

Civic Design Review Re-submission
August 09, 2022

4200 MARKET ST

Mixed-Use | Residential Development



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CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: **ZP-2022-002188**

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

Because this project creates more than 100,000 sq. ft. of new gross floor area and more than 100 new dwelling units, Civic Design Review is required prior to the issuance of a zoning permit.

PROJECT LOCATION

Planning District: <u>West</u>	Council District: <u>3rd</u>
Address: <u>4200-14 Market St., 4224 Market St., 4234-38 Market St., 4201-15 Ludlow St.</u>	
<u>Philadelphia, PA 19104</u>	
Is this parcel within an Opportunity Zone?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Uncertain <input type="checkbox"/>
If yes, is the project using Opportunity Zone Funding?	Yes <input type="checkbox"/> No <input type="checkbox"/>

CONTACT INFORMATION

Applicant Name: <u>Jonathan Broh, AIA</u>	Primary Phone: <u>215-928-9331</u>
Email: <u>jbroih@jkrparchitects.com</u>	Address: <u>100 E Penn Square, Suite 1080</u>
	<u>Philadelphia, PA 19107</u>
Property Owner: <u>4200 Market Partners, LLC, Equitable Owner</u>	Developer: <u>Alterra Property Group, LLC</u>
Architect: <u>JKRP Architects</u>	

SITE CONDITIONS

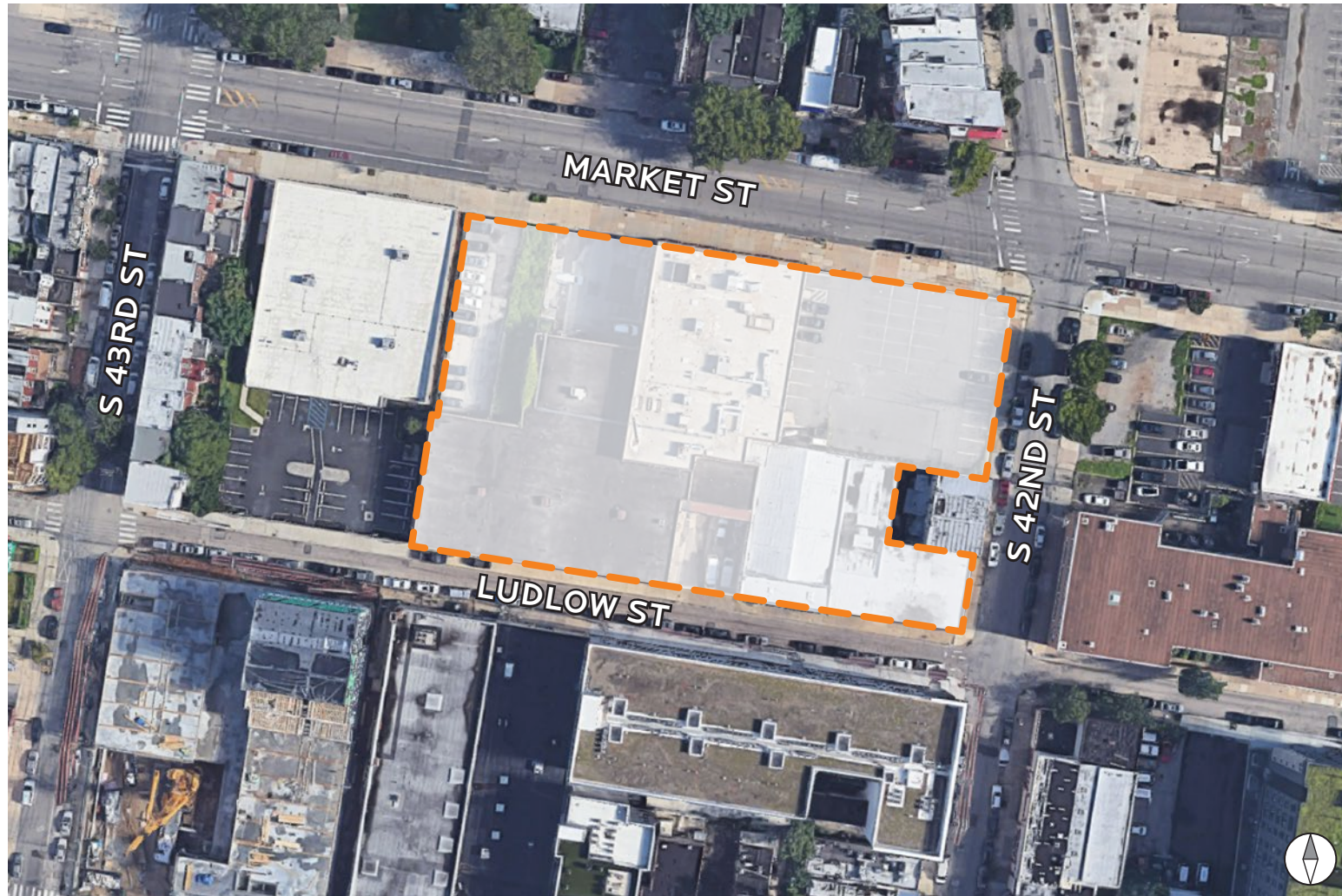
Site Area: <u>73,020 SF</u>
Existing Zoning: <u>CMX-3</u> Are Zoning Variances required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Proposed Use: <i>Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):</i> <u>304,218 SF (34,323 SF including ground floor parking)</u>
<u>Ground floor: Parking – 34,323 SF Retail – 22,511 SF Res. Common Spaces – 5,997 SF</u> <u>Second floor: 64 units – 28,523 SF Amenity Spaces – 7,112 SF</u> <u>Third – Sixth Floors: 288 Residential Units – 132,520 SF</u> <u>Residential Roof Deck Amenity Space – 5000 SF</u>
Proposed # of Parking Units: <u>104 total accessory parking spaces, including of (5) accessible parking spaces (including (1) van accessible parking space), and (3) interior loading spaces</u>

COMMUNITY MEETING

Community meeting held: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, please provide written documentation as proof.
If no, indicate the date and time the community meeting will be held:
Date: <u>06/23/22</u> Time: <u>7:00PM</u>

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input checked="" type="checkbox"/>
If yes, indicate the date hearing will be held:
Date: <u>N/A</u>

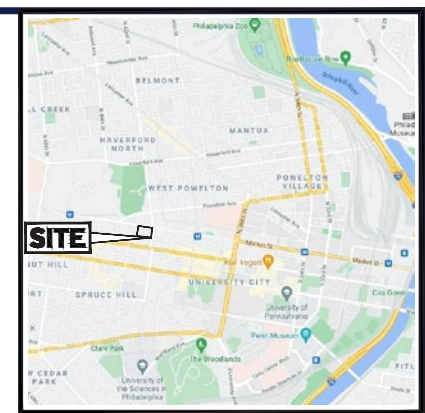
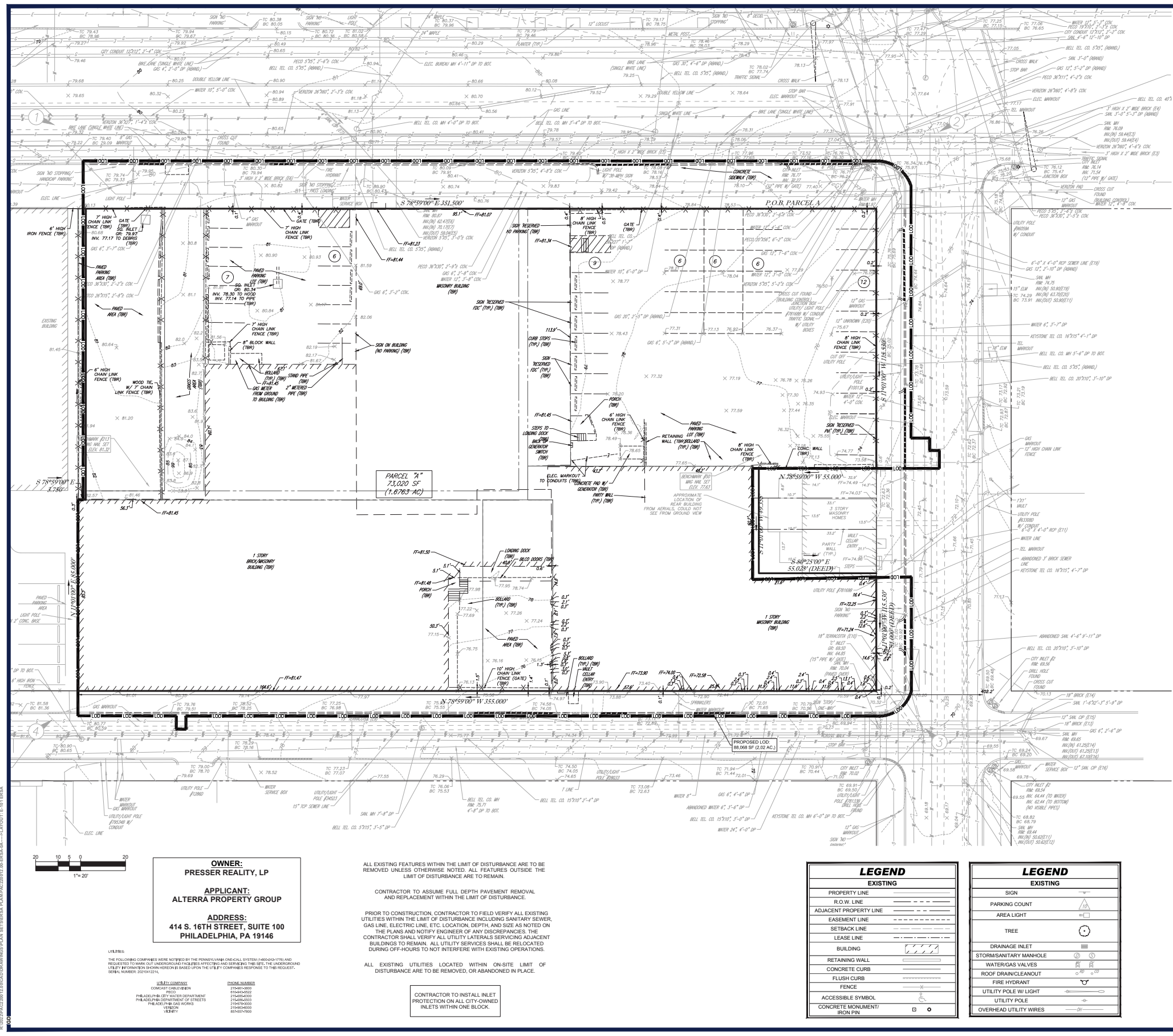


AERIAL VIEW NORTH



AERIAL VIEW LOOKING SOUTH WEST





LOCATION MAP
SCALE: 1"=100'



