



[BOX]WOOD
ARCHITECTS, LLC

RCO DESIGN PRESENTATION

2301 WALNUT STREET

Patriot
DEVELOPMENT
ASSOCIATES LP

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-2026-002307

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

PROJECT IS “BY RIGHT” BUT INCLUDES 118 NEW RESIDENTIAL UNITS AND 139,339 SQUARE FEET OF NEW GROSS FLOOR AREA.

PROJECT LOCATION

Planning District: Central Council District: 4

Address: 2301-11 Walnut Street
Philadelphia PA 19103

Is this parcel within an Opportunity Zone? Yes No Uncertain
If yes, is the project using Opportunity Zone Funding? Yes No

CONTACT INFORMATION

Applicant Name: Meredith L. Ferleger, Esq.
Dilworth Paxson LLP Primary Phone: 215.575.7052

Email: mferleger@dilworthlaw.com Address: 1650 Market St. Ste 1200, Phila. PA 19103

Property Owner: Patriot Development Associates L P Developer Patriot Development Associates L P

Architect: Boxwood Architects

SITE CONDITIONS

Site Area: 20,136 SQ FT

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

Proposed Use:
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
118 Residential Units – 92,019 SQ FT; Retail – 2,750 SQ FT; Amenity 5,675 SQ FT
Proposed # of Parking Units:
46 Spaces – 46 Underground, 0 Surface Surfaces

COMMUNITY MEETING

Community meeting held: Yes No X To be scheduled.

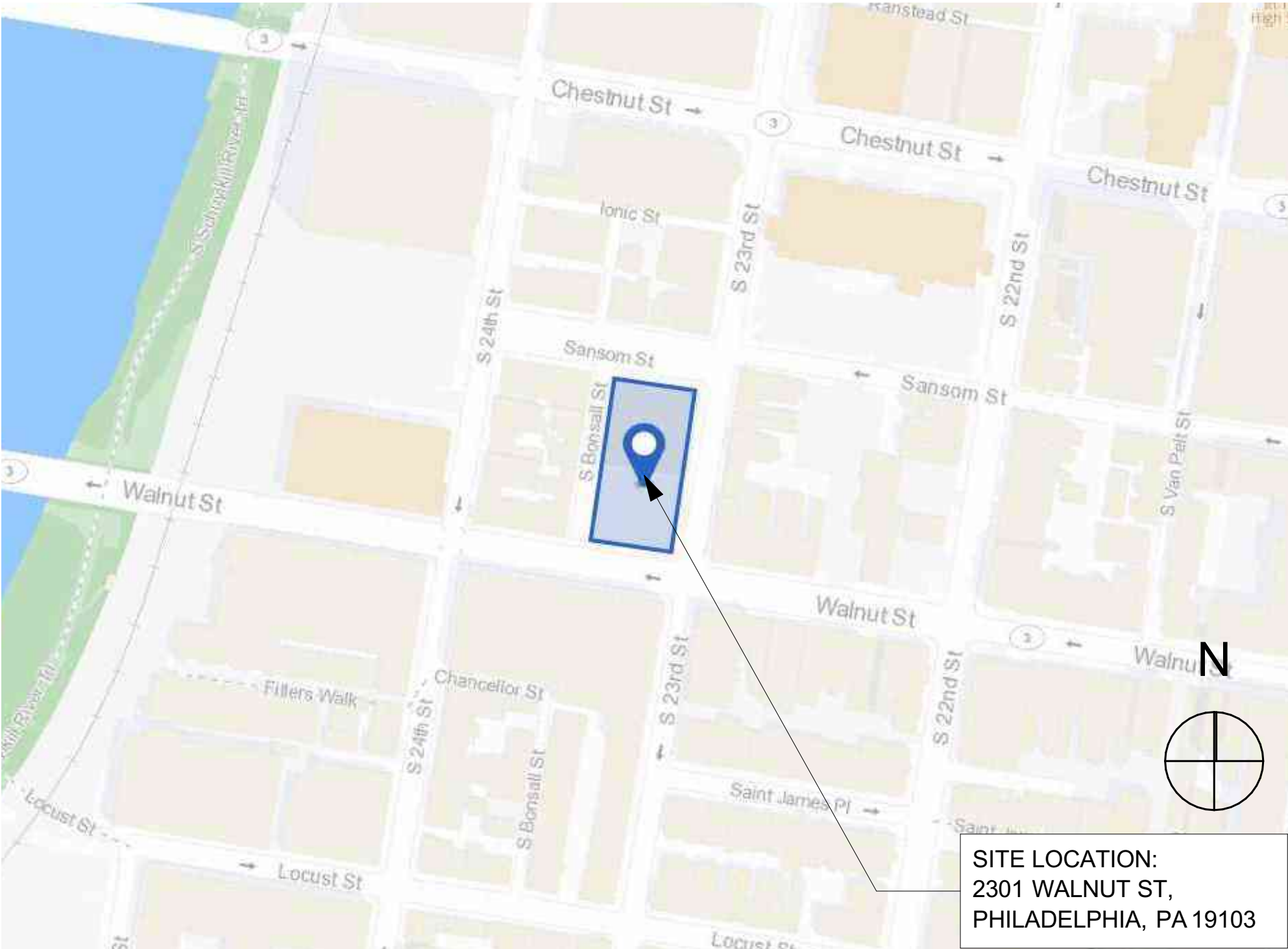
If yes, please provide written documentation as proof.

