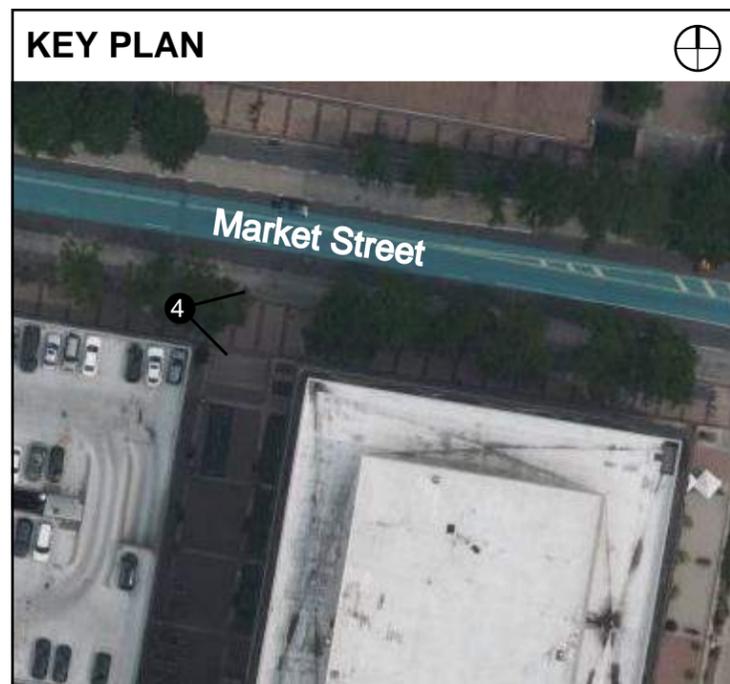
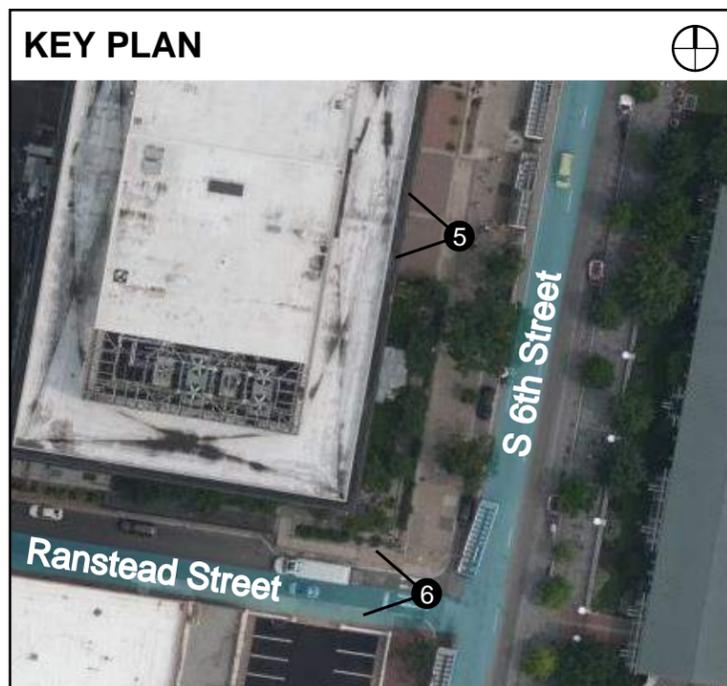


Exhibit A



PHOTO #5



KEY PLAN

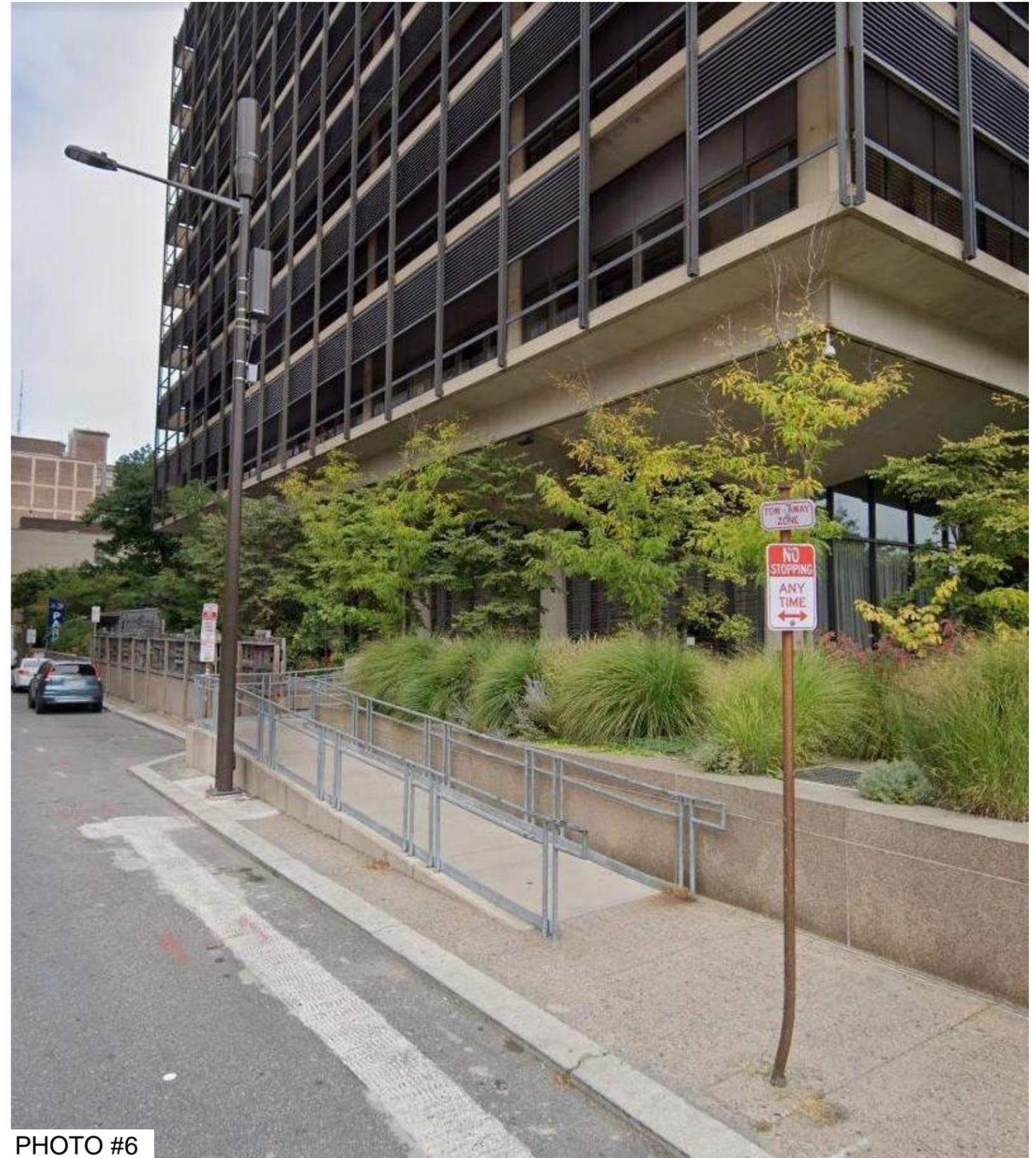
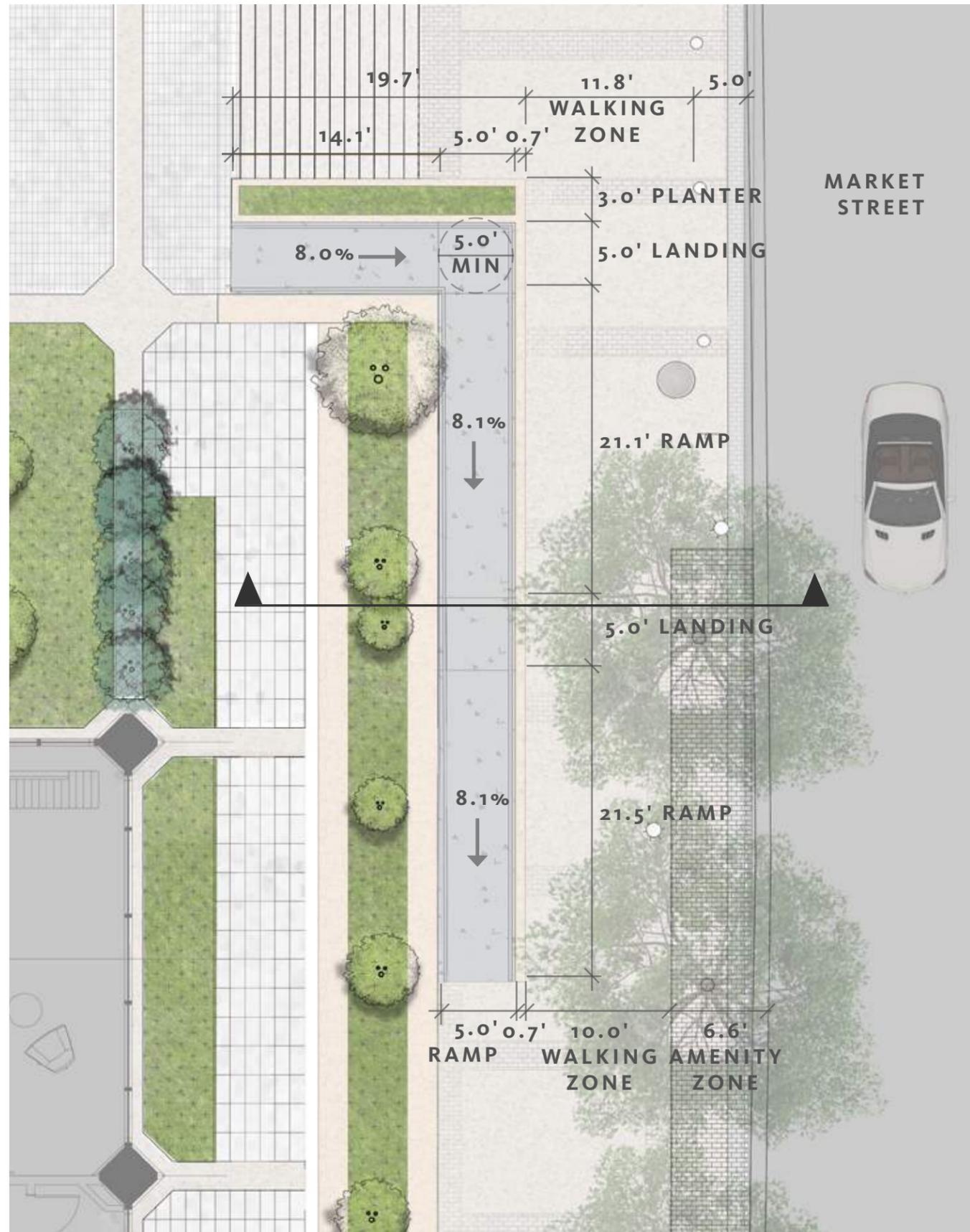


