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September 2, 2025

Via E-mail

Robert Roesch, Chair Philadelphia Art Commission 1515 Arch Street, 18<sup>th</sup> Floor Philadelphia, PA 19103

Re: Revised Application for 1 Citizens Bank Way, Philadelphia, PA (the "Property") – Phillies Team Store Expansion

Dear Mr. Roesch,

On behalf of The Phillies (the "Applicant"), we submit the enclosed materials documenting the proposed 1,500 sq. ft. expansion to the stadium's existing Team Store located at the corner of S. 11<sup>th</sup> Street and Pattison Avenue (the "Revised Proposal"). The Revised Proposal is an update of a prior application, approved by the Commission in September 2024, which contemplated a larger, 7,014 sq. ft. addition to the existing store.

The Revised Proposal will be constructed in the location of an existing temporary tent located within the gates of the stadium with minimal visibility from the public right-of-way. This Revised Proposal will <u>not</u> impact the existing landscaped area or shade trees located adjacent to the current Team Store.

The design of the Revised Proposal is intended to match the existing Team Store façade, including its glazing system and masonry.

The following submission materials are attached for your review:

- Color photographs of existing conditions
- Perspective renderings
- Site plans

Robert Roesch, Chair September 2, 2025 Page 2

If you have any questions or require further information, please do not hesitate to contact us. Thank you for your attention to this matter.