1. THIS PLAN REFERENCE:
 - BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY COLLIER, INC. PREPARED FOR: ALTERRA PROPERTY GROUP, LLC DATED: 01-26-2022
2. OWNER(S):
 - PRESSER REALTY LP 414 S. 16TH STREET, SUITE 100 PHILADELPHIA, PA 19146
3. APPLICANT:
 - ALTERRA PROPERTY GROUP, LLC 414 S. 16TH STREET, SUITE 100 PHILADELPHIA, PA 19146
4. SITE DATA:
 - 4200-14 MARKET ST PHILADELPHIA, PA 19104 OPA: 85495365
 - 4224 MARKET ST PHILADELPHIA, PA 19104 OPA: 852084600
 - 4234 MARKET ST PHILADELPHIA, PA 19104 OPA: 855808800
 - 4236 MARKET ST PHILADELPHIA, PA 19104 OPA: 855808800
 - 4238 MARKET ST PHILADELPHIA, PA 19104 OPA: 85567620
 - 4201-15 LUDLOW ST PHILADELPHIA, PA 19104 OPA: 773741000
5. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139
6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
7. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
8. ELEVATIONS ARE BASED UPON THE CITY OF PHILADELPHIA VERTICAL DATUM UTILIZING BENCHMARKS PROVIDED BY THE 2ND SURVEY DISTRICT. TEMPORARY BENCH MARKS SET:
 - TBM-1: MAG NAIL SET ELEV = 16.30
 - TBM-2: BOX CUT FOUND ELEV = 16.41
9. WATERSHED DISTRICT: LOWER SCHUYLKILL WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT A.
10. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT.
11. STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
12. ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.
13. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
14. BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. MAP #2
15. MARKET STREET: URBAN ARTERIAL

FURNISHING ZONE: REQUIRED = 4' PROPOSED = 4'	WALKING ZONE: REQUIRED = 8' PROPOSED = 16.3'	TOTAL SIDEWALK: REQUIRED = 8' 12" PROPOSED = 20.3'
--	--	--
16. 42RD STREET: CITY NEIGHBORHOOD STREET

FURNISHING ZONE: REQUIRED = 4' PROPOSED = 4'	WALKING ZONE: REQUIRED = 8' PROPOSED = 9.1'	TOTAL SIDEWALK: REQUIRED = 8' 12" PROPOSED = 19.1'
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17. LUDLOW STREET: LOCAL (CATCH ALL)

FURNISHING ZONE: REQUIRED = 3.5' PROPOSED = 3.5'	WALKING ZONE: REQUIRED = 8' PROPOSED = 8.6'	TOTAL SIDEWALK: REQUIRED = 8' 10" PROPOSED = 10.1'
--	---	--
18. EXISTING EASTWEST ALLEY TO BE EXTINGUISHED.
19. APPLICATION FOR ALL LOTS TO BE REVIEWED AS UNITY OF USE.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	04/11/2022	COMMENT RESPONSES	GLD	NOL

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAC220012.00
DRAWN BY:	MH
CHECKED BY:	NL
DATE:	03/07/2022
CAD I.D.:	PAC220012.00-ERSA-0A

ERSA PLANS
FOR
ALTERRA PROPERTY GROUP, LLC
PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT
4200 MARKET STREET CITY AND COUNTY OF PHILADELPHIA PA 19104
PWD #: FY22-MARK-6886-01

BOHLER
1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102
Phone: (267) 402-3400 Fax: (267) 402-3401
www.BohlerEngineering.com

Professional Engineer
Matthew John Keane
PENNSYLVANIA

SHEET TITLE:
ERSA MAP
SHEET NUMBER:
E-101
REVISION 1 - 04/11/2022

OWNER:
PRESSER REALTY, LP
APPLICANT:
ALTERRA PROPERTY GROUP
ADDRESS:
414 S. 16TH STREET, SUITE 100 PHILADELPHIA, PA 19146

ALL EXISTING FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL FEATURES OUTSIDE THE LIMIT OF DISTURBANCE ARE TO REMAIN.
CONTRACTOR TO ASSUME FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT WITHIN THE LIMIT OF DISTURBANCE.
PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY SEWER, GAS LINE, ELECTRIC LINE, ETC. LOCATION, DEPTH, AND SIZE AS NOTED ON THE PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LATERALS SERVICING ADJACENT BUILDINGS TO REMAIN. ALL UTILITY SERVICES SHALL BE RELOCATED DURING OFF-HOURS TO NOT INTERFERE WITH EXISTING OPERATIONS.
ALL EXISTING UTILITIES LOCATED WITHIN ON-SITE LIMIT OF DISTURBANCE ARE TO BE REMOVED, OR ABANDONED IN PLACE.

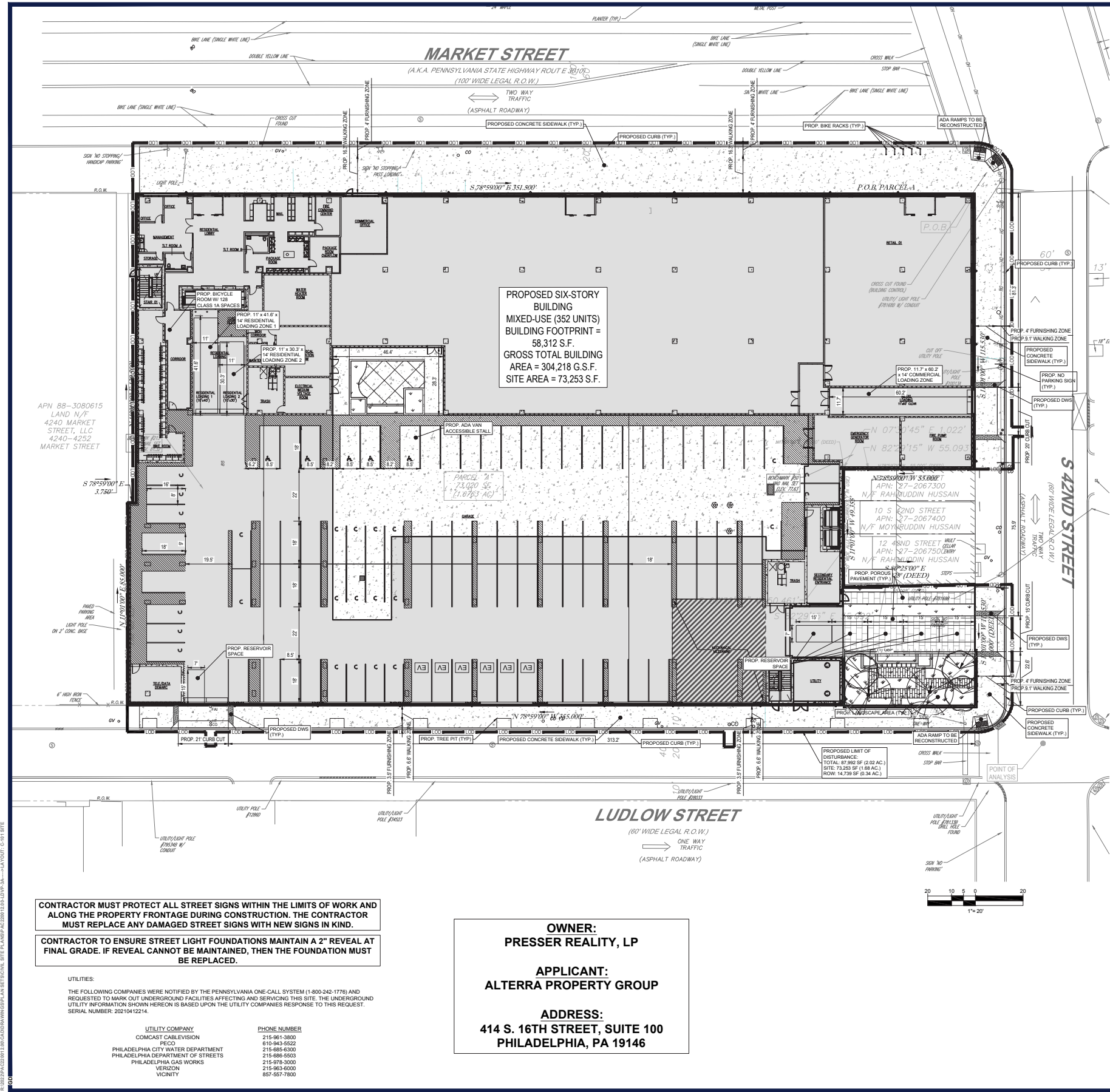
CONTRACTOR TO INSTALL INLET PROTECTION ON ALL CITY-OWNED INLETS WITHIN ONE BLOCK.

LEGEND
EXISTING

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	▭
RETAINING WALL	▬
CONCRETE CURB	▬
FLUSH CURB	▬
FENCE	▬
ACCESSIBLE SYMBOL	♿
CONCRETE MONUMENT/ IRON PIN	□

LEGEND
EXISTING

SIGN	⊠
PARKING SIGN	⊠
AREA LIGHT	⊠
TREE	⊠
DRAINAGE INLET	⊠
STORMWATER MANHOLE	⊠
WATER/GAS VALVES	⊠
ROOF DRAIN/CLEANOUT	⊠
FIRE HYDRANT	⊠
UTILITY POLE W/ LIGHT	⊠
UTILITY POLE	⊠
OVERHEAD UTILITY WIRES	⊠



PROPOSED SIX-STORY BUILDING MIXED-USE (352 UNITS) BUILDING FOOTPRINT = 58,312 S.F. GROSS TOTAL BUILDING AREA = 304,218 G.S.F. SITE AREA = 73,253 S.F.

GENERAL PLAN NOTES

- THIS PLAN REFERENCE: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: COLLIER'S, INC. PREPARED FOR: ALTERRA PROPERTY GROUP, LLC. DATED: 01-28-2022.
- OWNER(S): PRESSER REALTY LP 414 S. 16TH STREET, SUITE 100 PHILADELPHIA, PA 19146
- APPLICANT: ALTERRA PROPERTY GROUP, LLC 414 S. 16TH STREET, SUITE 100 PHILADELPHIA, PA 19146
- SITE DATA: 4200-14 MARKET ST PHILADELPHIA, PA 19104 OPA: 85495365 4224 MARKET ST PHILADELPHIA, PA 19104 OPA: 852084800 4234 MARKET ST PHILADELPHIA, PA 19104 OPA: 855065860 4238 MARKET ST PHILADELPHIA, PA 19104 OPA: 855966880 4238 MARKET ST PHILADELPHIA, PA 19104 OPA: 855978200 4201-15 LUDLOW ST PHILADELPHIA, PA 19104 OPA: 773741000
- PROPOSED LEGAL ADDRESS OF CONSOLIDATED LOT: 4200 MARKET ST PHILADELPHIA, PA 19104
- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
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- 42RD STREET: CITY NEIGHBORHOOD STREET FURNISHING ZONE: REQUIRED = 4' PROPOSED = 4' WALKING ZONE: REQUIRED = 8' PROPOSED = 9.1' TOTAL SIDEWALK: REQUIRED = 3' 12' PROPOSED = 13.1'
- LUDLOW STREET: LOCAL (CATCH ALL) FURNISHING ZONE: REQUIRED = 3.5' PROPOSED = 3.5' WALKING ZONE: REQUIRED = 8' PROPOSED = 6.6' TOTAL SIDEWALK: REQUIRED = 8' 10' PROPOSED = 10.1'
- EXISTING EASTWEST ALLEY TO BE EXTINGUISHED.
- APPLICATION FOR ALL LOTS TO BE REVIEWED AS UNITY OF USE.



REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	06/03/2022	FOR PADEP, PAR SUBMISSIONS	KAS
2	07/11/2022	PER PWD COMMENTS	KRS
3	07/22/2022	PER PWD COMMENTS	NOL
4	08/08/2022	PER COR COMMENTS	GLD
			NOL

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ISSUED FOR CONSTRUCTION

PROJECT No.: PAC220012.00
DRAWN BY: CSM
CHECKED BY: NOL
DATE: 05/13/2022
CAD I.D.: PAC220012.00-DVP-3A

4200 MARKET ST

FOR

ALTERRA PROPERTY GROUP, LLC

PROPOSED MIXED-USE RESIDENTIAL REDEVELOPMENT

4200 MARKET STREET CITY AND COUNTY OF PHILADELPHIA, PA 19104

PWD TRACKING #FY22-MARK-6886-01

BOHLER

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-101

REVISION 4 - 08/08/2022

LEGEND

PROPOSED

- PROPERTY LINE
- R.O.W. LINE
- BUILDING
- CONCRETE CURB
- FLUSH CURB
- PERVIOUS PAVEMENT
- SIDEWALK
- RAMP
- SIGN
- DRAINAGE INLET
- MANHOLE
- CLEANOUT

LEGEND

EXISTING

- PROPERTY LINE
- R.O.W. LINE
- ADJACENT PROPERTY LINE
- BUILDING
- RETAINING WALL
- CONCRETE CURB
- FLUSH CURB
- SIGN
- AREA LIGHT
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATERGAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- OVERHEAD UTILITY WIRES

CONTRACTOR MUST PROTECT ALL STREET SIGNS WITHIN THE LIMITS OF WORK AND ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION. THE CONTRACTOR MUST REPLACE ANY DAMAGED STREET SIGNS WITH NEW SIGNS IN KIND.

CONTRACTOR TO ENSURE STREET LIGHT FOUNDATIONS MAINTAIN A 2" REVEAL AT FINAL GRADE. IF REVEAL CANNOT BE MAINTAINED, THEN THE FOUNDATION MUST BE REPLACED.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20210412214.

UTILITY COMPANY	PHONE NUMBER
COMCAST CABLEVISION	215-961-3800
PECO	610-943-5522
PHILADELPHIA CITY WATER DEPARTMENT	215-685-6300
PHILADELPHIA DEPARTMENT OF STREETS	215-686-5503
PHILADELPHIA GAS WORKS	215-978-3000
VERIZON	215-963-6000
VICINITY	857-557-7800

OWNER:
PRESSER REALTY, LP

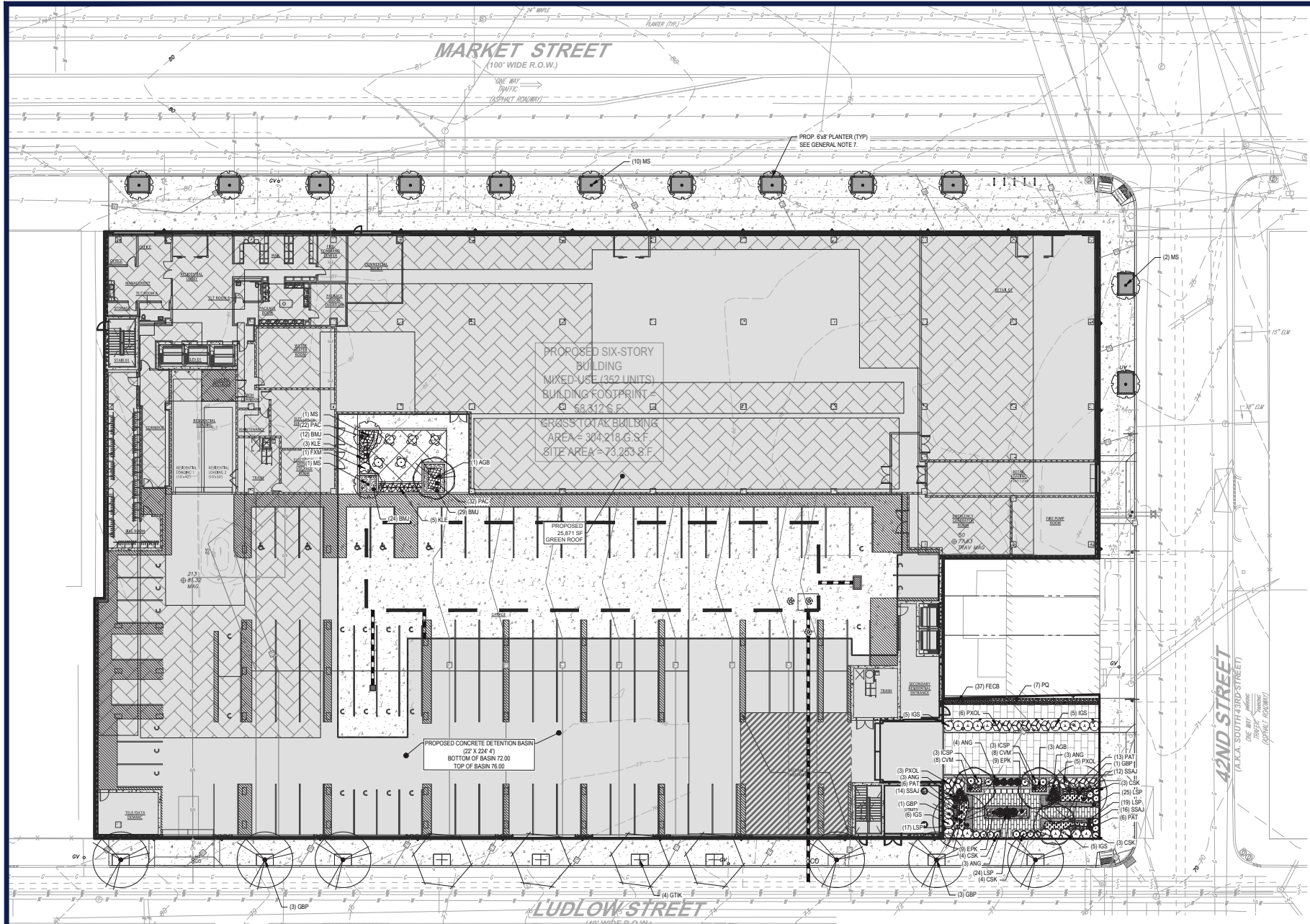
APPLICANT:
ALTERRA PROPERTY GROUP

ADDRESS:
414 S. 16TH STREET, SUITE 100
PHILADELPHIA, PA 19146



08.09.2022

**4200 MARKET ST
PROPOSED SITE PLAN**



LANDSCAPE SPECIFICATIONS:

- 1. SOILS:** ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- 2. MATERIALS:** ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- 3. TOPSOIL:** TOPSOIL SHALL BE ORDERED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION SHALL BE REMOVED AND REPLACED WITH TOPSOIL TO MATCH THE ORIGINAL TOP SURFACE.
- 4. LAMN AREAS:** LAMN AREAS SHALL BE SEEDED OR SOWN IN ACCORDANCE WITH THE FURNISHED SEEDING METHODS NOTED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES FOR SOIL BED PREPARATIONS. SEEDS SHALL BE FRESE, CLEAN, NEW CRIMP SEEDS.
- 5. MULCH:** ALL PLANTING BEDS SHALL BE MULCHED WITH A 7" THICK LAYER OF DOUBLE-SHROUDED HARDWOOD BARK MULCH UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- 6. FERTILIZERS:** ALL FERTILIZERS SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL CONTRACT DOCUMENTS. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY.
- 7. PLANT MATERIALS:** ALL PLANT MATERIALS SHALL BE GUARANTEED TO BE FULLY VIGOROUS AND HEALTHY AT THE TIME OF PLANTING. PLANT MATERIALS SHALL BE GUARANTEED TO BE FULLY VIGOROUS AND HEALTHY AT THE TIME OF PLANTING.
- 8. PLANTING:** PLANTING OPERATIONS SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON. PLANTS SHALL BE INSTALLED IN THE SPRING OR EARLY FALL. PLANTS SHALL BE INSTALLED IN THE SPRING OR EARLY FALL.
- 9. IRRIGATION:** IRRIGATION SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE END OF THE PLANTING SEASON. IRRIGATION SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE END OF THE PLANTING SEASON.
- 10. WEEDING:** WEEDING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON. WEEDING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON.

PROPOSED SIX-STORY BUILDING (MIXED-USE) BUILDING FOOTPRINT - 58,812 SF GROSS (1.1X AK BILLING) AREA - 304,219 SF 812X AREA - 73,263 SF

PROPOSED CONCRETE DETENTION BASIN (22' X 22' 4") BOTTOM OF BASIN 72.00 TOP OF BASIN 76.00

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GBP	8	GINOGYLOBA PRINCENTON SENTRY	PRINCENTON SENTRY MAIDENHAIR TREE	2.5' CAL	8BB
GTK	4	GLEDITSIA TRACANTHOS NERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5' CAL	8BB

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AGB	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5' CAL	8BB
MS	14	MANGDIA STRELLATA	STAR MAGNOLIA	4.5'	8BB

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CSK	14	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15-18"	CONTAINER
FXM	1	FOTHERGILLA X 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24-30"	8BB
KCP	8	LEX ORIENTALIS 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	24-30"	CONTAINER
ISC	21	ILEX CLABRA 'SHAMROCK'	SHAMROCK HOLEY	24-30"	CONTAINER
ICP	8	KALMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	24-30"	8BB
PIXL	14	PRUNUS LAUROCESTRAS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER

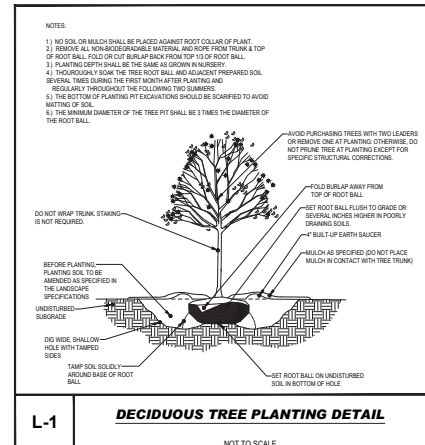
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ANG	13	ANDROPOGON GERARDI	BIG BLUESTEM	1 GAL	CONTAINER
FECB	37	FESTUCA CNEREA 'ELIANTHUS BLUE'	ELIANTHUS BLUE FESCUE	1 GAL	CONTAINER

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
BMJ	65	BRUNNERA MACROPHYLLA 'JACK FROST'	JACK FROST GERANIUM BUGLOSS	1 GAL	CONTAINER	15" o.c.
CVM	15	COREOPSIS VERTICILLATA 'MONHEAM'	THREADEAF COREOPSIS	1 GAL	CONTAINER	15" o.c.
EPK	18	EOCHINACEA PURPUREA 'MIM KNEE HIGH'	MIM KNEE HIGH PURPLE CONEFLOWER	1 GAL	CONTAINER	12" o.c.
LSP	65	LIRIOPE SPICATA	CREeping LILY TURF	1 GAL	CONTAINER	15" o.c.
PAC	54	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	1 GAL	CONTAINER	12" o.c.
PAT	25	PEROVSKIA ATRIPLOCLIOSA	RUSSIAN SAGE	1 GAL	CONTAINER	18" o.c.
SSAJ	42	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL	CONTAINER	18" o.c.

VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
VNS	7	PARTHENOCISSUS QUINQUEFOLIA	VIRGINA CREEPER	1 GAL	CONTAINER	36" o.c.

GENERAL NOTES:

- 1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- 2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAMN IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS E.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- 3. SHRUBS PLANTED ALONG HEAD IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVER-HANG.
- 4. IF IRRIGATION IS PROVIDED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER, THE IRRIGATION DESIGN SHALL ACCOMMODATE LAMN AND BED AREAS EACH UNDER SEPARATE ZONES TO MANAGE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- 5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STOREFRONT BMP FEATURES MUST BE NATIVE SPECIES.
- 6. WITHOUT EXCEPTION, WEED BARRIERS SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE BARRIERS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- 7. CONTRACTOR TO ENSURE PLANTERS ARE PROPERLY SECURED TO PREVENT TREE BLOW-OVER.