PHOTO #6

Exhibit B



EXISTING SECTION

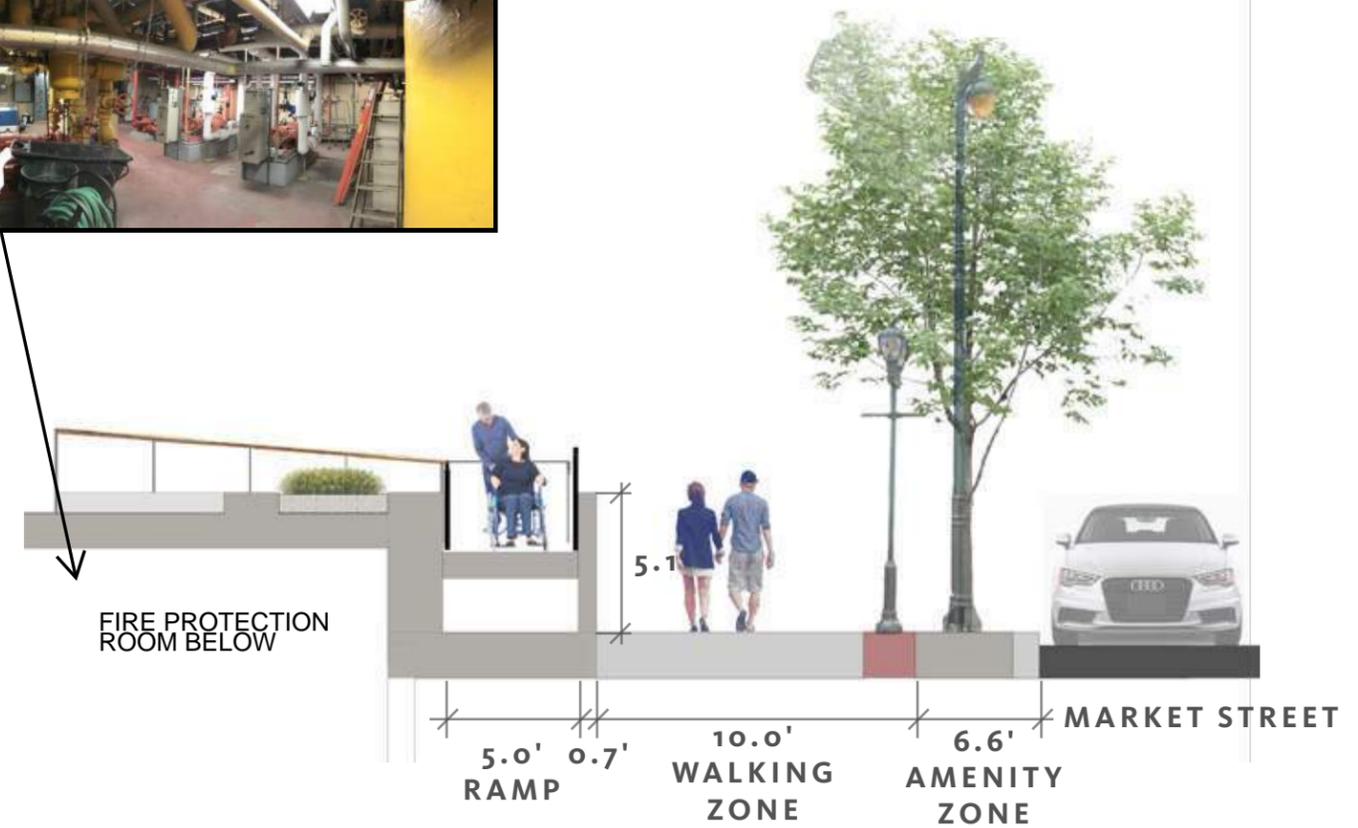
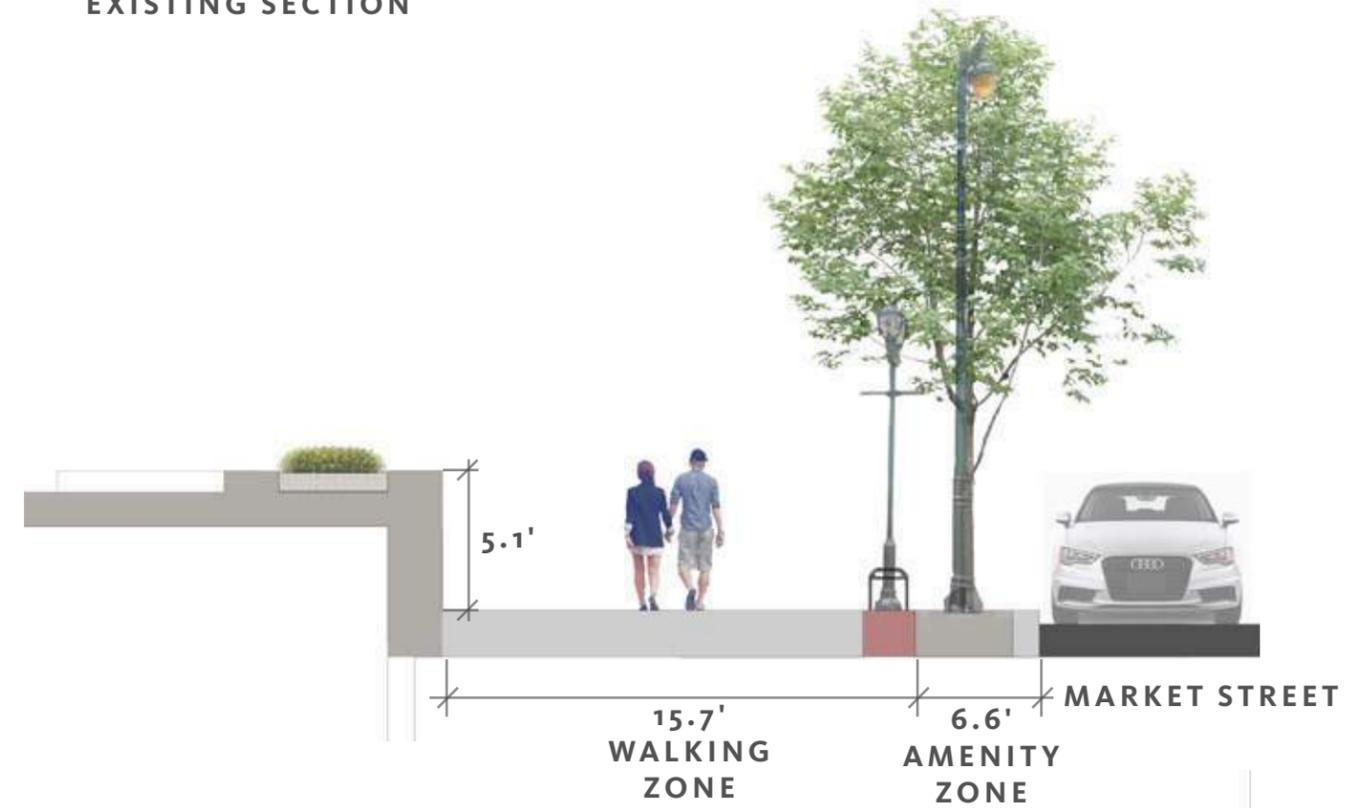