Very truly yours,

Mlwora Jago
Meredith Trego

# PHILADELPHIA PHILLIES

#### Ballpark Team Store Expansion

1 Citizens bank Way | Philadelphia | PA | 19148

Philadelphia Art Commission

Submission for Final Review | 3 September 2025



**Ewing Cole** 

Architects and Engineers

Federal Reserve Bank Building 100 N. 6th Street Philadelphia, PA 19106-1590

P: 215.923.2020 F: 215.574.9163



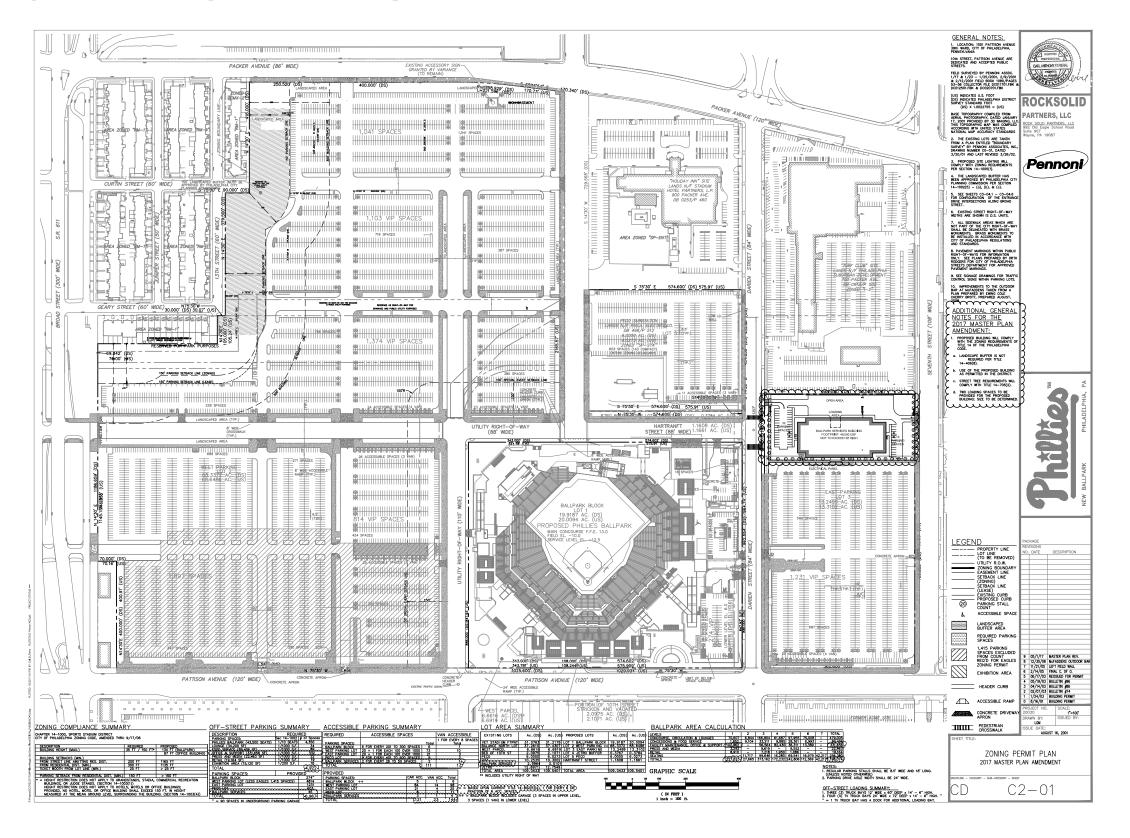
Pennoni Associates Inc

Civil Engineers