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

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X

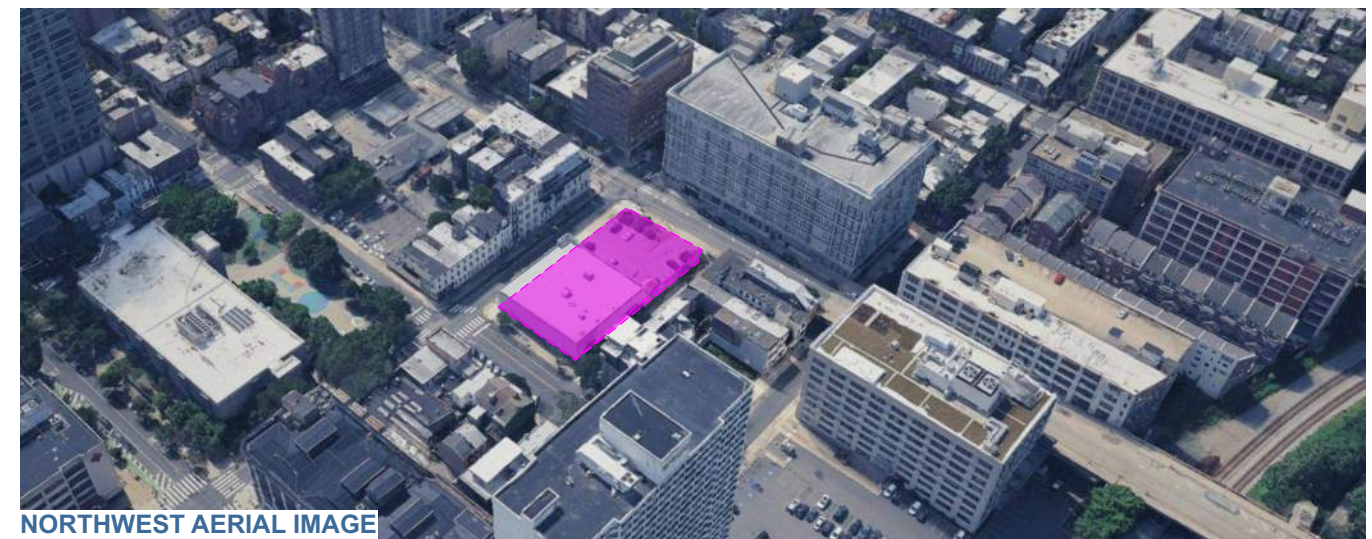
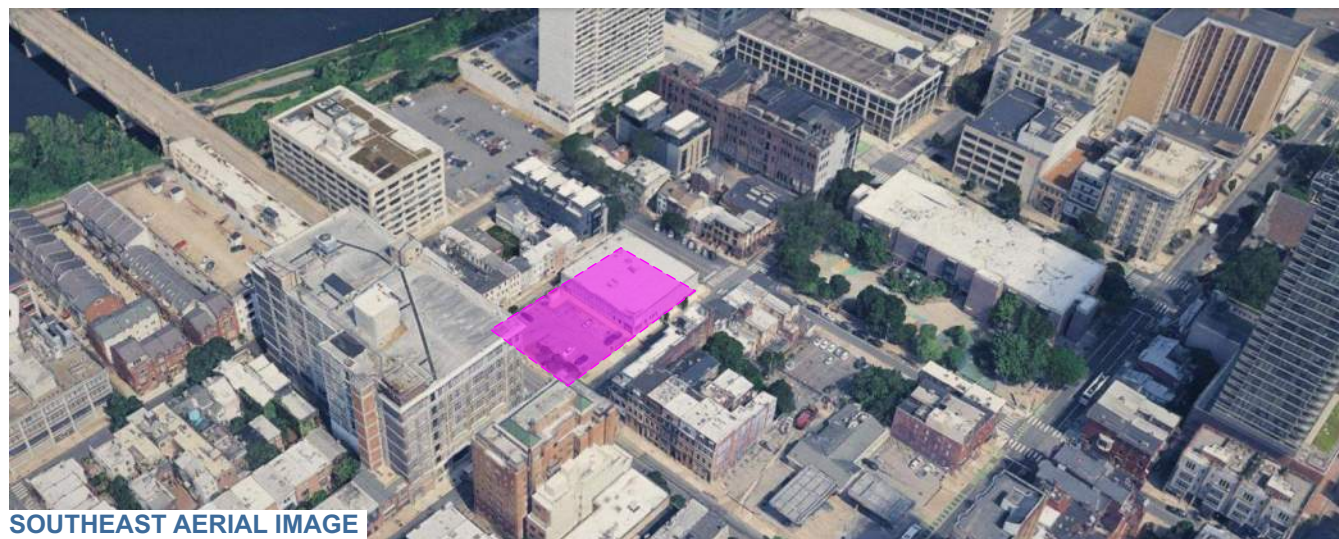