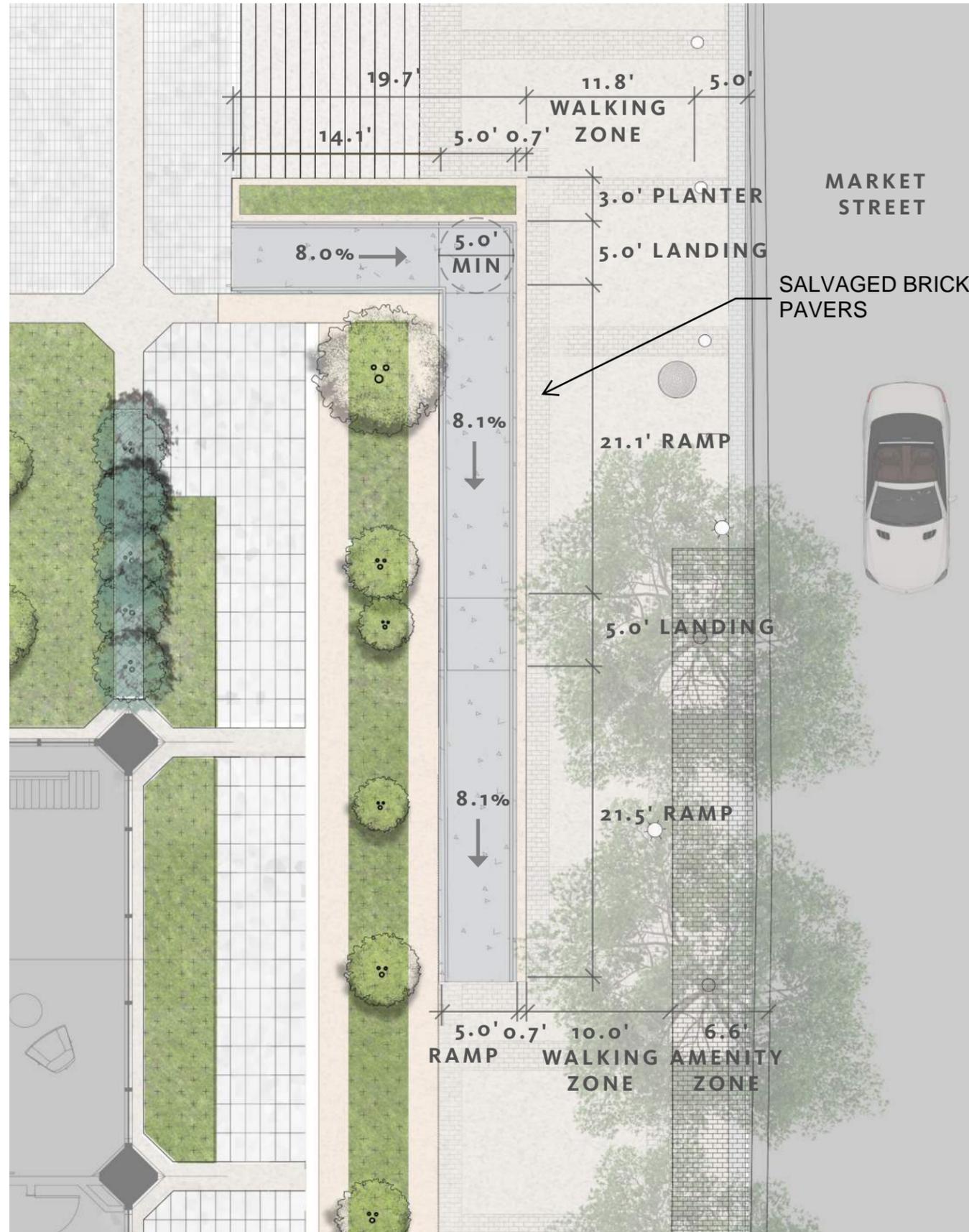
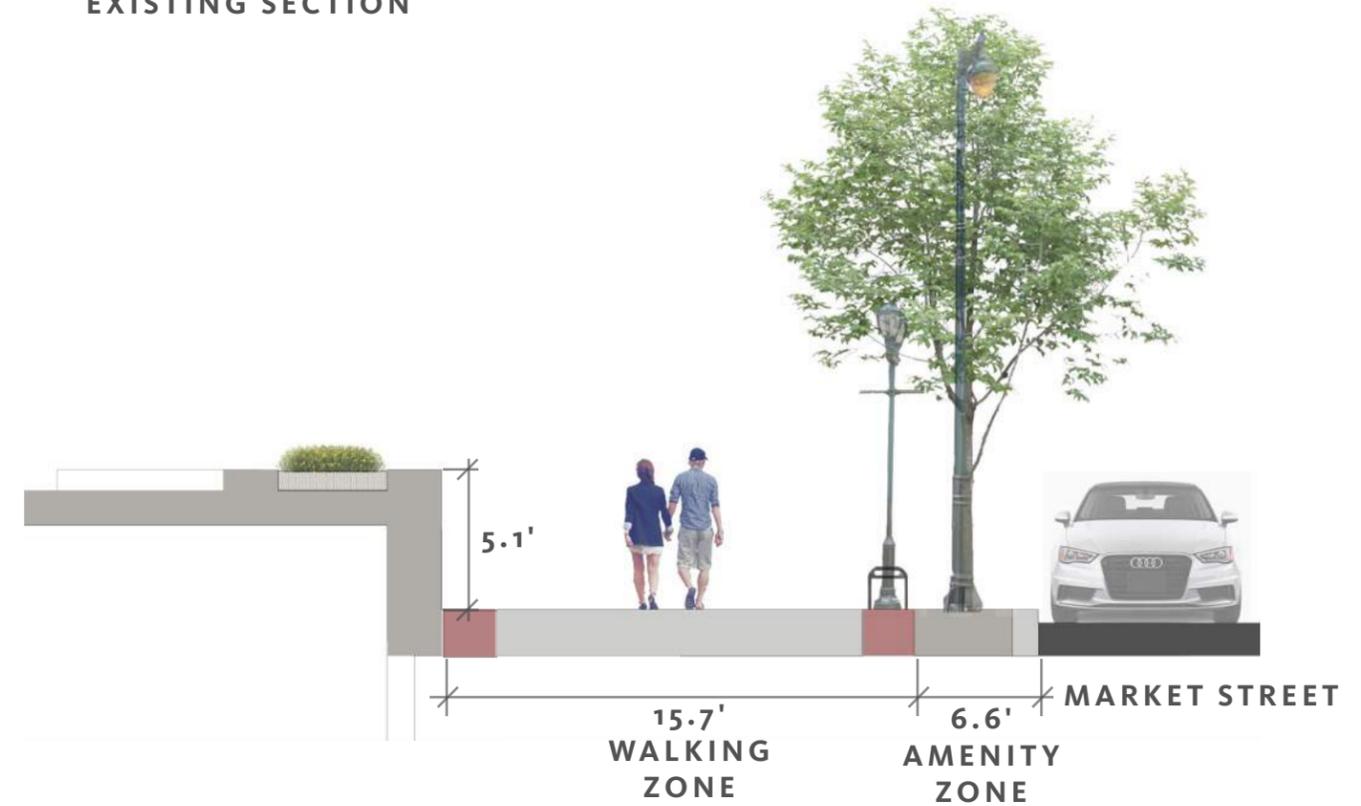