1900 Market Street Suite 300 Philadelphia, PA 19103

P: 215.222.3000 F: 215.222.3588

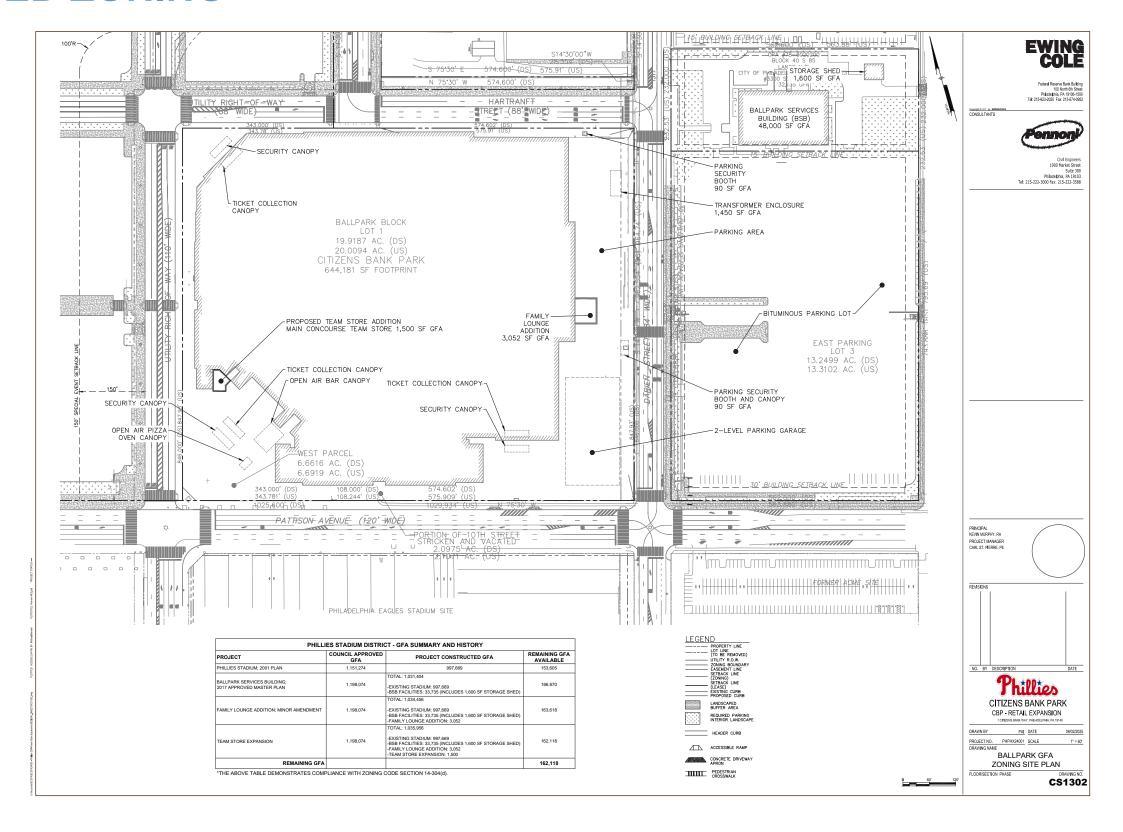
#### ORDINANCE APPROVED MASTER PLAN







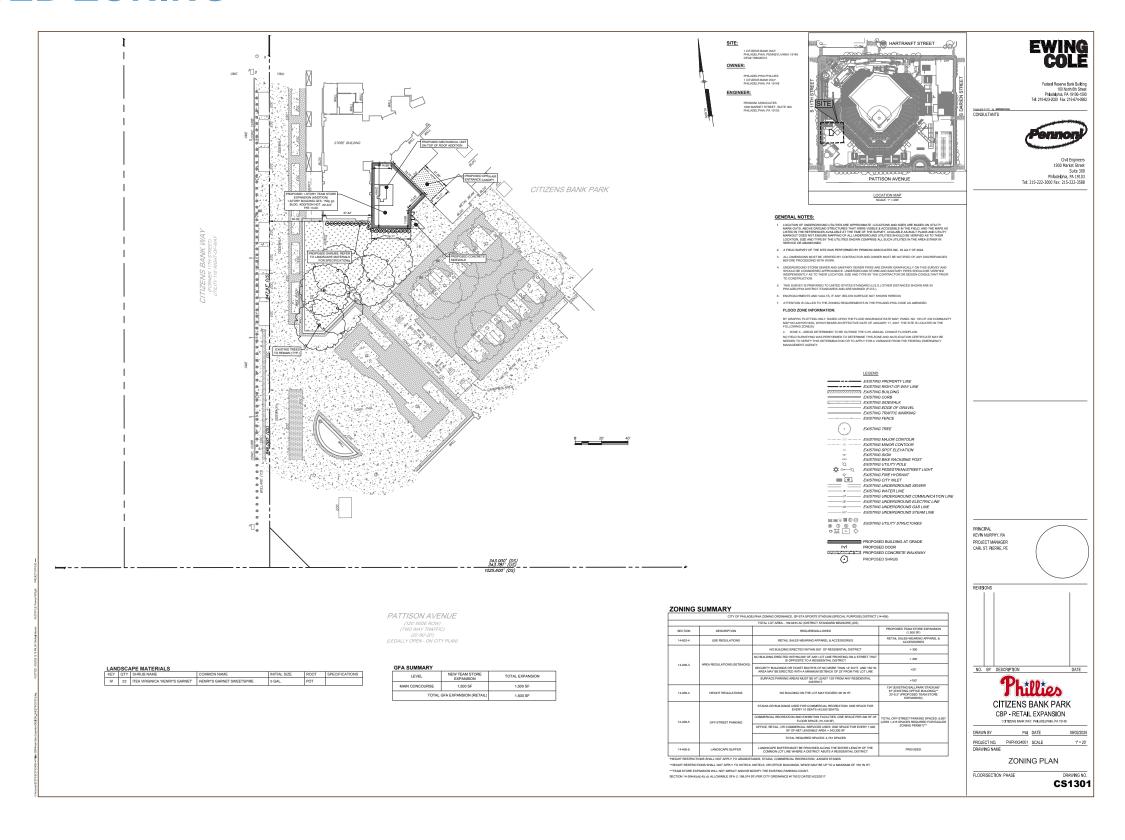
#### **PROPOSED ZONING**







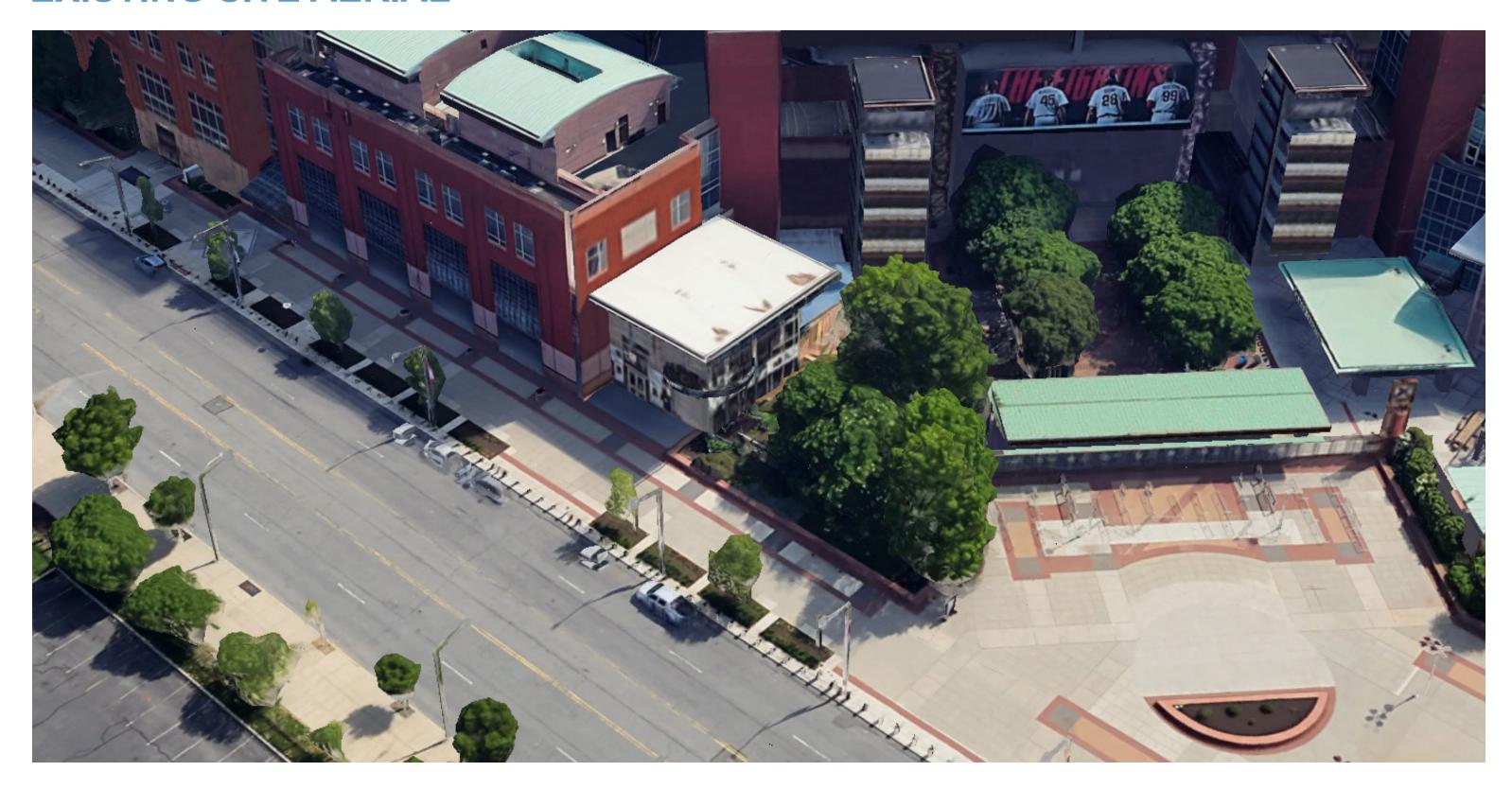
#### **PROPOSED ZONING**







# **EXISTING SITE AERIAL**





# **EXISTING CONDITIONS**



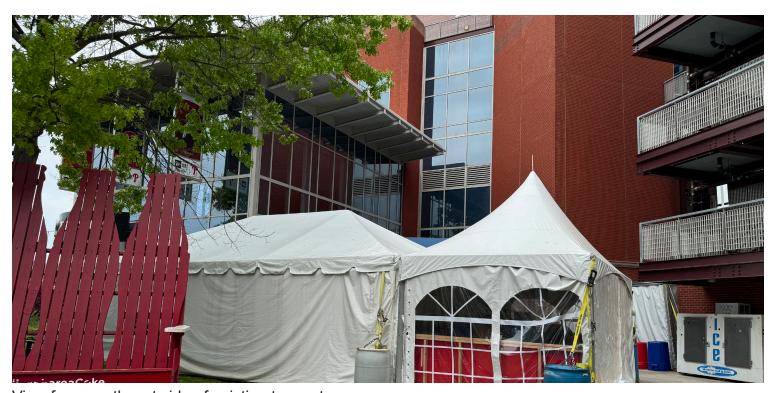
View from southwest side of existing team store