COMPLIANCE CHART

SECTION	STREET TREE REQUIREMENT	REQUIREMENT	COMPLIANCE
14-102202(2) 21.4	STREET TREE REQUIREMENTS	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 15 LF. THESE MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS AS LONG AS THE SPACING IS PROVIDED BETWEEN TRUNKS.	COMPLIES
14-40330(1) 9	PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 1 FEET OR AT LEAST EQUAL TO THE REQUIRED DETRACK, WHICHEVER IS GREATER.	NO OPEN AIR PARKING NOTHING REQUIRED.	NOT APPLICABLE
14-40330(1) 10	PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 1 FEET OR AT LEAST EQUAL TO THE REQUIRED DETRACK, WHICHEVER IS GREATER.	NO OPEN AIR PARKING NOTHING REQUIRED.	NOT APPLICABLE
14-40330(1) 11	IF A MINIMUM OF TEN PERCENT (10%) OF THE INTERIOR SURFACE PARKING LOT IN ALL DISTRICTS AND OFF-STREET LOADING AREAS IN ALL DISTRICTS EXCEPT 1.1 AND 1.4 CALCULATED AS THE TOTAL OF AREA IN ALL SURFACE PARKING SPACES AND SURFACE DRIVE AISLES SHALL BE PLANTED WITH LANDSCAPE.	OPEN AIR PARKING AREA = 14,251.5 SF REQUIRED (10% = 1,425.15 SF PROVIDED) 1.18% OF LANDSCAPE AREA PLUS 25.17' X 5' OF VEGETATED ROOF AREA.	COMPLIES
14-40330(1) 12	LANDSCAPE AREA REQUIRED = 1,402 SF REQUIRED (1.0% = 1,402 SF PROVIDED) 3.0% OF 47,350 SF PROVIDED.	LANDSCAPE AREA REQUIRED = 1,402 SF REQUIRED (1.0% = 1,402 SF PROVIDED) 3.0% OF 47,350 SF PROVIDED.	COMPLIES

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	04/07/2022	REVISED PER L&I COMMENTS	NCL
2	04/13/2022	REVISED PER STREETS COMMENTS	GLD
3	04/19/2022	REVISED PER L&I COMMENTS	NCL
4	08/09/2022	REVISED PER CDR COMMENTS	MPD

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PROJECT NO.: P220012.00
DRAWN BY: NCL
CHECKED BY: NCL
DATE: 03/11/2022
CADD I.D.: PAC220012.00-LS-C3A

ZONING PLANS

FOR
ALTERRA PROPERTY GROUP, LLC

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT
4200 MARKET STREET
CITY AND COUNTY OF PHILADELPHIA PA 19104

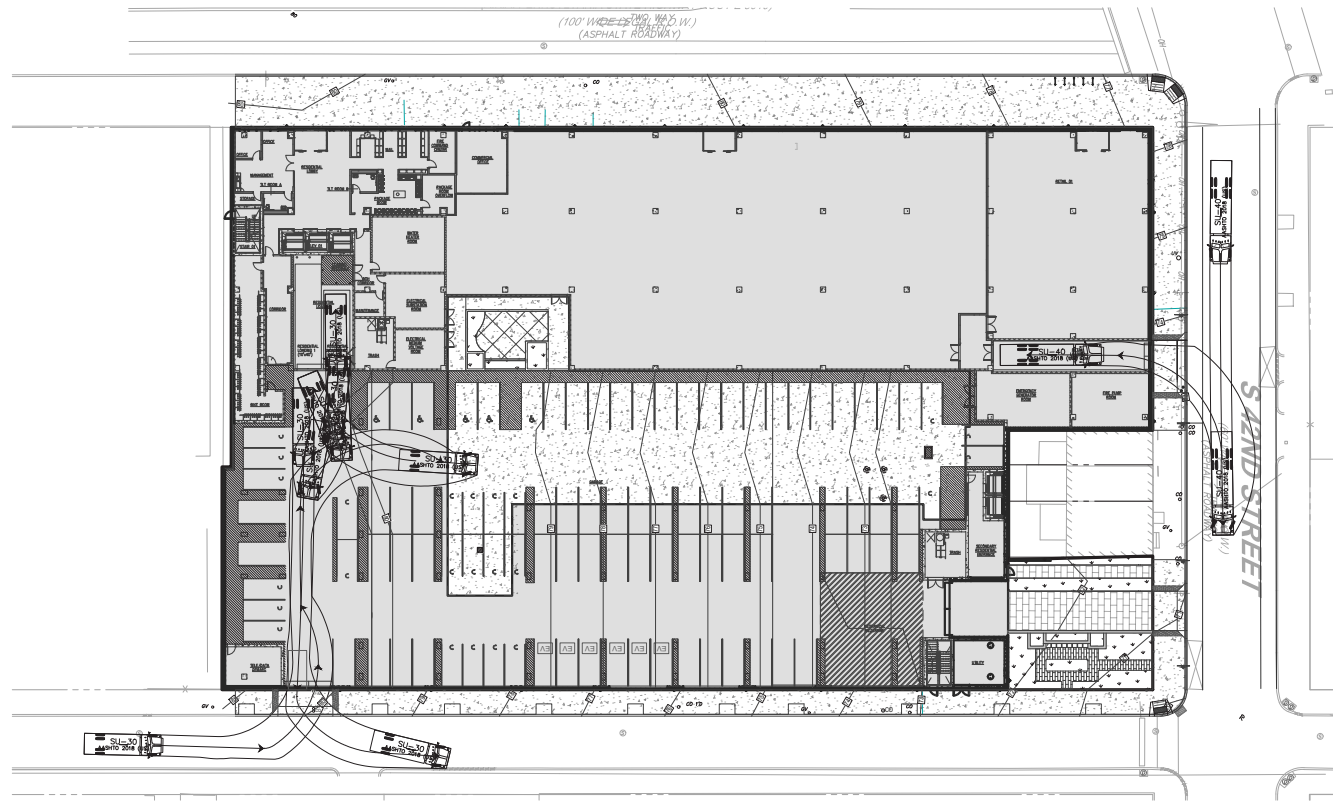
BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. LA002729

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-701

REVISION 4 - 08/09/2022



SU-30 AND SU-40 TRUCK CIRCULATION

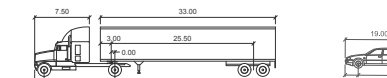


LOCATION MAP

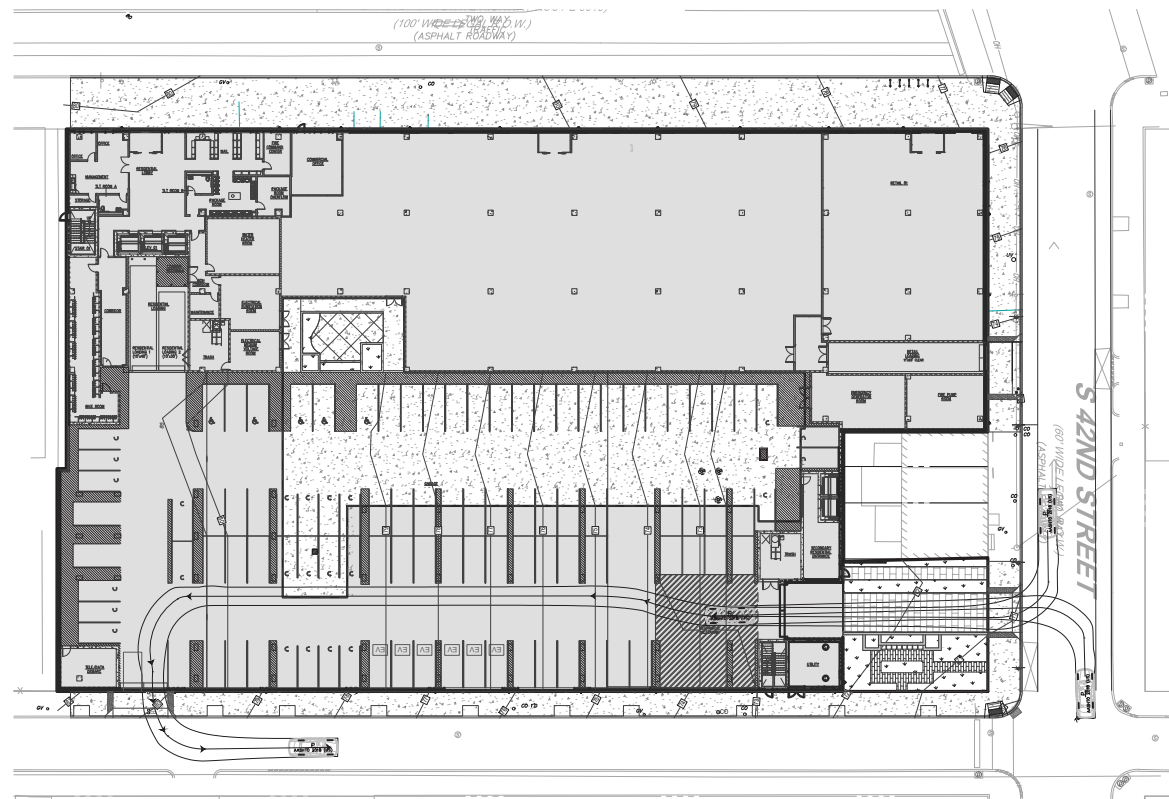
SCALE: 1"=100'



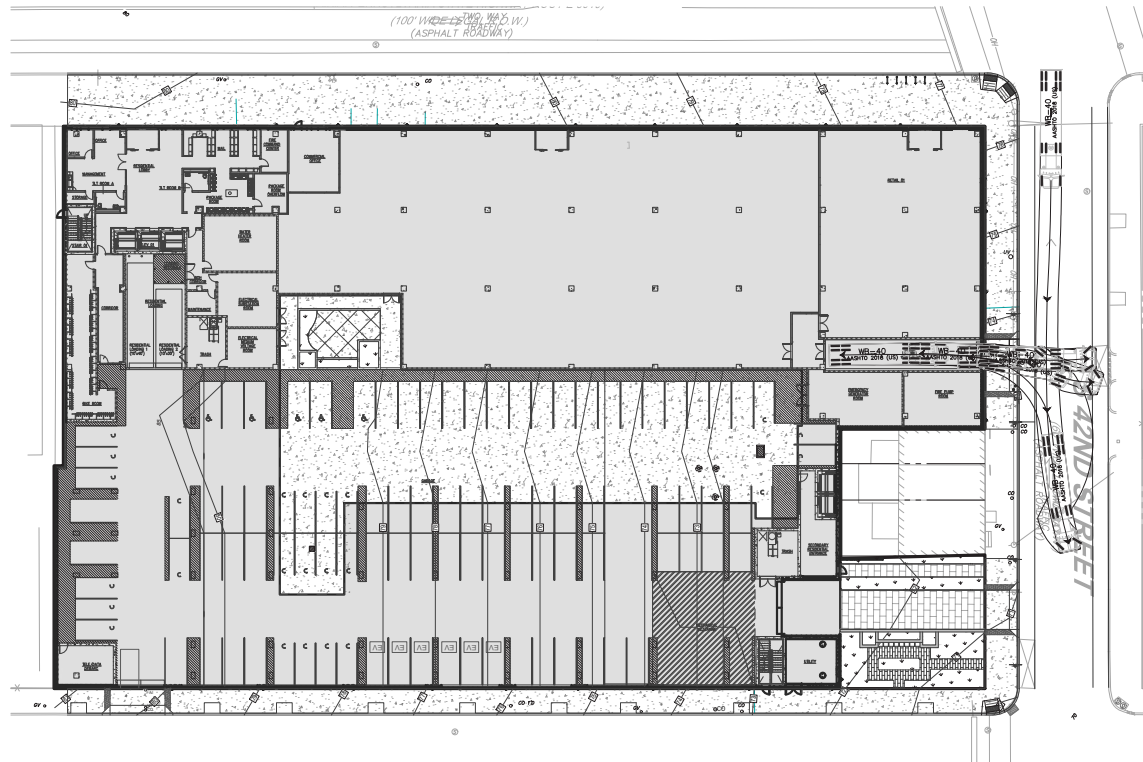
Truck Type	Width (feet)	Track (feet)	Lock to Lock Time (feet)	Steering Angle (degrees)
SU-30	4.00	8.00	6.0	31.4
SU-40	4.00	8.00	6.0	31.4