Exhibit B Revised



EXISTING SECTION



PROPOSED SECTION

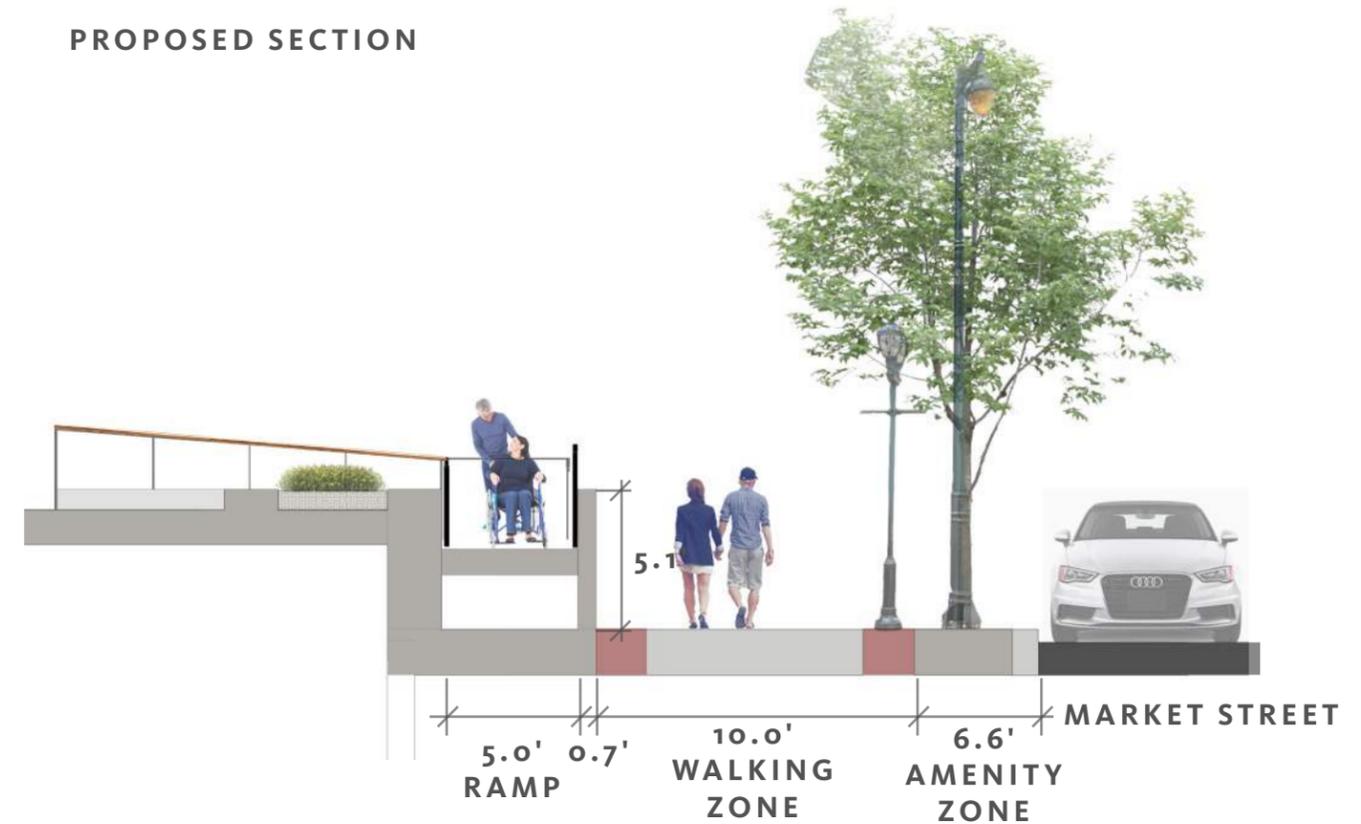
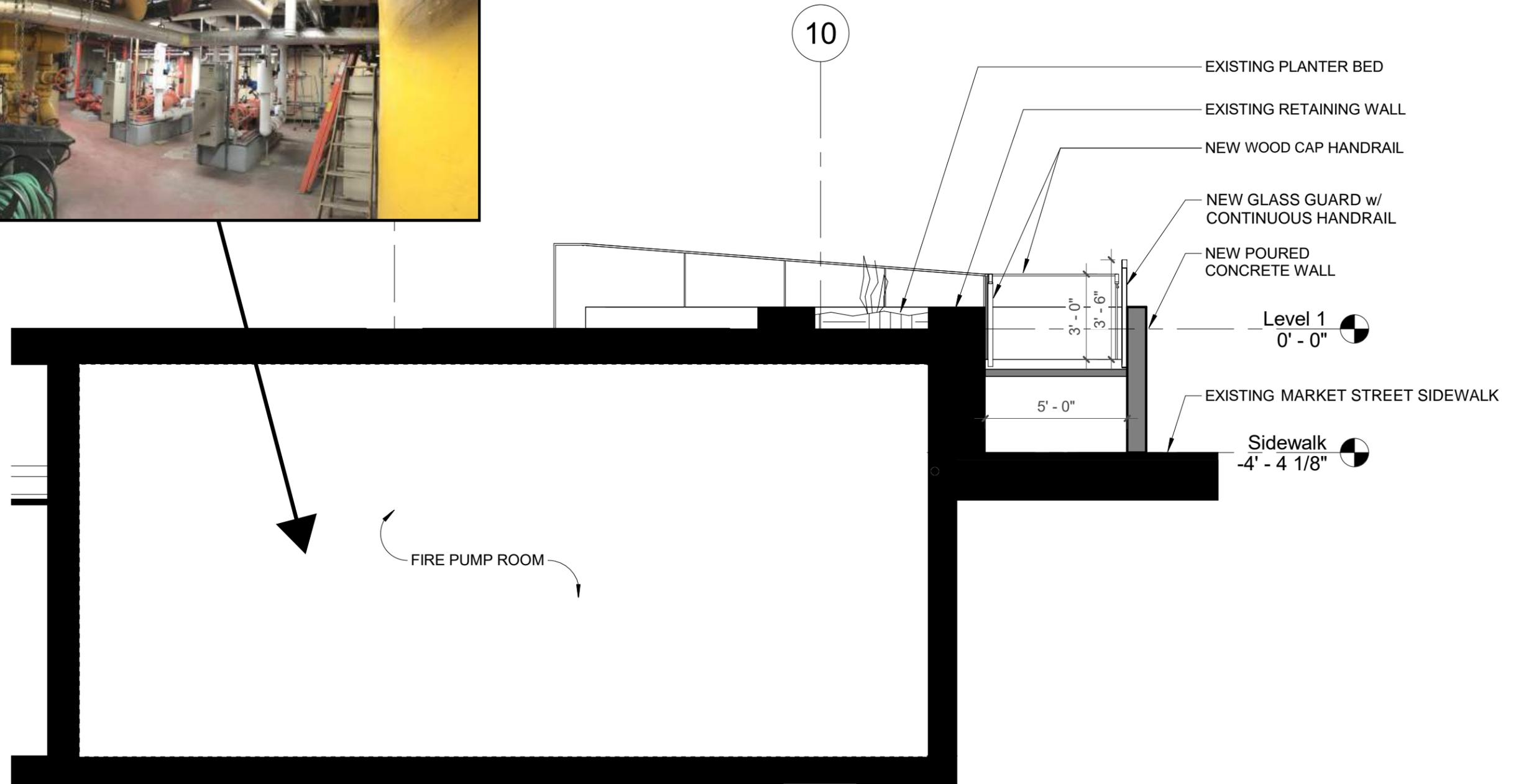