View from southeast side of existing team store



View from west side of existing team store



View from southeast side of existing team store

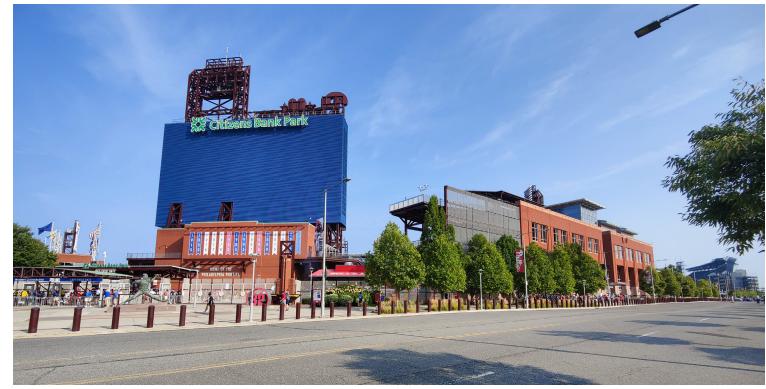




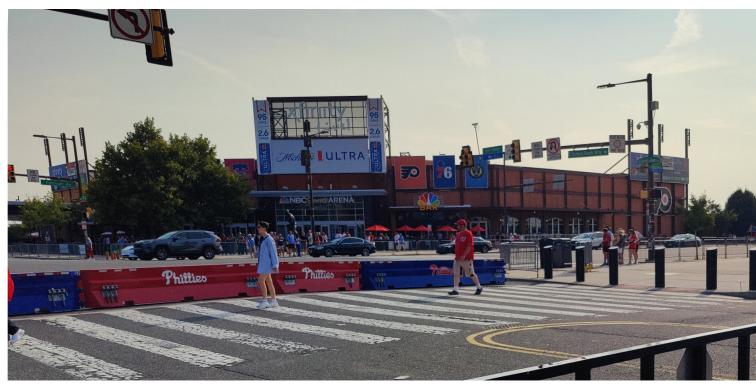
# **EXISTING CONDITIONS**



CB way and Pattison looking NE



CB way and Hartranft looking SE



CB way and Pattison looking SW

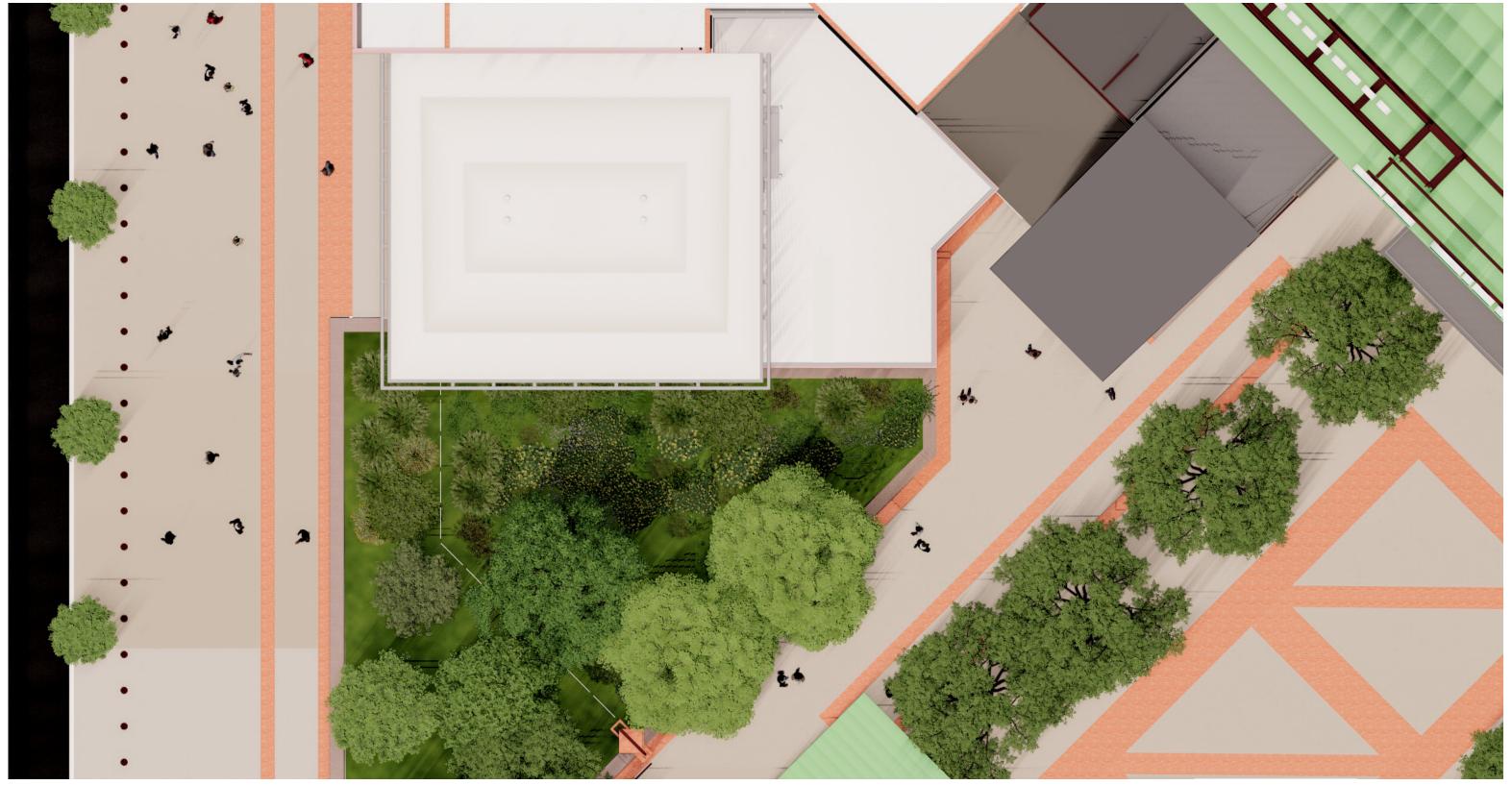


CB way and Pattison looking SE





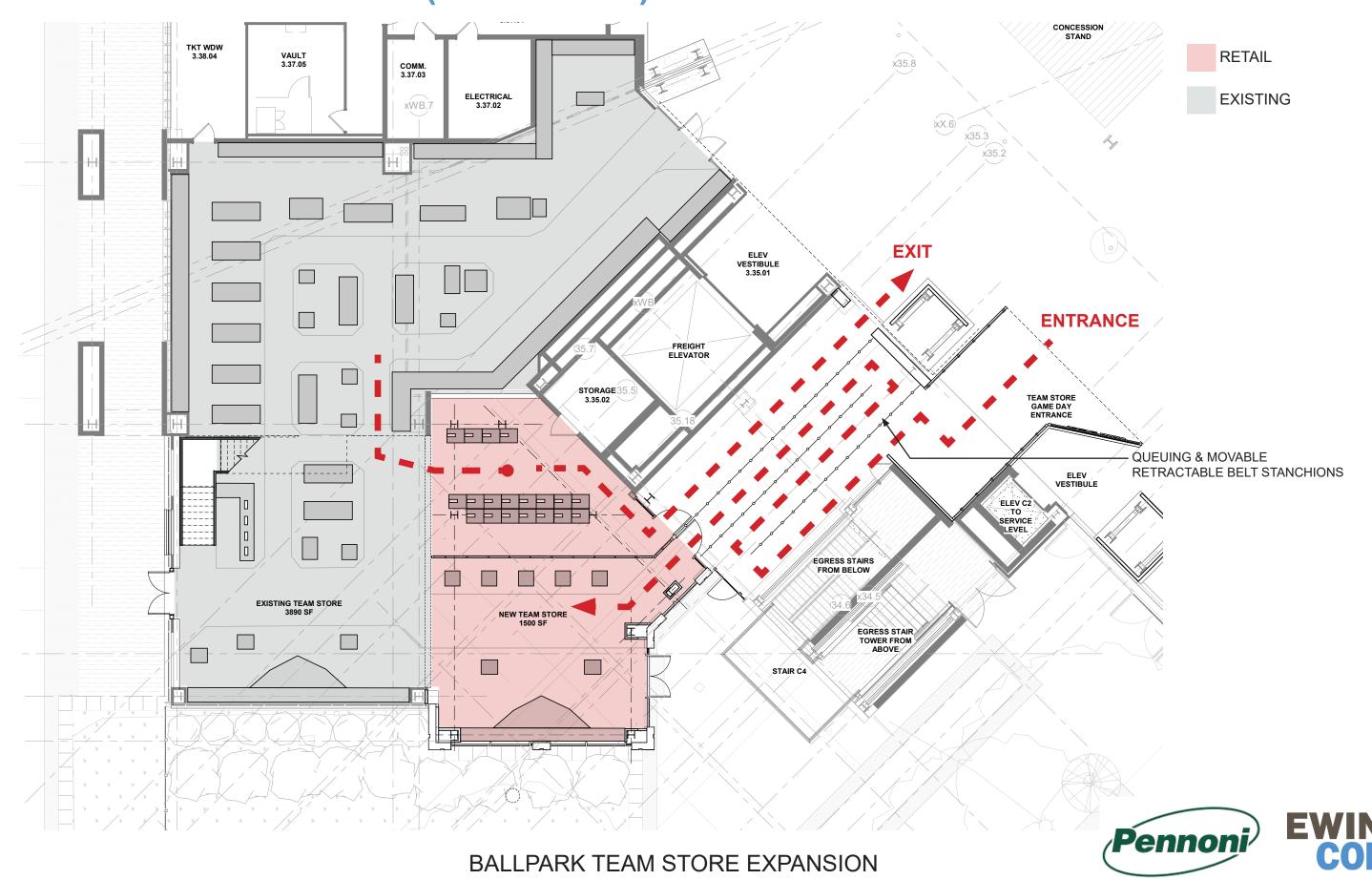