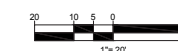
Truck Type	Tractor Width (feet)	Tractor Track (feet)	Tractor Lock to Lock Time (feet)	Tractor Steering Angle (degrees)	Trailer Width (feet)	Trailer Track (feet)	Trailer Lock to Lock Time (feet)	Trailer Steering Angle (degrees)
WB-40	7.50	3.00	8.00	20.3	33.00	8.00	6.0	70.0



PASSENGER CAR CIRCULATION



WB-40 TRUCK CIRCULATION



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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	06/03/2022	FOR PADEP, P&R SUBMISSIONS	KAS	KAS
2	07/11/2022	PER PWD COMMENTS	ERG	NOL
3	07/22/2022	PER PWD COMMENTS	NOL	NOL
4	08/08/2022	PER COR COMMENTS	GLD	NOL

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ISSUED FOR CONSTRUCTION

PROJECT No.: PAC220012.00
 DRAWN BY: CSM
 CHECKED BY: NOL
 DATE: 05/13/2022
 CAD I.D.: PAC220012.00-LDVP-3A

4200 MARKET ST
 FOR
ALTERRA PROPERTY GROUP, LLC
 PROPOSED MIXED-USE RESIDENTIAL REDEVELOPMENT
 4200 MARKET STREET
 CITY AND COUNTY OF PHILADELPHIA, PA 19104
 PWD TRACKING #FY22-MARK-6886-01

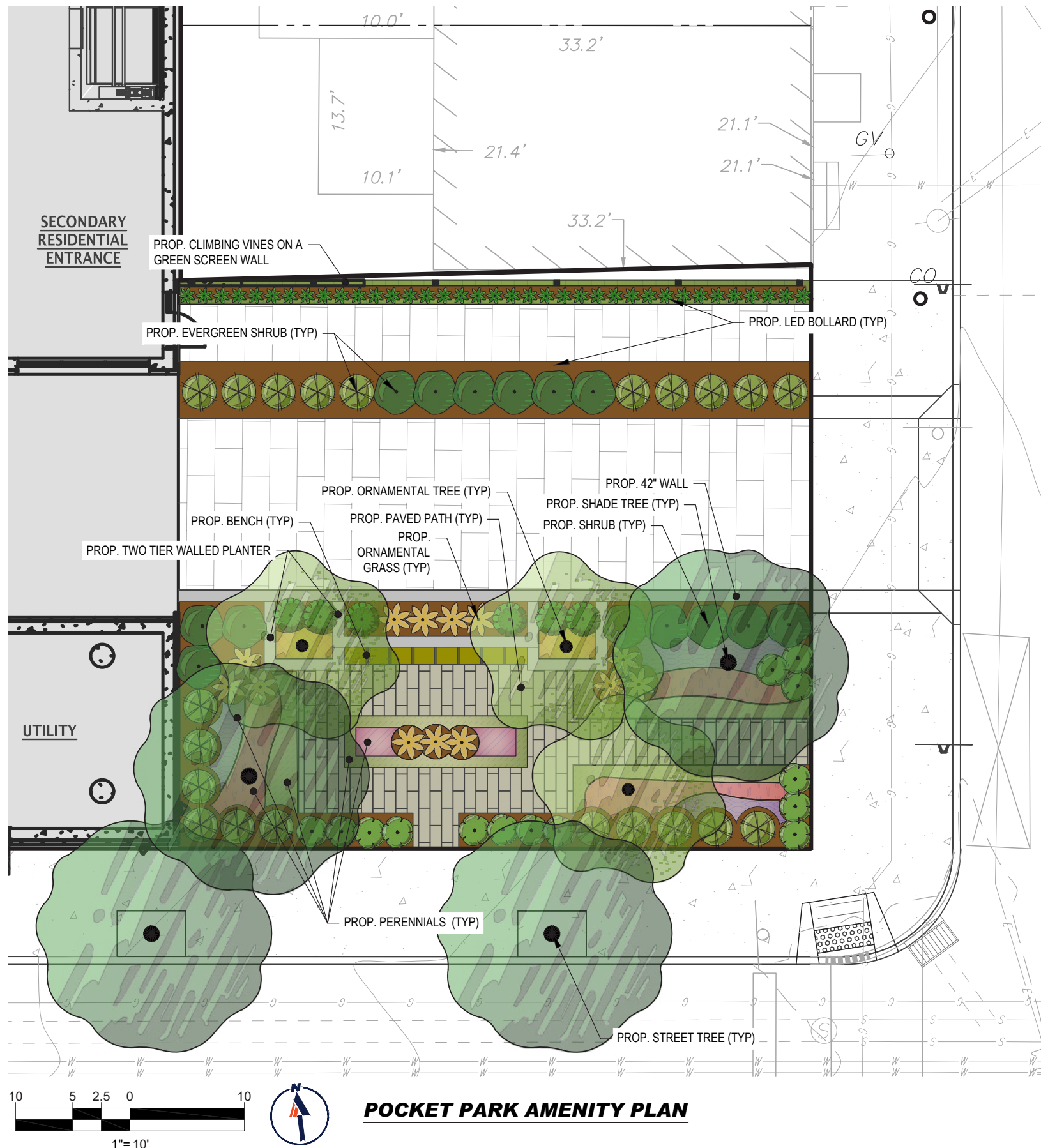
BOHLER
 1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PA 19102
 Phone: (267) 402-3400
 Fax: (267) 402-3401
 www.BohlerEngineering.com



SHEET TITLE:
VEHICLE CIRCULATION PLAN

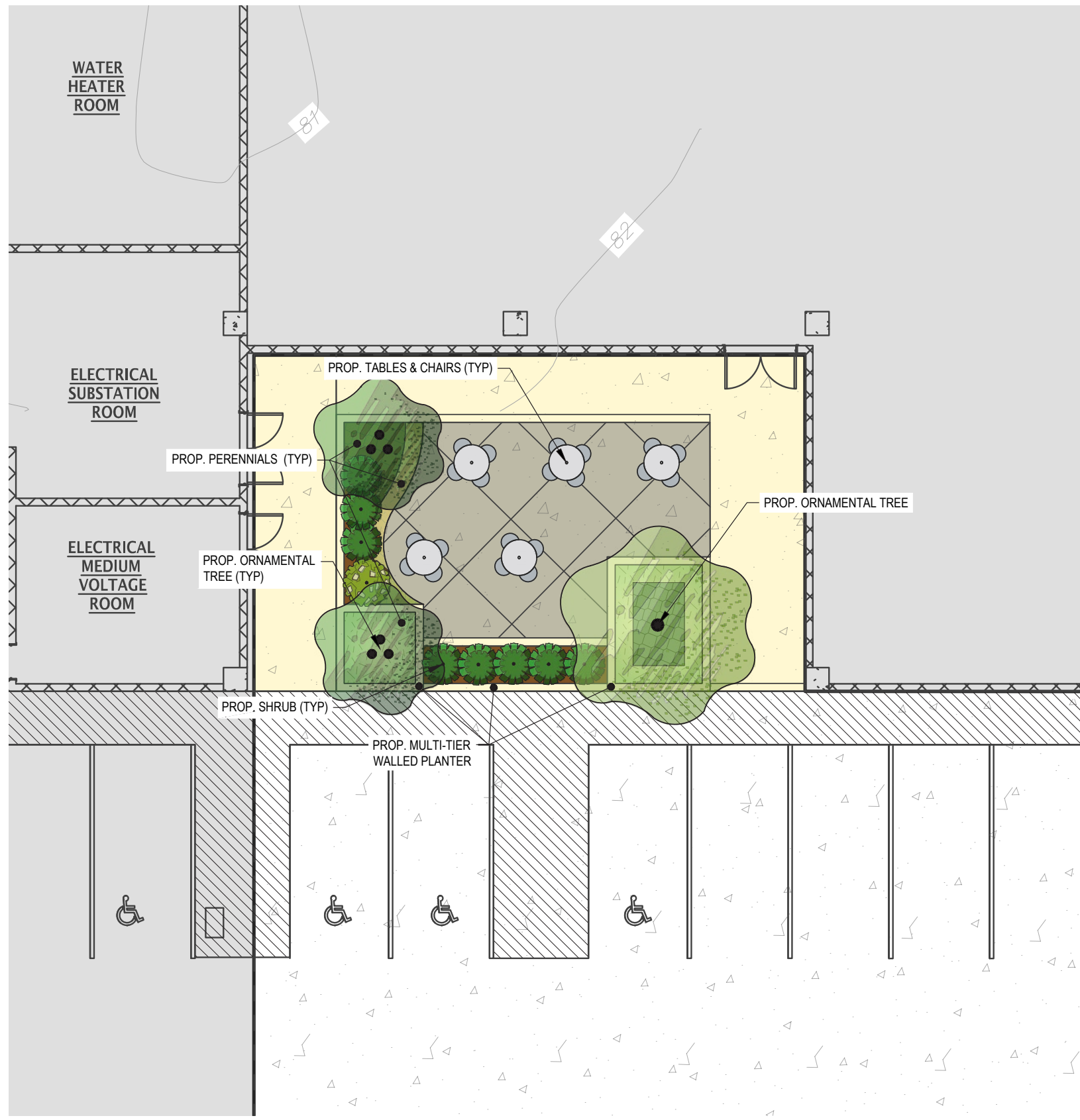
SHEET NUMBER:
C-801

REVISION 4 - 08/08/2022

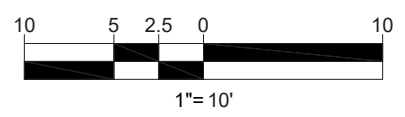


POCKET PARK PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
GBP	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5" CAL.	B&B	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AGB	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2-2 1/2" CAL.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CSK	14	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	15-18"	CONTAINER	
ICSP	6	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	24-30"	CONTAINER	
IGS	21	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"	CONTAINER	
PXOL	14	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ANG	13	ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	CONTAINER	
FECB	37	FESTUCA CINEREA 'ELIJAH'S BLUE'	ELIJAH'S BLUE FESCUE	1 GAL.	CONTAINER	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CVM	16	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS	1 GAL.	CONTAINER	15" o.c.
EPK	18	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	1 GAL.	CONTAINER	12" o.c.
LSP	85	LIRIOPE SPICATA	CREeping LILY TURF	1 GAL.	CONTAINER	15" o.c.
PAT	25	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	CONTAINER	18" o.c.
SSAJ	42	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.	CONTAINER	18" o.c.
VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
PQ	7	PARTHENOISSUS QUINQUEFOLIA	VIRGINA CREEPER	1 GAL.	CONTAINER	36" o.c.