Exhibit B



RAMP SECTION

Exhibit B

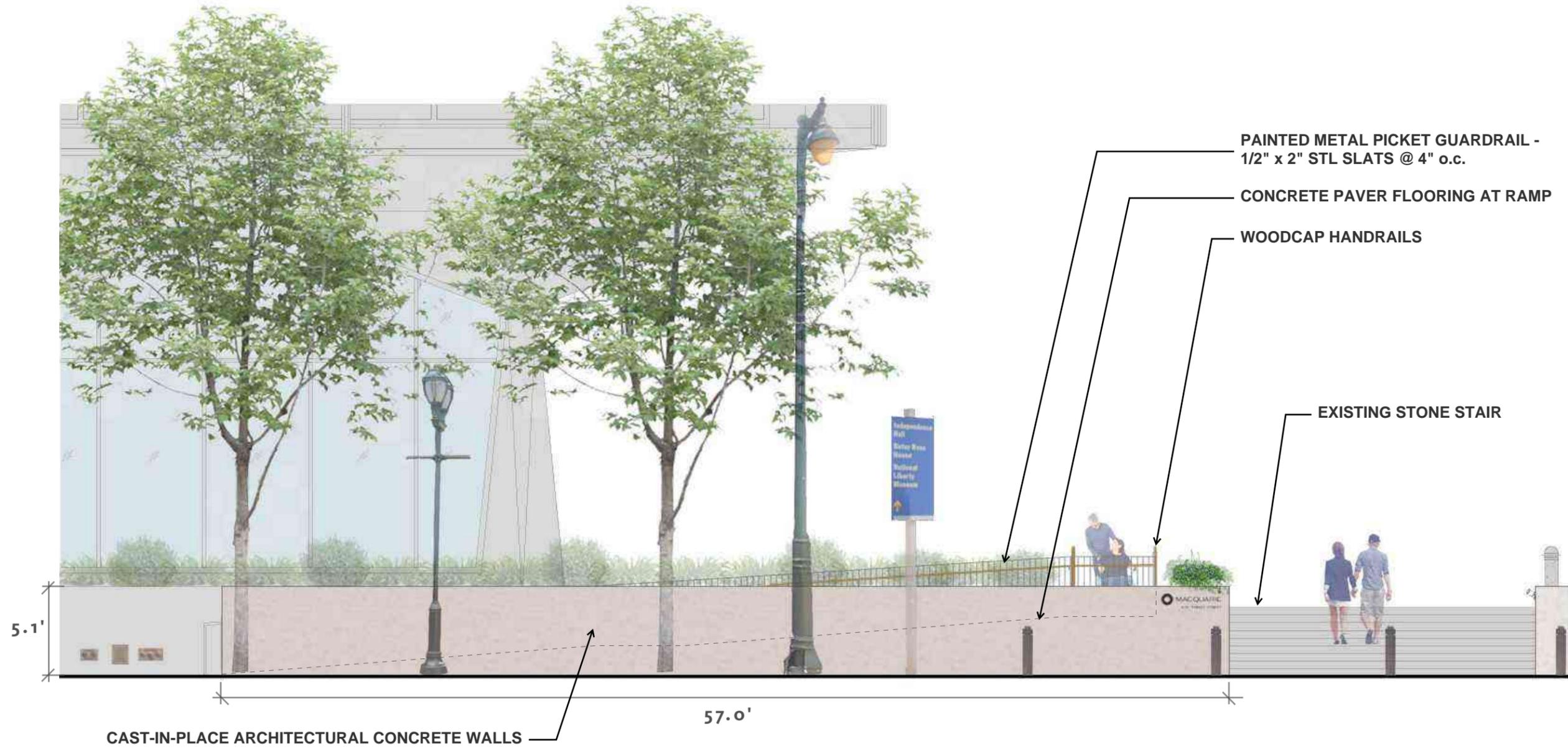


Exhibit B Revised

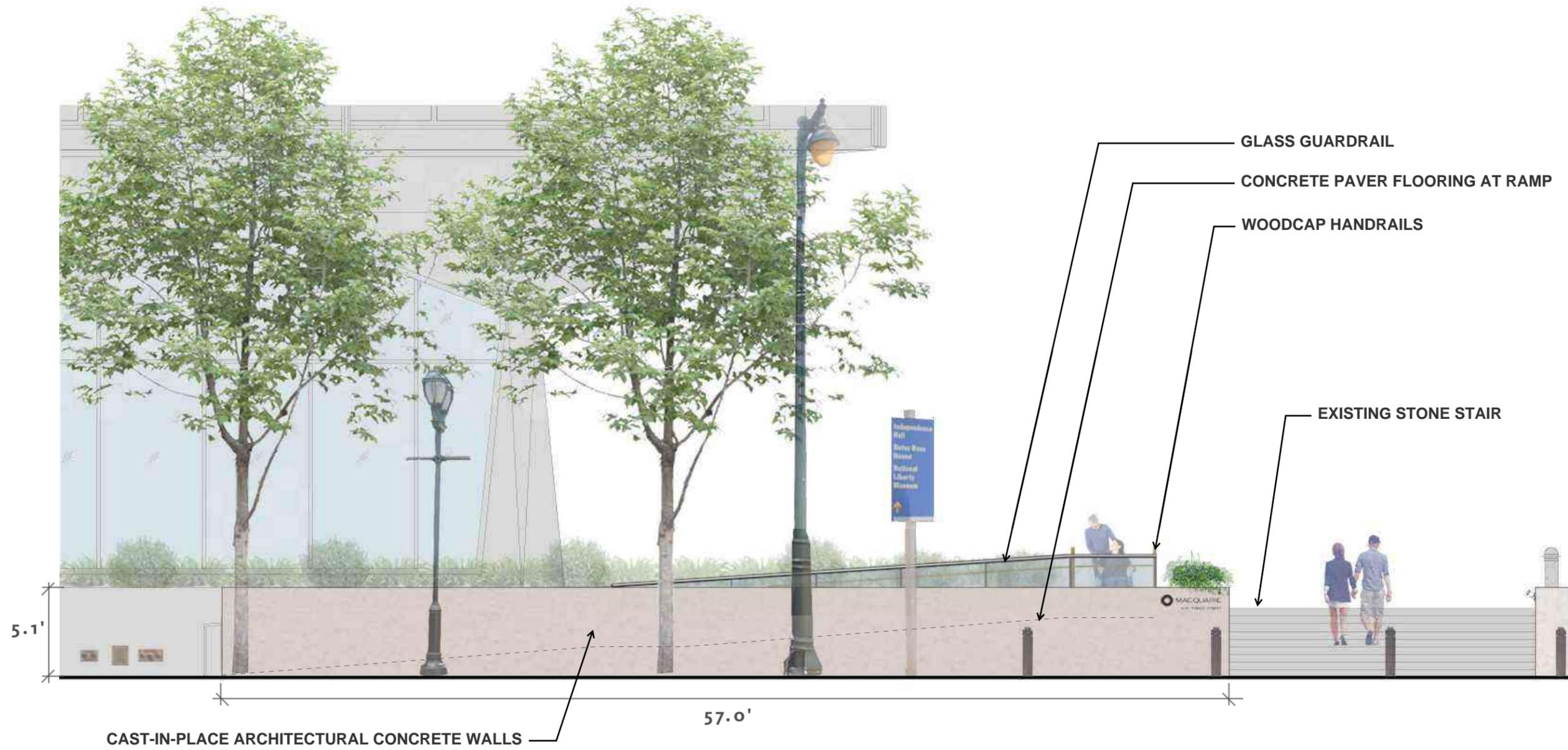


Exhibit B



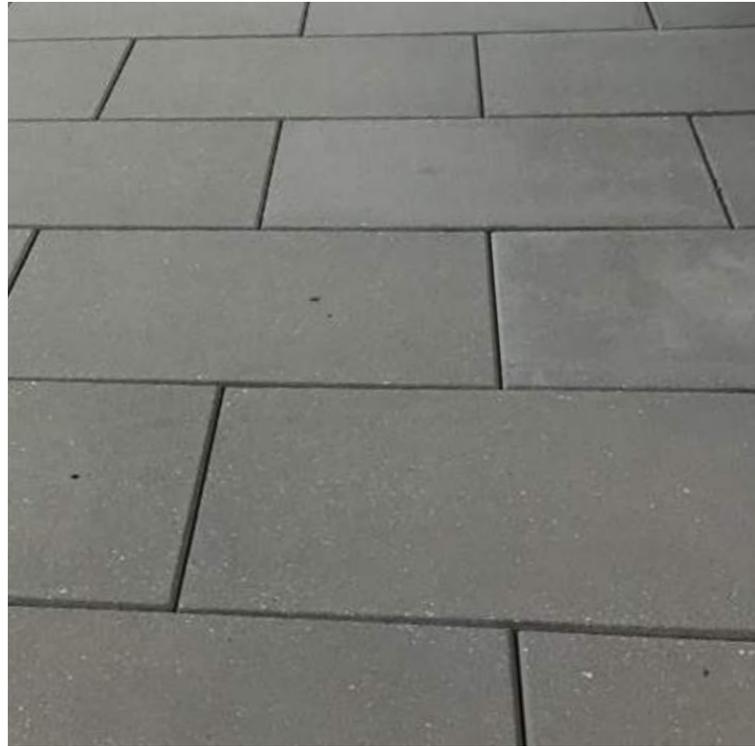
EXTERIOR RENDER

Exhibit B Revised



EXTERIOR RENDER

Exhibit B



CONCRETE PAVERS



CAST-IN-PLACE ARCHITECTURAL CONCRETE WALLS



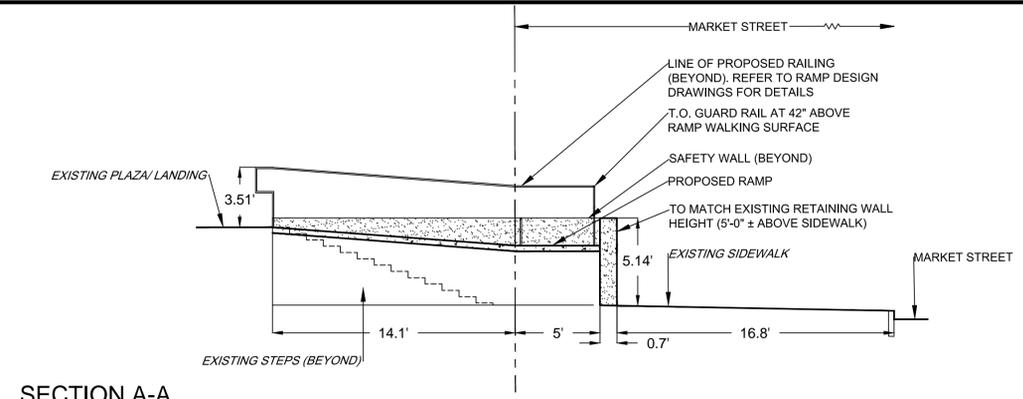
COPPER HANDRAIL WITH WOOD CAP



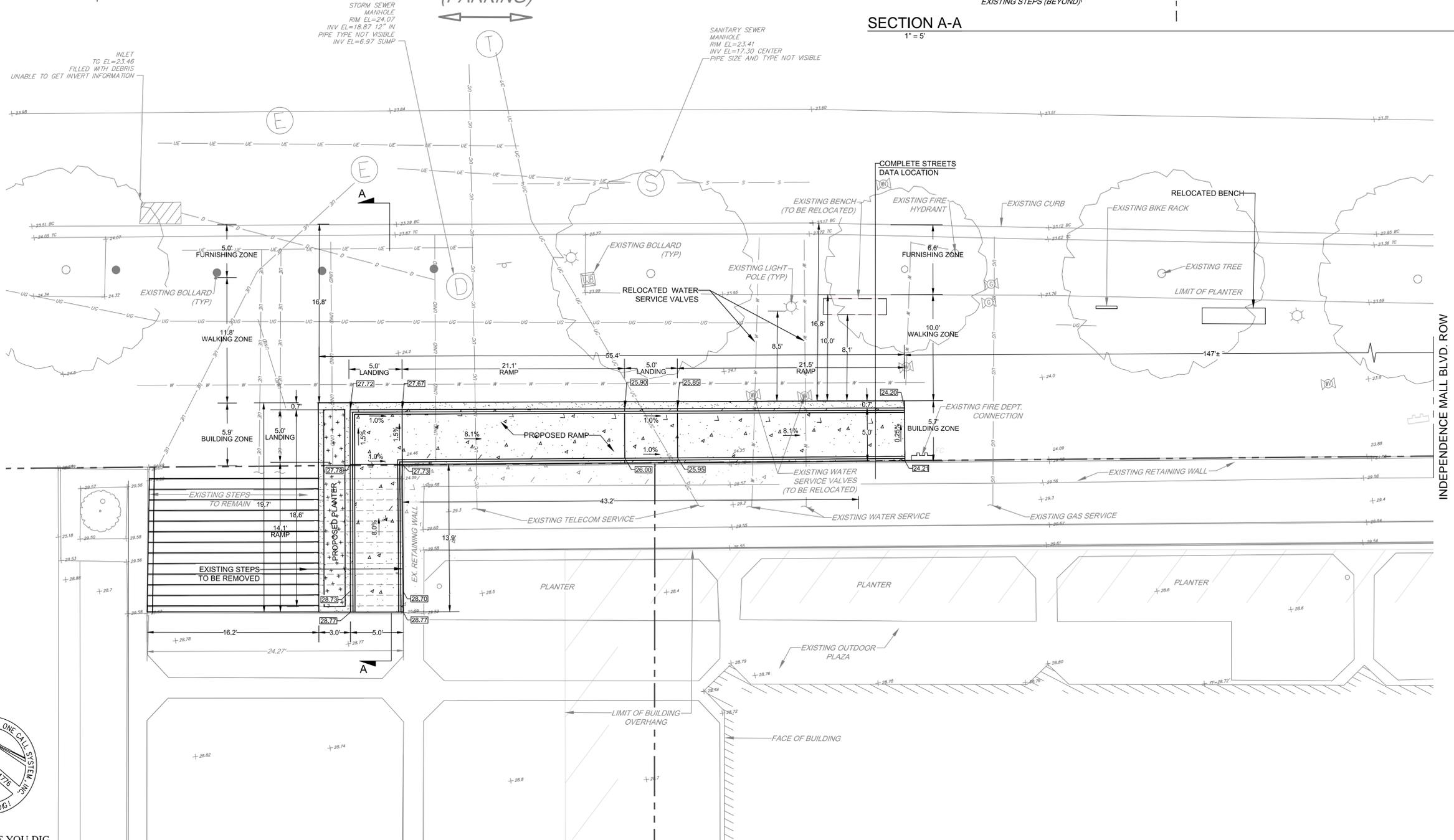
GLASS GUARD



**MARKET STREET
SR 2004
(100' WIDE)
(LEGALLY OPEN - ON CITY PLAN)
(20'-60'-20')
(PARKING)
(TWO WAY)
(PARKING)**



SECTION A-A
1" = 5'



SITE PLAN
1" = 5'



CALL BEFORE YOU DIG
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PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20193472495

Pennoni
PENNONI ASSOCIATES, INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

INDEPENDENCE MALL WEST ADA RAMP
600 MARKET STREET
PHILADELPHIA, PA

R.O.W ENCROACHMENT PLAN

L2P ARCHITECTURE
THREE LOGAN SQUARE, 1717 ARCH ST #200
PHILADELPHIA, PA 19103

| NO. | DATE | REVISIONS | BY |
|-----|----------|--------------------------------|-----|
| 4 | 08/25/20 | FOR PUBLIC PRESENTATION | SPG |
| 3 | 04/21/20 | PER PSD REVIEW | SPG |
| 2 | 02/27/20 | ENCROACHMENT PERMIT SUBMISSION | SPG |
| 1 | 01/24/20 | ENCROACHMENT PERMIT SUBMISSION | SPG |

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

| | |
|---------------|------------|
| PROJECT | LTWOX19001 |
| DATE | 2020-02-27 |
| DRAWING SCALE | AS NOTED |
| DRAWN BY | SPG |
| APPROVED BY | TJF |