# PROPOSED SITE PLAN



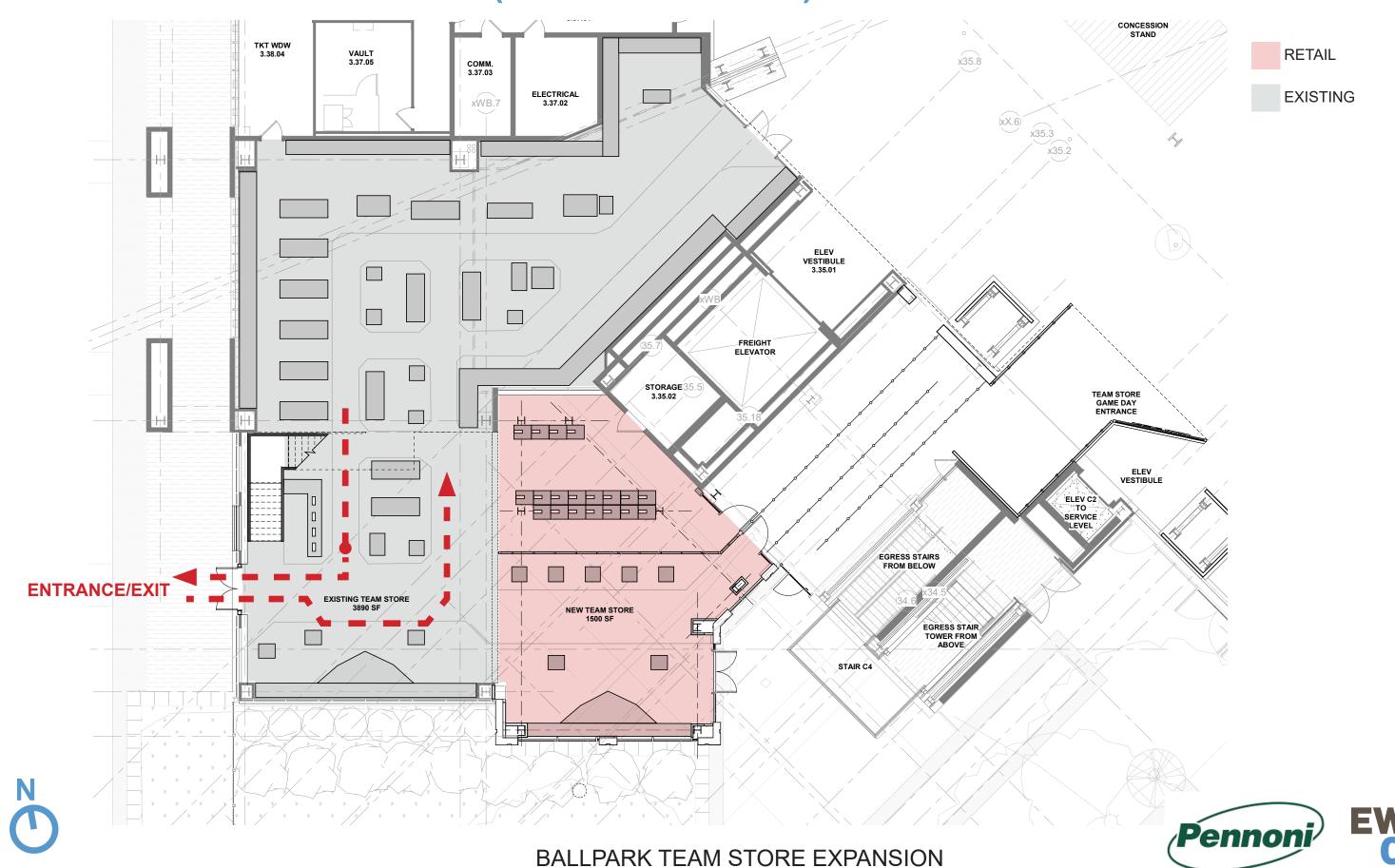




# PROPOSED FLOOR PLAN (GAME DAY)



# PROPOSED FLOOR PLAN (NON-GAME DAY)



# **ORIGINAL CONDITIONS**



2004 view of 3rd base gate from CB Way



2004 view of Team Store west elevation



### **AERIAL PERSPECTIVE**





### **AERIAL PERSPECTIVE**





#### 3RD BASE GATE ENTRANCE PERSPECTIVE





# **CITIZENS BANK WAY PERSPECTIVE - WEST FACADE**





#### SOUTH EAST FACADE PERSPECTIVE





#### **PERSPECTIVE - CB WAY & PATTISON VIEW**





# 3/4 PERSPECTIVE - THIRD BASE