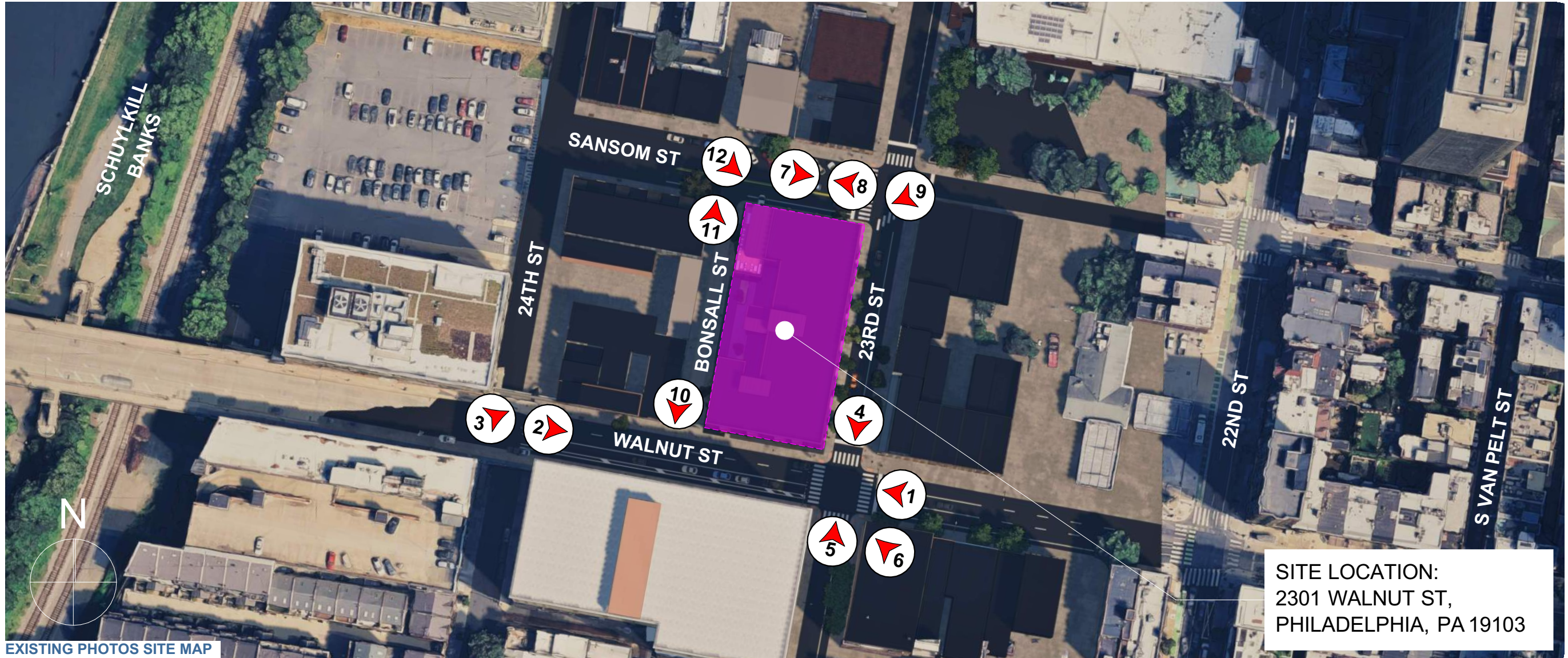
If yes, indicate the date hearing will be held:
Date:



SITE LOCATION:
2301 WALNUT ST,
PHILADELPHIA, PA 19103

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SITE PHOTO LEGEND
[RCO.4]