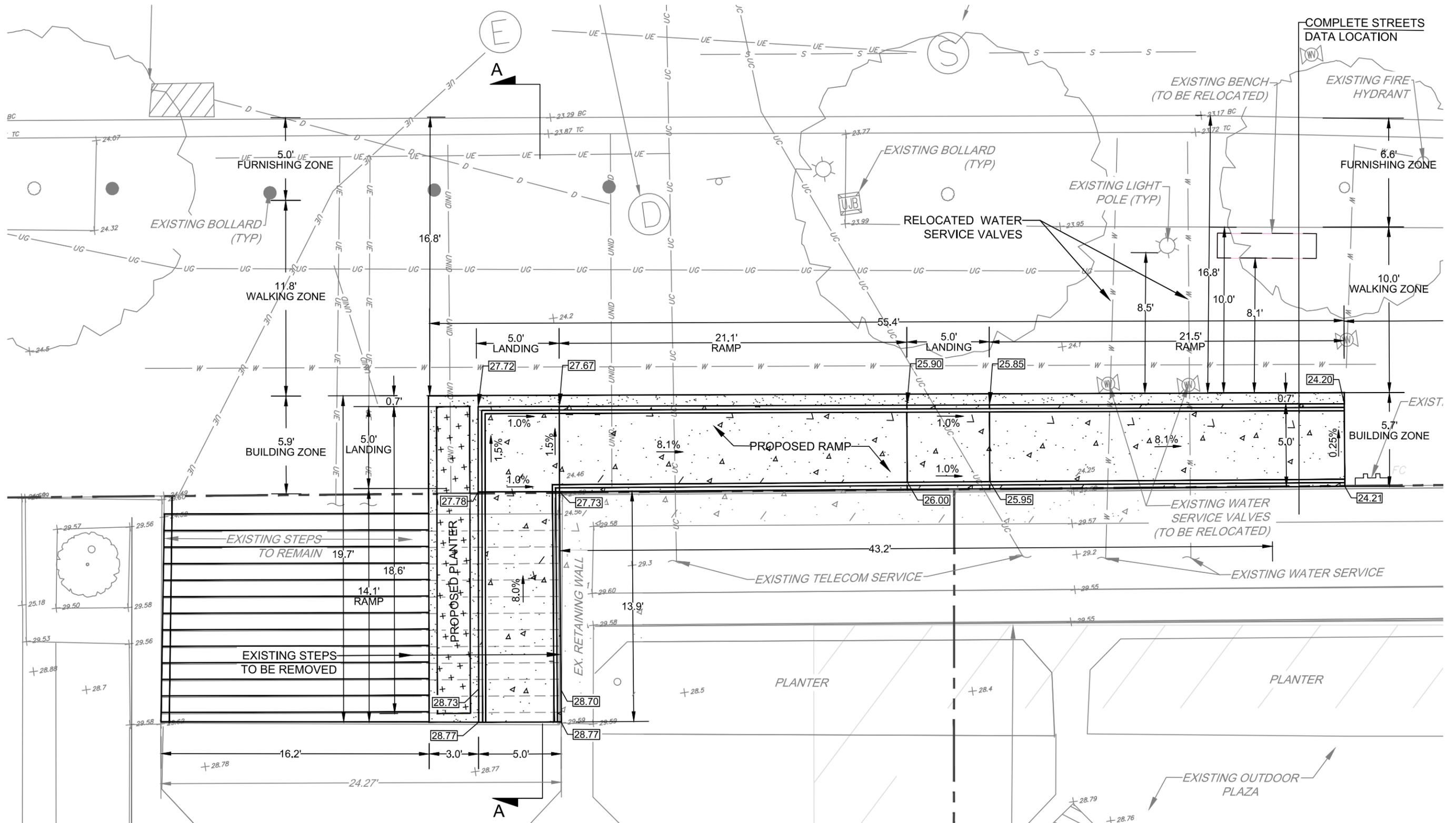
CS1001
SHEET 1 OF 1

NOT FOR CONSTRUCTION



PLOT FILE: I:\2020\2020-10-13\PA_RP_Sean_Gallagher_PLOTFILE_Pennoni\CS1001.dwg PROJECT STATUS: -

Exhibit C



PROPOSED ADA RAMP AT MARKET STREET

Exhibit D

MINUTES

The Philadelphia Art Commission

Wednesday, September 5, 2018

3. **163-18**
Facade Alterations and Roof Deck/Penthouse Addition
100 South Independence Mall West

Brett Feldman - Klehr Harrison
Jenifer Rosenberg - Keystone Property Group
Nicholas Tice - Macquarie Group
Heather Fleming, Scott Winter - Nelson

Mr. Feldman introduced the proposal to alter the historic modern *Rohm & Haas* office building to accommodate a new lead tenant. He reminded the members of the committee of other recent changes that have been undertaken since the building changed owners several years ago.

Ms. Rosenberg elaborated on the recent changes and said that her company was pleased to welcome Macquarie to the building. Mr. Tice presented some background on Macquarie Group and their US operations.

Ms. Fleming described the proposed modifications to the building. Several exterior entrances will be moved to accommodate flow into Macquarie's space. Macquarie's main entrance will be through a new lobby created from the former dining room on the west side of the building which will be accessed from the plaza on that side. The new doors to the space from the plaza and from the central breeze way will match exactly existing fenestration materials and finishes. In addition, several secondary entrances will be reconfigured. Landscaping and a pair of shallow reflecting pools will be added to the west plaza leading to the new entrance. The unique interior finishes and fixtures in the new lobby will be maintained and preserved.

A roof deck will be constructed above the building's 9th floor. Two new pilot houses will be required for access. The main pilot house will be mostly glass, minimizing its visual presence on the roof and allowing natural light to the floor below.

Existing signs at the ground and roof levels will be replaced to show the Macquarie name. One additional sign will be added at the 6th and Market Streets corner above the La Colombe storefront.

Paul Steinke of the Preservation Alliance presented a brief history of the Rohm and Haas building. The Alliance is in the process of negotiating a facade easement with the building's owners. He expressed support for the alterations that have been done recently and those that are proposed.

Exhibit D

Mr. Greenberger noted the configuration of the proposed doors within the glass bays and suggested that all of the new doors should be double doors centered in the bays. He also suggested that thought be given to improving handicapped access to the plaza level from the street.

Upon motion by Mr. Alminana, seconded by Ms. Febo-San Miguel, the members of the committee voted to recommend final approval of the proposal as presented.

Exhibit E

AN ORDINANCE

Authorizing Keystone Property Group (“Owner”) to construct, own, and maintain a proposed exterior building ramp at 100 South Independence Mall West, Philadelphia, PA 19106 (“Property”), all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Permission is hereby granted to the Owner to construct, own, and maintain a proposed exterior building ramp at the Property (“Encroachment”), as follows:

Encroachment Description:

A proposed exterior building ramp, located along the south Right-of-Way line of Market Street, from a point approximately one hundred forty-seven feet (147'-0”) west of the South Independence Mall West west Right-of-Way line to a point approximately fifty-six feet six inches (56'-6”) farther west and encroaching upon the south footway of Market Street approximately seven feet four inches (7'-4”) toward the north.

A minimum ten feet zero inches (10'-0”) of clear passable sidewalk space is to remain after installation.

SECTION 2. The construction, use and maintenance of the Encroachment described and listed in Section 1 shall be in accordance with the laws, rules and regulations of the City of Philadelphia, and specifically those of the Department of Licenses and Inspections, the Department of Streets, and the Art Commission, provided that the Department of Streets, in its sole, unreviewable discretion, may allow minor variations of the dimension limits of Section 1, within standard tolerances of current engineering practice.