GATE VIEW





### **AERIAL PERSPECTIVE**





### SOUTH ELEVATION PERSPECTIVE FROM INSIDE PLAZA



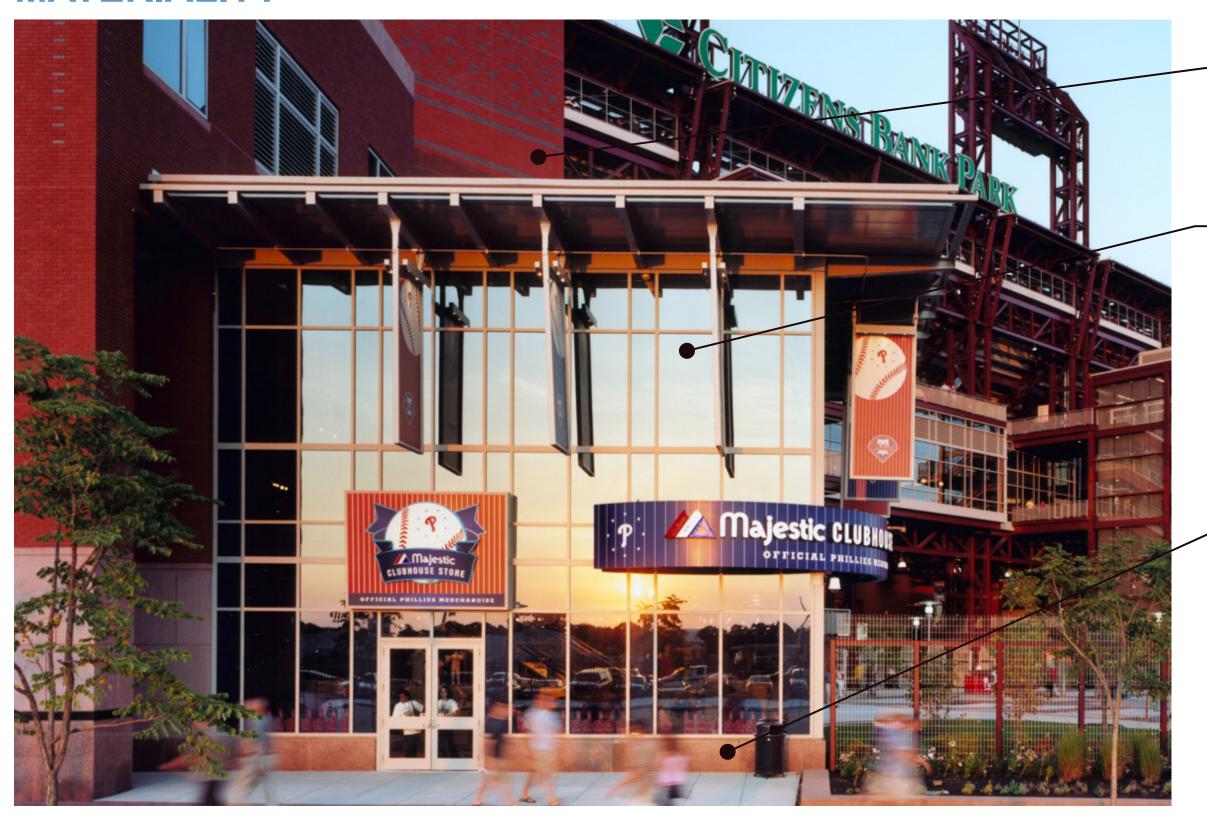


### **PLAZA PERSPECTIVE**





#### **MATERIALITY**



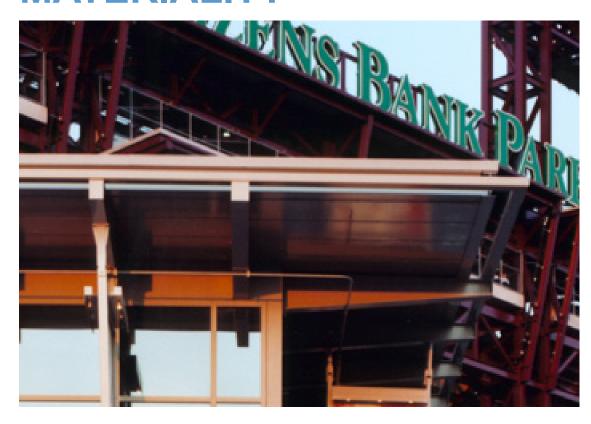
MASONRY TO MATCH EXISTING

GLAZING SYSTEM TO MATCH THE EXISTING TEAM STORE

GRANITE BASE TO MATCH EXISTING



#### **MATERIALITY**



PAINTED ALUMINUM GLAZING SYSTEM TO MATCH EXISTING



STOREFRONT DOORS AND WINDOWS TO MATCH ORIGINAL



GRANITE BASE TO MATCH EXISTING