INTERIOR GARDEN AMENITY PLAN



INTERIOR GARDEN PLANT SCHEDULE						
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AGB	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2-2 1/2" CAL.	B&B	
MS	2	MAGNOLIA STELLATA	STAR MAGNOLIA	4-5'	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
FXM	1	FOTHERGILLA X 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24-30"	B&B	
KLE	8	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	24-30"	B&B	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
BMJ	65	BRUNNERA MACROPHYLLA 'JACK FROST'	JACK FROST SIBERIAN BUGLOSS	1 GAL.	CONTAINER	15" o.c.
PAC	54	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.	CONTAINER	12" o.c.

Trees

(Suggestion Only)



Princeton Sentry Maidenhair Tree



Skyline Thornless Honey Locust



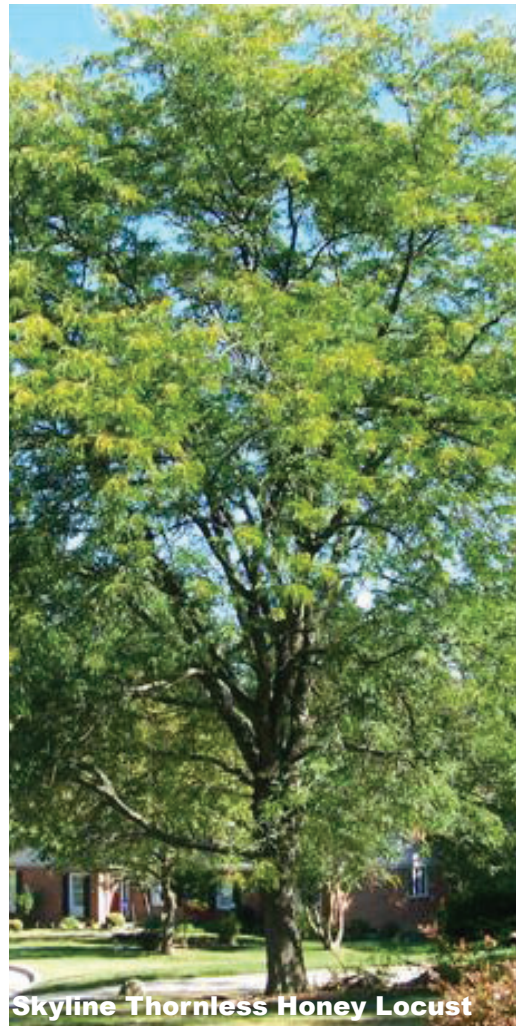
Autumn Brilliance Serviceberry



Star Magnolia



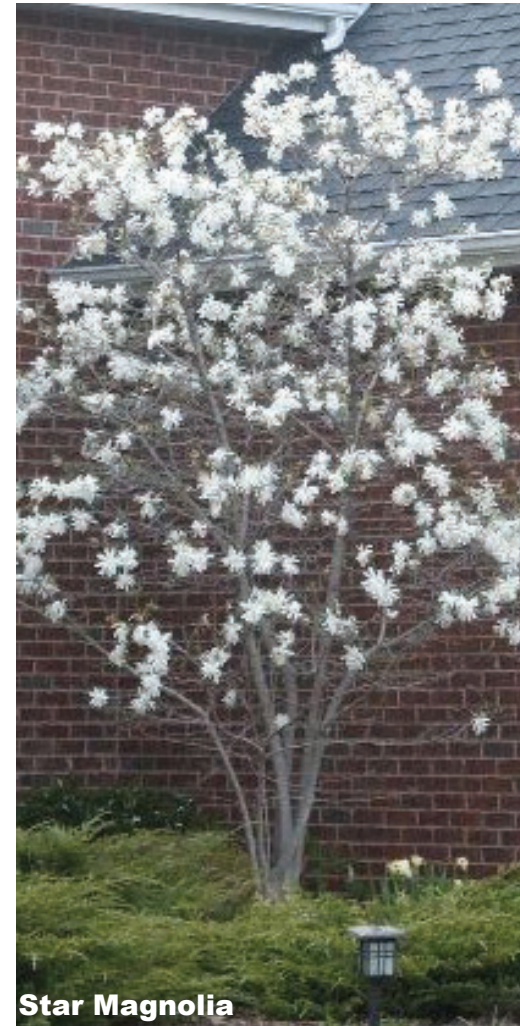
Princeton Sentry Maidenhair Tree



Skyline Thornless Honey Locust



Autumn Brilliance Serviceberry



Star Magnolia

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

ALTERRA PROPERTY GROUP, LLC

4200 MARKET STREET, CITY & COUNTY OF PHILADELPHIA, PA 19104

PAC220012.00

BOHLER™

Shrubs, Grasses, Perennials and Vines

(Suggestion Only)



Shamrock Inkberry



Kelsey Dogwood



Sky Pencil Japanese Holly



Otto Luyken Cherry Laurel



Dwarf Mountain Laurel



Threadleaf Coreopsis



Creeping Lily Turf



Russian Sage



Autumn Joy Stonecrop



Mount Airy Fothergilla



Kim's Knee High Purple Coneflower



Big Bluestem



Elijah's Blue Fescue



Christmas Fern



Jack Frost Siberian Bugloss



Virginia Creeper

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT
 ALTERRA PROPERTY GROUP, LLC
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PAC220012.00





Flindt LED Bollard by Louis Poulsen



Landscape Forms Wall Mounted Generation 50 Bench



Landscape Forms Chipman Table with Chairs

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

ALTERRA PROPERTY GROUP, LLC
 4200 MARKET STREET, CITY & COUNTY OF PHILADELPHIA, PA 19104
PAC220012.00

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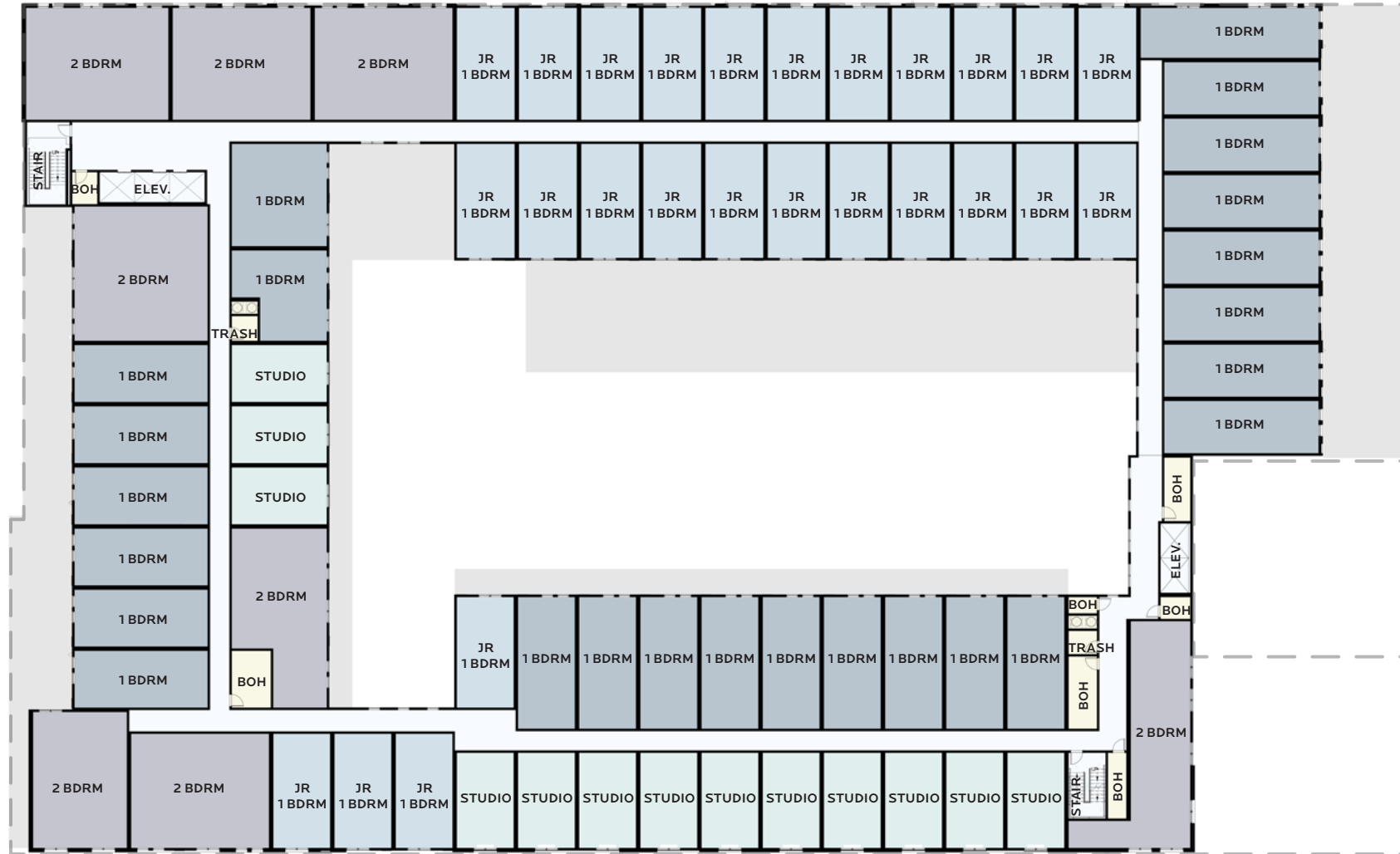
*CONCEPTUAL REFERENCE IMAGE