SECTION 3. Before exercising any rights or privileges under this Ordinance, Owner must first obtain or have its contractor(s) obtain all required permits, licenses and approvals from all appropriate departments, boards, agencies or commissions. No such department, board, agency or commission shall be required to issue any such permit, license or approval solely because this Ordinance has been enacted, it being the express intent of this Ordinance not to supersede any other provision of law governing the issuance of such permits, licenses or approvals. In addition, before exercising any rights and privileges under this Ordinance, Owner shall enter into an agreement (“Agreement”) with the appropriate City department or departments, satisfactory to the City Solicitor, to provide that Owner, *inter alia*:

- (a) agrees that upon one hundred and eighty (180) days notice from the City, it shall remove the Encroachment without cost or expense to the City and shall remove the Encroachment at no cost and expense to the City of Philadelphia when given written notice to do so by the City of Philadelphia to accommodate a municipal or municipal sponsored construction project;

Exhibit E

- (b) shall secure all necessary permits, licenses and approvals from all appropriate departments, agencies, boards or commissions of the City as may be required by regulation or law. No such department, board, agency or commission shall be required to issue any such permit, license or approval solely because this Ordinance has been enacted;
- (c) shall assume the costs of all changes and adjustments to, and relocation or abandonment of City utilities and City structures wherever located as may be necessary by the reason of the construction of the Encroachment;
- (d) shall carry public liability and property damage insurance, co-naming the City of Philadelphia as an insured party, in such amounts as shall be satisfactory to the City Solicitor, or in lieu thereof, submit documentation in form and content acceptable to the City that Owner is self-insured and is providing the City of Philadelphia the same coverage and benefits had the insurance requirements been satisfied by an insurance carrier authorized to do business in the Commonwealth of Pennsylvania;
- (e) shall insure that all construction contractors for the Encroachment carry public liability and property damage insurance, naming the City of Philadelphia as an insured party in such amounts as shall be reasonably satisfactory to the City Solicitor;
- (f) shall give the City and all public utility companies the right of access, ingress and egress for the purpose of inspection, maintenance, alteration, relocation or reconstruction of any of their respective facilities which may lie within the public footway adjacent to the Encroachment described in Section 1;
- (g) indemnify and hold harmless the City, its officers, employees and agents from and against any and all loss resulting from injury to, or death to persons or damage to property arising out of, resulting from, or in any manner caused by the presence, location, use, operation, installation, maintenance, replacement or removal of the Encroachment. Owner shall also agree to release the City from any and all claims relating to the Encroachment, including if ordered removed or when street, sidewalk or utility construction occurs; and

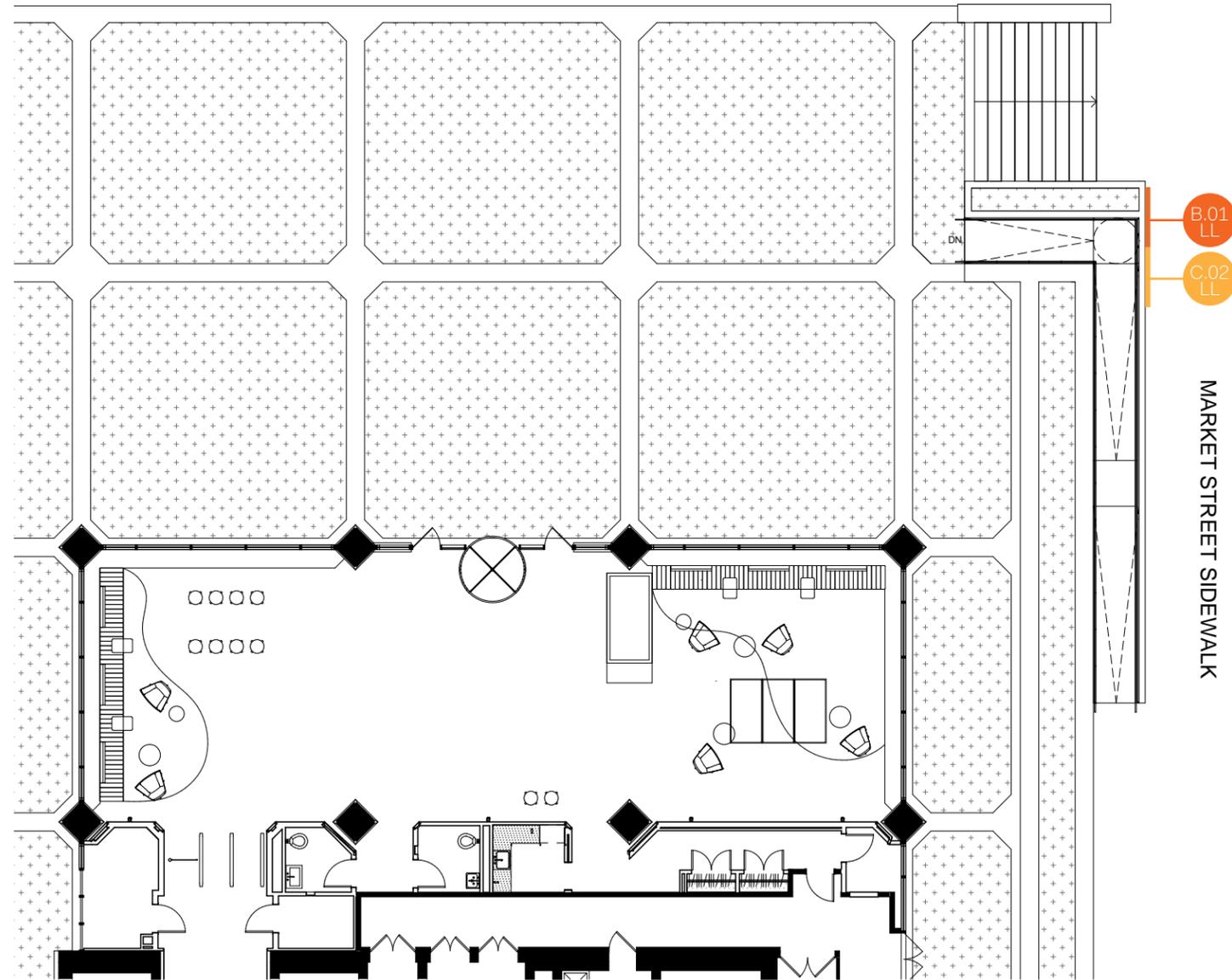
SECTION 4. The City Solicitor shall include in the Agreement such other terms and conditions as shall be deemed necessary to protect the interests of the City.

SECTION 5. The permission granted to Owner to construct the Encroachment described in Section 1 shall expire without any further action by the City of Philadelphia if Owner has not entered into an Agreement and satisfied all requirements of the Agreement that are listed in Section 3 of this Ordinance within one (1) year after this Ordinance becomes law.

Exhibit E

SECTION 6. This Ordinance shall not become effective unless the sum of two hundred dollars (\$200), toward costs thereof, is paid into the City Treasury within sixty (60) days after the date this Ordinance becomes law.

Exhibit F



SIGN TYPE B – BUILDING ID

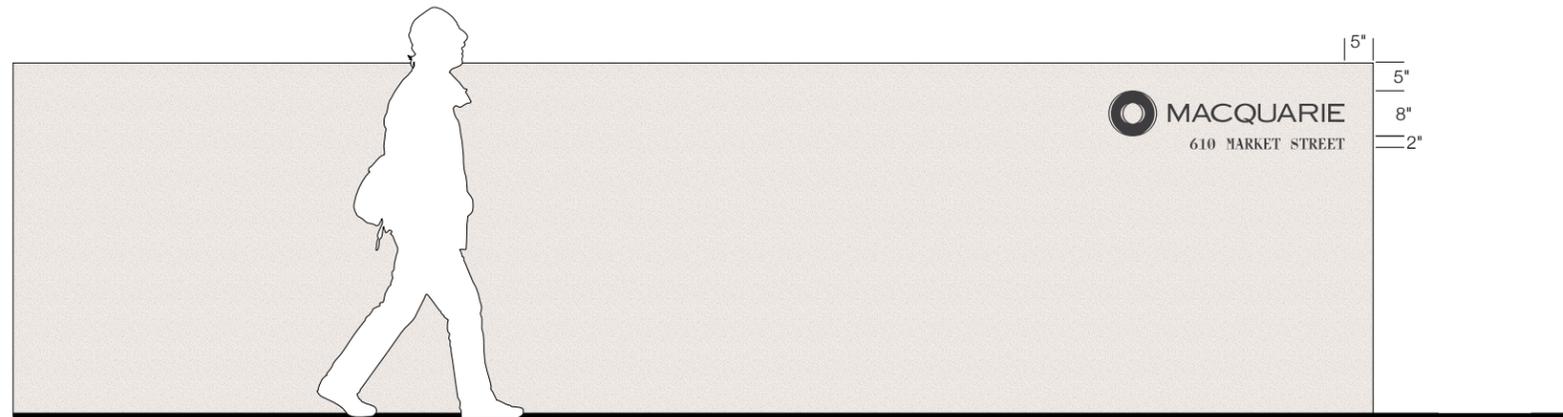


SIGN TYPE C – BRAND SIGNAGE

Exhibit F



B.1 C.2 SIGN TYPE B & C – BUILDING ID & BRAND SIGNAGE
SCALE: 3" = 1' 0"



B.1 C.2 SIGN TYPE B & C – BUILDING ID & BRAND SIGNAGE
SCALE: 3/8" = 1' 0"