MASONRY TO MATCH THE EXISTING CONDITION







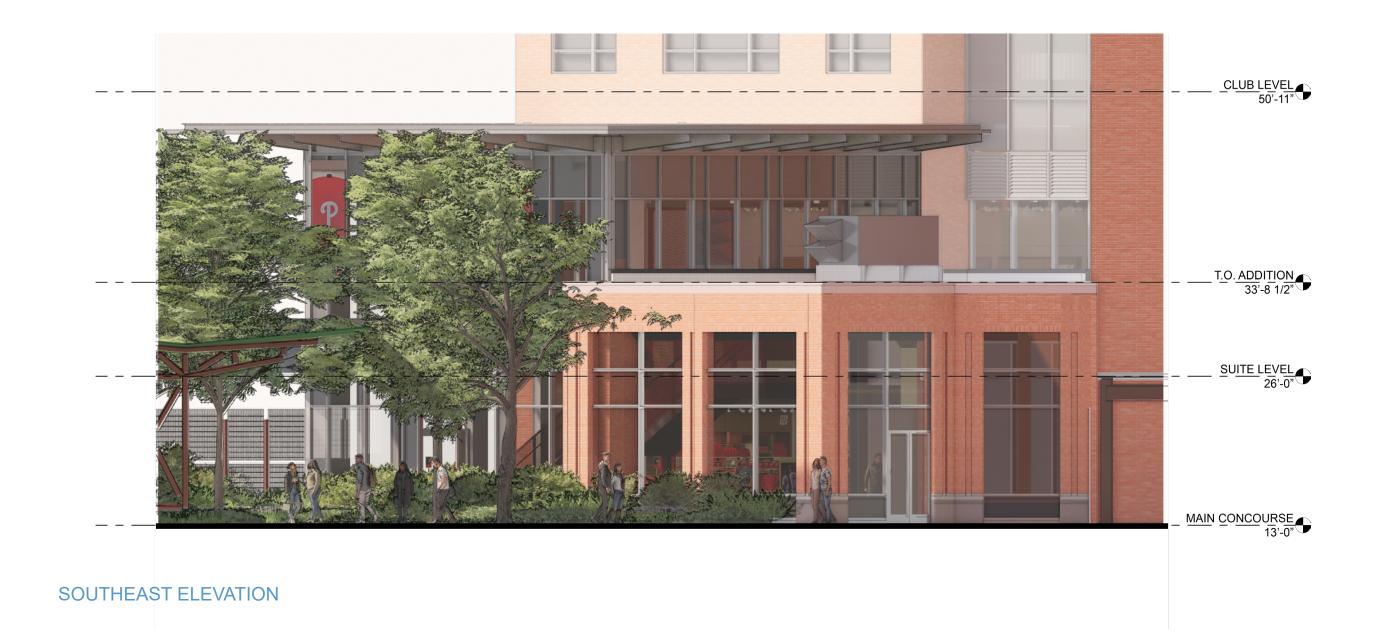
WEST ELEVATION





**SOUTH ELEVATION** 





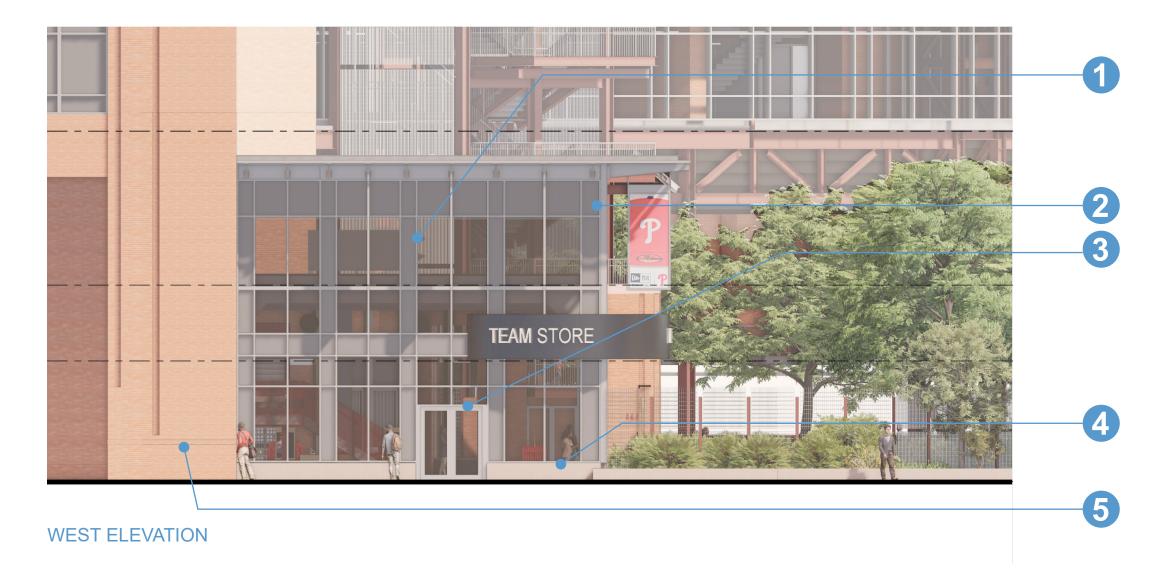




**EAST ELEVATION** 



- GLAZING SYSTEM TO MATCH EXISTING TEAM STORE
- 2 SPANDREL GLASS TO MATCH THE EXISTING PANELS
- RELOCATED TEAM STORE ENTRY DOOR
- GRANITE BASE TO MATCH EXISTING
- MASONRY TO MATCH EXISTING





- GLAZING SYSTEM TO MATCH EXISTING TEAM STORE
- 2 SPANDREL GLASS TO MATCH THE EXISTING PANELS
- GRANITE BASE TO MATCH EXISTING