- RETAIL
- AMENITY
- BOH
- CIRCULATION
- STUDIO
- JR 1 BEDROOM
- 1 BEDROOM
- 2 BEDROOM



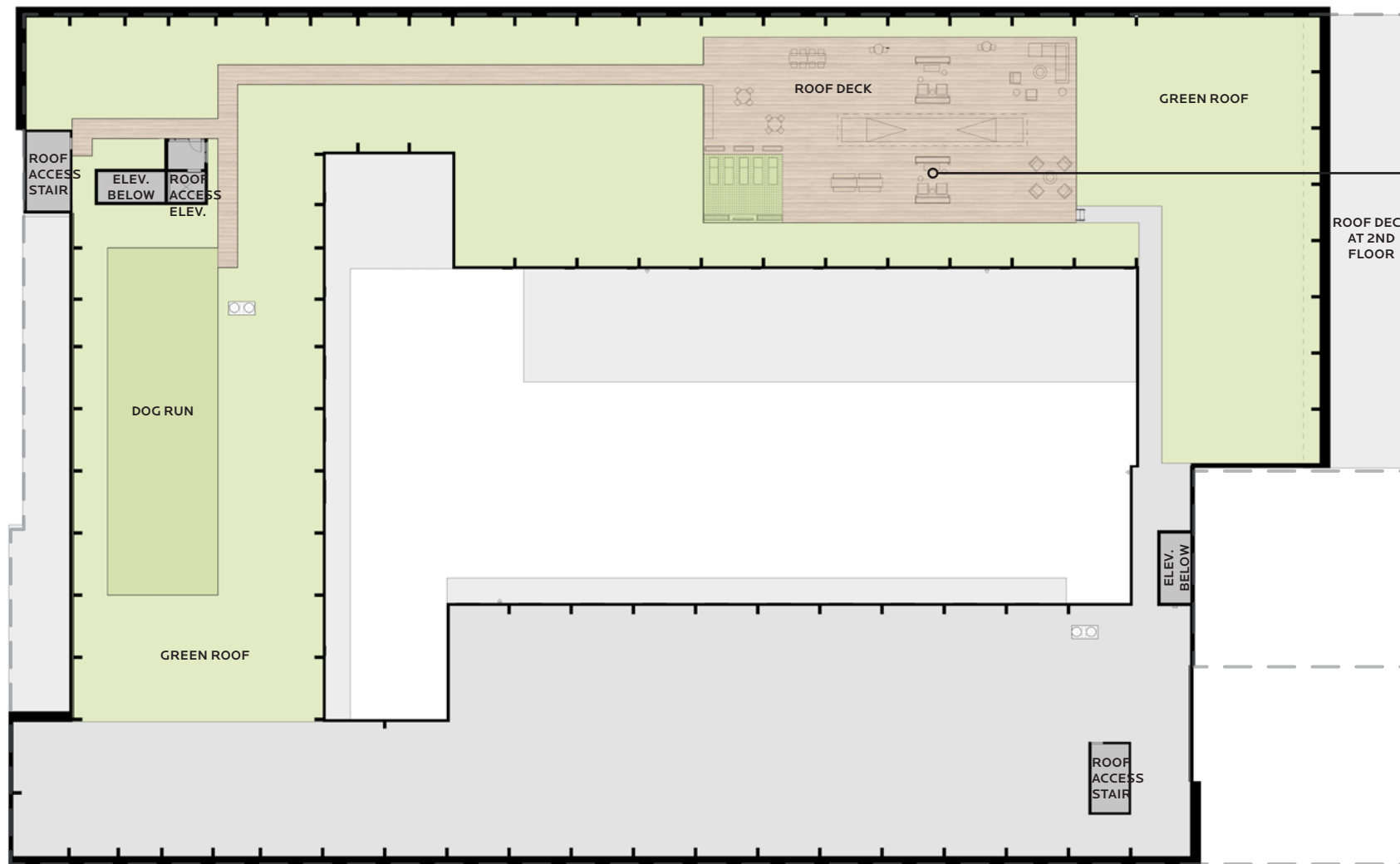
4200 MARKET ST
2ND FLOOR PLAN



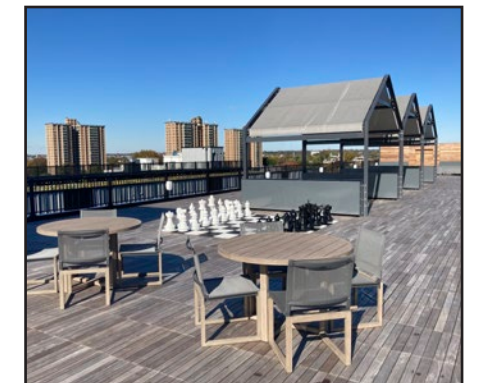
- RETAIL
- AMENITY
- BOH
- CIRCULATION
- STUDIO
- JR 1 BEDROOM
- 1 BEDROOM
- 2 BEDROOM



4200 MARKET ST
3RD (TYPICAL) FLOOR PLAN



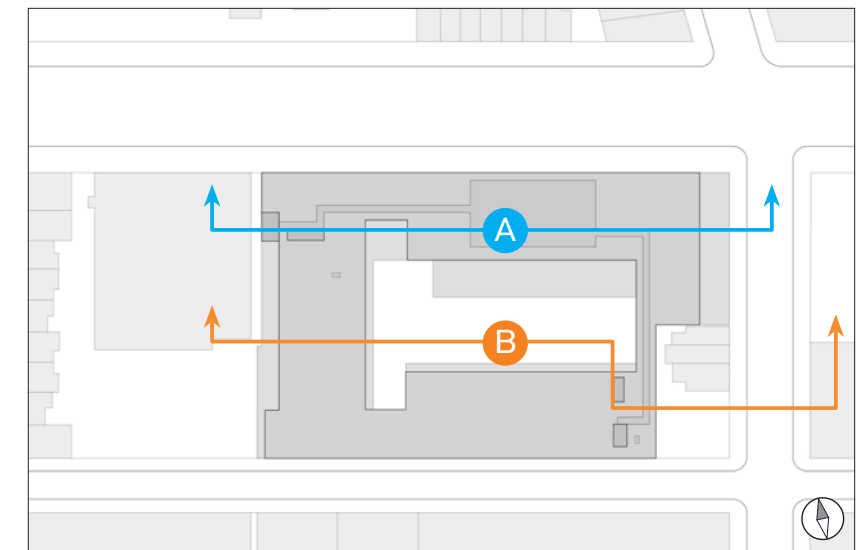
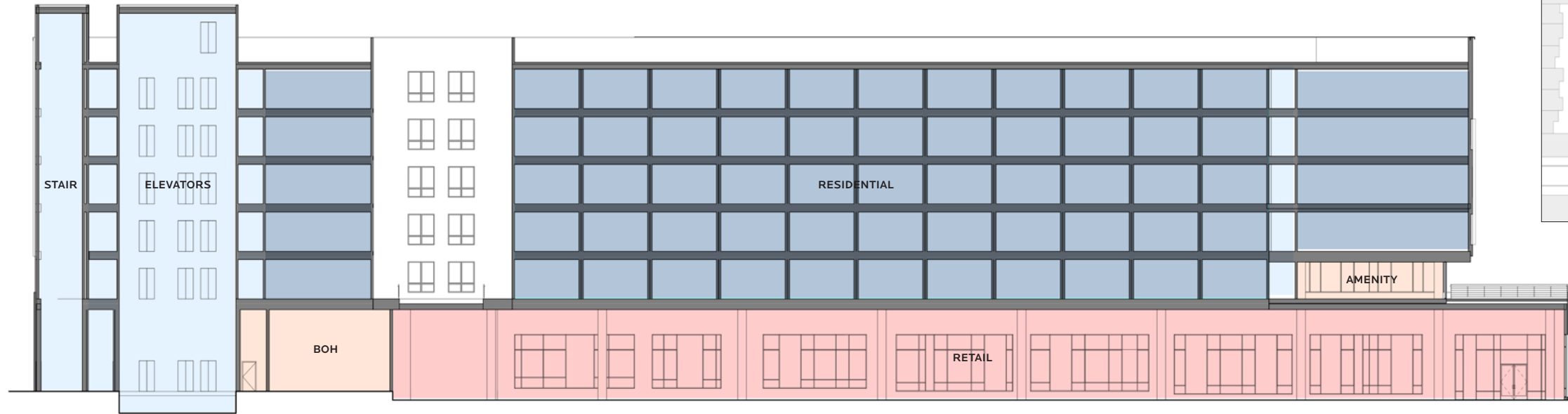
*CONCEPTUAL REFERENCE IMAGES



- RETAIL
- AMENITY
- BOH
- CIRCULATION
- STUDIO
- JR 1 BEDROOM
- 1 BEDROOM
- 2 BEDROOM



4200 MARKET ST
ROOF PLAN



A



B



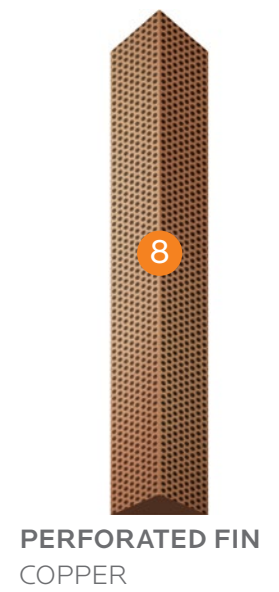
42ND ST (EAST) ELEVATION

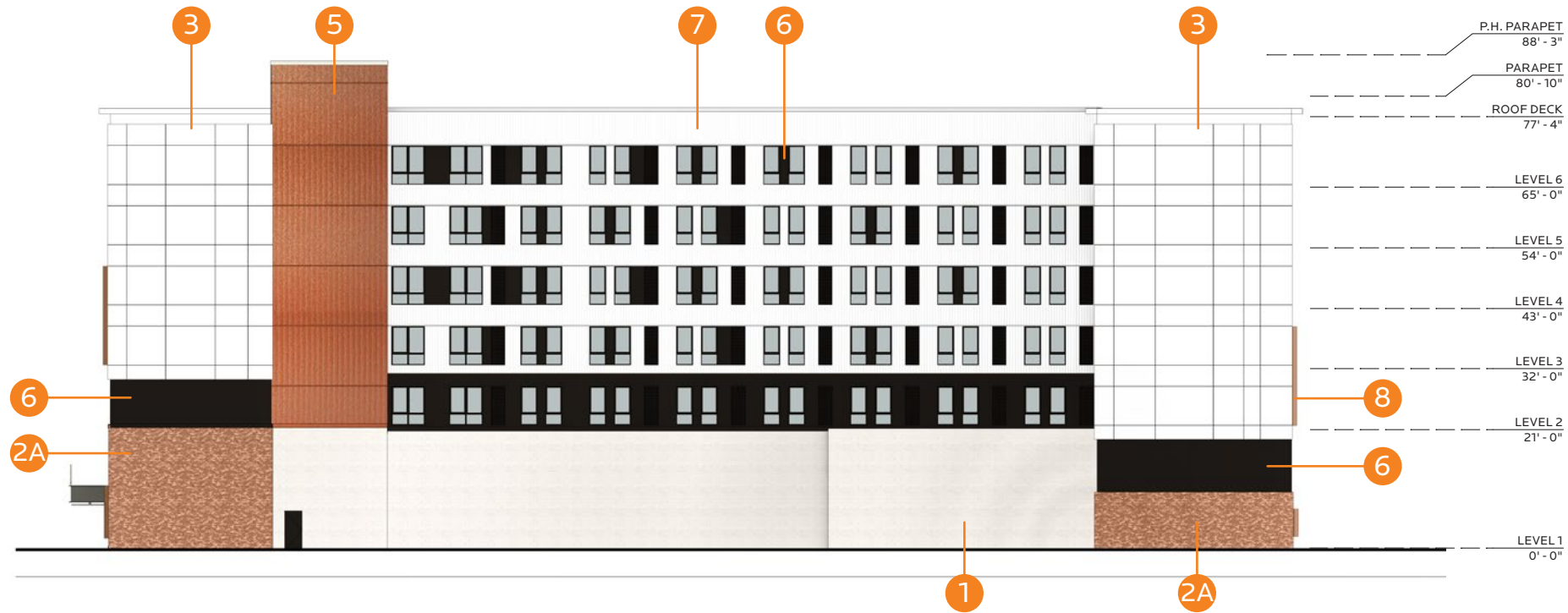
BUILDING MATERIALS

1 GROUND FACE CMU WHITE	2A BRICK RUSTIC RED	2B OPEN BRICK PATTERN* RUSTIC RED	3 FIBER CEMENT WHITE
4 METAL PANEL WHITE	5 METAL PANEL COPPER	6 METAL PANEL DARK BRONZE	7 CORRUGATED METAL PANEL WHITE



MARKET ST (NORTH) ELEVATION

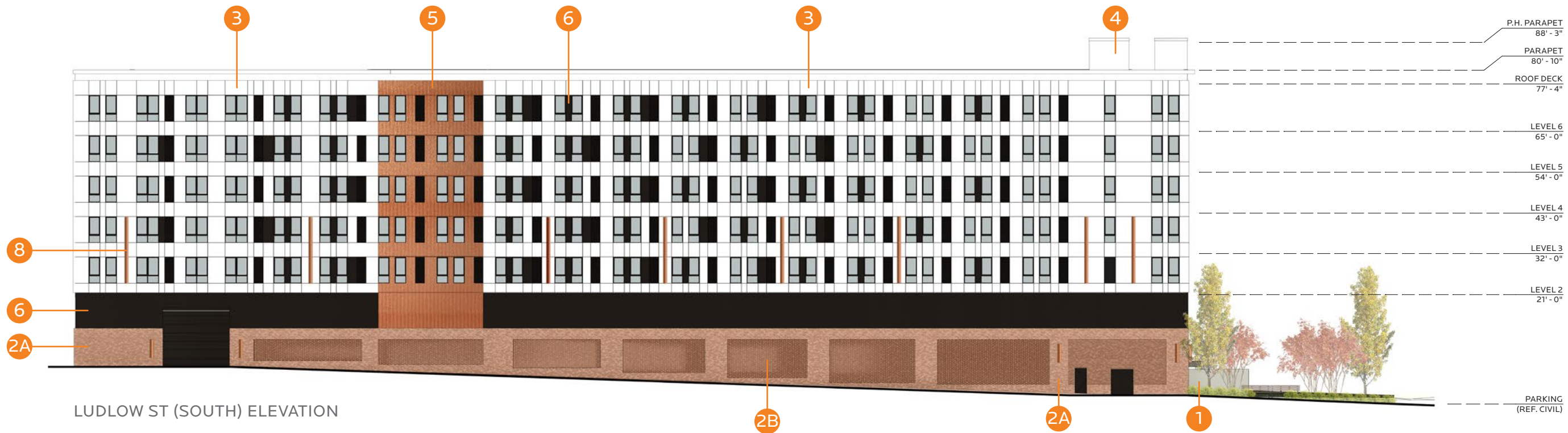




ALLEY (WEST) ELEVATION

BUILDING MATERIALS

GROUND FACE CMU WHITE	BRICK RUSTIC RED	OPEN BRICK PATTERN* RUSTIC RED	FIBER CEMENT WHITE
METAL PANEL WHITE	METAL PANEL COPPER	METAL PANEL DARK BRONZE	CORRUGATED METAL PANEL WHITE



LUDLOW ST (SOUTH) ELEVATION











Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	YES (5) BUS STOP LOCATIONS (ALL WITHIN 0.25 MILE): 41ST & MARKET (30, 40), 41ST & POWELTON (30, 40), 41ST & CHESTNUT (21, 30), LUCY SHUTTLE, 42ND & CHESTNUT (21, 30), 43RD & CHESTNUT (21); ACCESS TO MARKET- FRANKFORD LINE AT MARKET ST. & 40TH OR 46TH STREET STATIONS.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	YES ALL PARKING IS LOCATED UNDER THE BUILDING. TOTAL PARKING REQUIRED WAS REDUCED BY 10% BY ADDING BICYCLE PARKING.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	YES THERE WILL BE (6) ELECTRIC VEHICLE SPACES, WHICH REPRESENTS 5% OF ALL PARKING SPACES.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	NO THERE ARE NO RAILWAYS IMMEDIATELY ADJACENT TO THE SITE.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO BIKE SHARE NOT INCLUDED.

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	YES GREEN ROOF VEGETATION REQUIRES NO ADDITIONAL IRRIGATION.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	YES X,XXX SF GREEN ROOF ON 2ND FLOOR XX,XXX SF GREEN ROOF ON ROOF DECK LEVEL
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	YES THE PROPOSAL CONFORMS TO PWD STORMWATER REQUIREMENTS.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	YES A GREEN ROOF WILL BE PROVIDED AND PAVING WILL HAVE A HIGH REFLECTANCE.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	YES COMMISSIONING WILL BE PROVIDED PER CODE REQUIREMENTS.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	NO

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	NO
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	NO SITE NOT LOCATED WITHIN 1000 FEET OF AN INTERSTATE/HIGHWAY
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NO
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	YES: THE MAJORITY OF THE BUILDING IS PROPOSED TO BE CONSTRUCTED THROUGH OFF-SITE FABRICATION (MODULAR). THIS ALLOWS FOR LESS MATERIAL WASTE, RESPONSIBLE INVENTORY CONTROL, LESS SITE DISTURBANCE THROUGH THE COURSE OF THE PROJECT AND ADDITIONAL ENERGY EFFICIENCY.

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code See also, "The Commercial Energy Code Compliance" information sheet: <https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf> and the "What Code Do I Use" information sheet: <https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1 For Energy Star: www.Energystar.gov For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways



**KLEHR HARRISON
HARVEY BRANZBURG LLP**

Hercules W. Grigos, Esq.
Direct Dial: (215) 569-1569
Email: hgrigos@klehr.com

August 9, 2022

VIA ELECTRONIC MAIL

Civic Design Review Committee
Philadelphia City Planning Commission
One Parkway Building
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
CDR@Phila.gov

**Re: 4200 Market Street
L&I Application No. ZP-2022-002188
Revised CDR Submission**

Dear Members of the Civic Design Review Committee,

As you are aware, this firm represents the Applicant in connection with obtaining permitting approvals for the mixed-use development (the “Project”) proposed at 4200 Market Street (the “Property”). The above referenced application (the “Application”) was considered by the Civic Design Review Committee (the “Committee”) at a public meeting on August 2, 2022.

Since the initial CDR hearing, we have carefully considered the comments and recommendations made by the Committee, the Planning Commission staff, the affected Registered Community Organizations and members of the surrounding neighborhood. In response to the comments we received, significant changes have been made to the Project’s design and the application materials have been revised accordingly for the Committee’s review. The updated Application materials are included within the revised CDR application package submitted on August 9, 2022. Accordingly, we respectfully request that this Project be placed on the agenda for the September 6, 2022 CDR hearing for additional consideration.

The Applicant and its representatives look forward to the opportunity to thoroughly address all the comments and recommendations received at the upcoming public hearing. Notwithstanding, we feel it is beneficial to provide some additional information addressing these comments ahead of the hearing. Kindly find our comments below:

I. RCO Comments

The developer, Alterra Property Group (“Alterra”), has actively engaged the community in the design process for this Project. A public meeting was held by the West Powelton Saunders Park RCO



(“West Powelton”), as Coordinating RCO, on June 23, 2022. This Project was also discussed publicly, and neighbors were provided the opportunity to share comments, at the first CDR hearing held for this matter on August 2, 2022.

Alterra appreciates all the feedback and comments that have been provided by the community to date. Specifically, Alterra is sensitive to the need to mitigate potential traffic conflict between the retail loading proposed and the adjacent school along 42nd Street. Retail loading will be managed through planned delivery schedules so as to minimize impacts to peak traffic levels and the school operation. Alterra has also agreed to enter into a Community Benefits Agreement with West Powelton in connection with this Project and will continue to engage with the wider community as the development process proceeds.

II. Site Design Comments

After careful consideration of the comments provided at the first CDR hearing, several significant design changes have been made to improve the design of the Project at the corner of 42nd Street and Ludlow Street. The landscaping program of the proposed pocket park has been enhanced to include additional trees, landscaping, and buffer zones that will improve the sensory experience of visiting the park. The pocket park is intended to be an important outdoor amenity for residents of the building in addition to the 9,198 square feet of programmable outdoor space at the Level 2 terrace and the upper roof deck. All residents will have access to these outdoor spaces, including those residents with 2nd level interior units who will also have dedicated terraces. Careful consideration has also been taken to ensure the park’s design will enable it to be a public outdoor amenity to the neighborhood.

In addition to improving to the aesthetic experience at this corner, the enhanced landscaping program will serve to separate pedestrian spaces from driving spaces. The parking entrance near Ludlow Street on 42nd Street has also been reduced to a single lane one-way in to reduce conflicts with the public realm while enhancing the end user experience. Revised landscaping and site plans showing the changes proposed to the design of this corner are included within the revised Application materials submitted for your review.

III. Building Design Comments

In response to comments received from the Committee, the Application materials have been revised to improve the Project’s design along Market Street and 42nd Street. Along Market Street, the improvements include further articulation of the façade to create additional interest and better integrate the design with the existing streetscape. The changes include modifications in plane of materials, varying widths of reveals and consideration of shadow elements. The ground floor retail spaces will also feature well detailed brick and architectural lights. The storefront pattern will have variation but will continue to have large expanses of glass to highlight the retail activity. Architectural lighting and detailed canopy elements will also serve to enhance the pedestrian experience on Market Street.



The pocket park and the secondary pedestrian access along 42nd Street have also been enhanced. In addition to the landscaping and traffic design changes discussed above, a trellis-supported green wall is now proposed adjacent to the three row homes located along 42nd Street, which accentuates the pedestrian approach to the secondary lobby. Revised plans showing the proposed changes are included within the revised Application materials submitted for your review.

IV. Parking Design Comments

Alterra appreciates the Committee's comment regarding underground parking and increasing active uses along the street frontages. For this Project, the building's large footprint does not dictate the need for underground parking. This is consistent with all the other modular buildings Alterra has built throughout the City.

The proposed design maximizes active uses proposed along the primary street frontages of the building and reduces the impact of the ground level parking. Active retail space is proposed along the Market Street frontage and along 42nd Street near the corner with Market Street. The parking garage primarily fronts along Ludlow Street, which functions as a back-alley street to the Property. Further, as discussed above, the parking entrance near Ludlow Street on 42nd Street has been reduced to a single lane, one-way ingress only, to minimize conflicts with pedestrians and visitors to the public pocket park being provided along 42nd Street.

V. Sustainability Comments

Sustainable design features have been incorporated into the proposed design including a green roof, stormwater management improvements, and modular construction. Although solar panels are not part of the building's design, the building is modular with over 80% of its gross building square footage constructed within a controlled manufacturing facility with virtually no pre-consumer waste and a greatly reduced carbon footprint.

VI. PCPC Staff Comments

We received staff comments to the Application on July 25, 2022. After carefully considering the comments and recommendations made by Planning Commission staff, an initial response to those comments was provided by letter dated July 29, 2022. Alterra remains committed to the intentions conveyed within that initial response letter.

Additionally, with the benefit of additional time and the discussion at the first CDR hearing, we have since revised certain Application materials to better address staff comments. These changes include improvements to the façade articulation, enhanced landscaping plans, lighting detail, modified renderings showing details of roof deck programming and a vehicle circulation plan. Improvements to the façade articulation of the building will include further changes in material plane, additional



reveals, transitions between materials and variations in material texture. Residential and retail entrances will also be articulated by illuminated canopies, custom lighting, and taller storefronts. The 2nd floor amenity deck will consist of seating areas, outdoor exercise spaces and lounge seating all surrounded by large planters. The large planters will be visible from street level, providing further green elements in addition to the street trees. The roof top will include an outdoor kitchen, gaming areas and a variety of seating areas all flanked by green roof. In addition, all exterior amenity spaces will include architectural lighting to further engage the spaces in the evening.

As discussed above, the improvements also include an enhanced design of the proposed pocket park and vehicle circulation at the 42nd Street parking entrance. The design of the park has progressed to include trees, multiple planting beds, distinct seating areas and hardscapes walkways. The space will not be gated or fenced as it is intended for public use. Dark-Sky-compliant site lighting will also be provided with the park to create a well-lit space at night. The park materials, vehicular driveway and pedestrian walkway are all distinct and will be separated by plantings and architectural elements. The parking garage driveway has been redesigned as ingress only to remove the awkward interaction caused by vehicles leaving the garage and driving close to the park. A 42” brick site wall will provide further separation between the park and drive aisle. In addition, the pedestrian walkway will be flanked by plantings and the previously mentioned green wall.

We look forward to the opportunity to present the Project and offer additional testimony to the Committee at the hearing on September 6, 2022. Thank you for continued time and attention to this matter. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Hercules W. Grigos

Hercules W. Grigos

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