- MASONRY TO MATCH EXISTING



**SOUTH ELEVATION** 



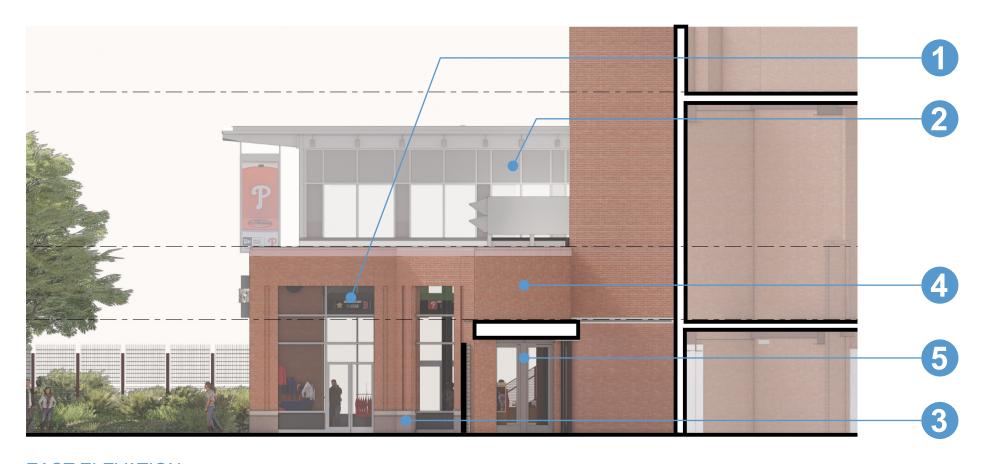
- GLAZING SYSTEM TO MATCH EXISTING TEAM STORE
- 2 SPANDREL GLASS TO MATCH THE EXISTING PANELS
- GRANITE BASE TO MATCH EXISTING
- MASONRY TO MATCH EXISTING



SOUTHEAST ELEVATION



- GLAZING SYSTEM TO MATCH EXISTING TEAM STORE
- 2 SPANDREL GLASS TO MATCH THE EXISTING PANELS
- GRANITE BASE TO MATCH EXISTING
- MASONRY TO MATCH EXISTING
- GAMEDAY ENTRANCE TO MATCH EXISTING ENTRANCE SYSTEM



**EAST ELEVATION** 