2301 WALNUT STREET
CIVIC DESIGN REVIEW



1. LOOKING WEST ON WALNUT ST



2. LOOKING EAST ON WALNUT ST



3. CORNER OF WALNUT AND BONSCALL LOOKING NE



4. LOOKING SOUTH ON 23RD ST



5. LOOKING NORTH ON 23RD ST



6. CORNER OF 23RD AND WALNUT ST LOOKING NW



7. LOOKING WEST ON SANSOM ST



8. LOOKING EAST ON SANSOM ST



9. CORNER OF SANSOM AND 23RD ST LOOKING SW



10. LOOKING SOUTH ON BONSALL ST



11. LOOKING NORTH ON BONSALL ST



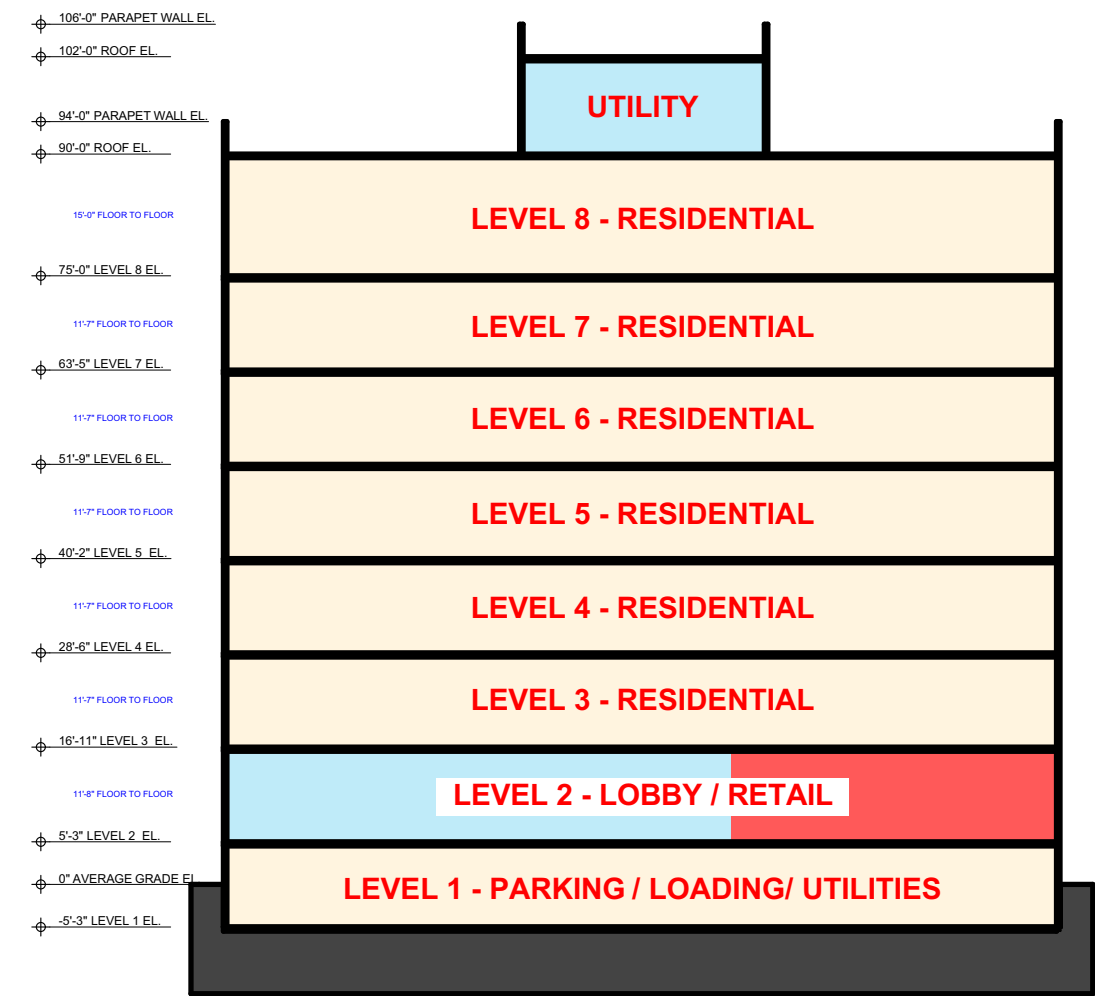
12. CORNER OF SANSOM AND BONSALL LOOKING SE

PROGRAM SUMMARY:

RESIDENTIAL: 92,019 SQ FT
AMENITY SPACE: 5,675 SQ FT
RETAIL: 2,750 SQ FT
PARKING: 46 SPACES

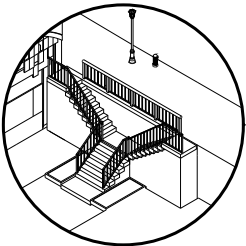
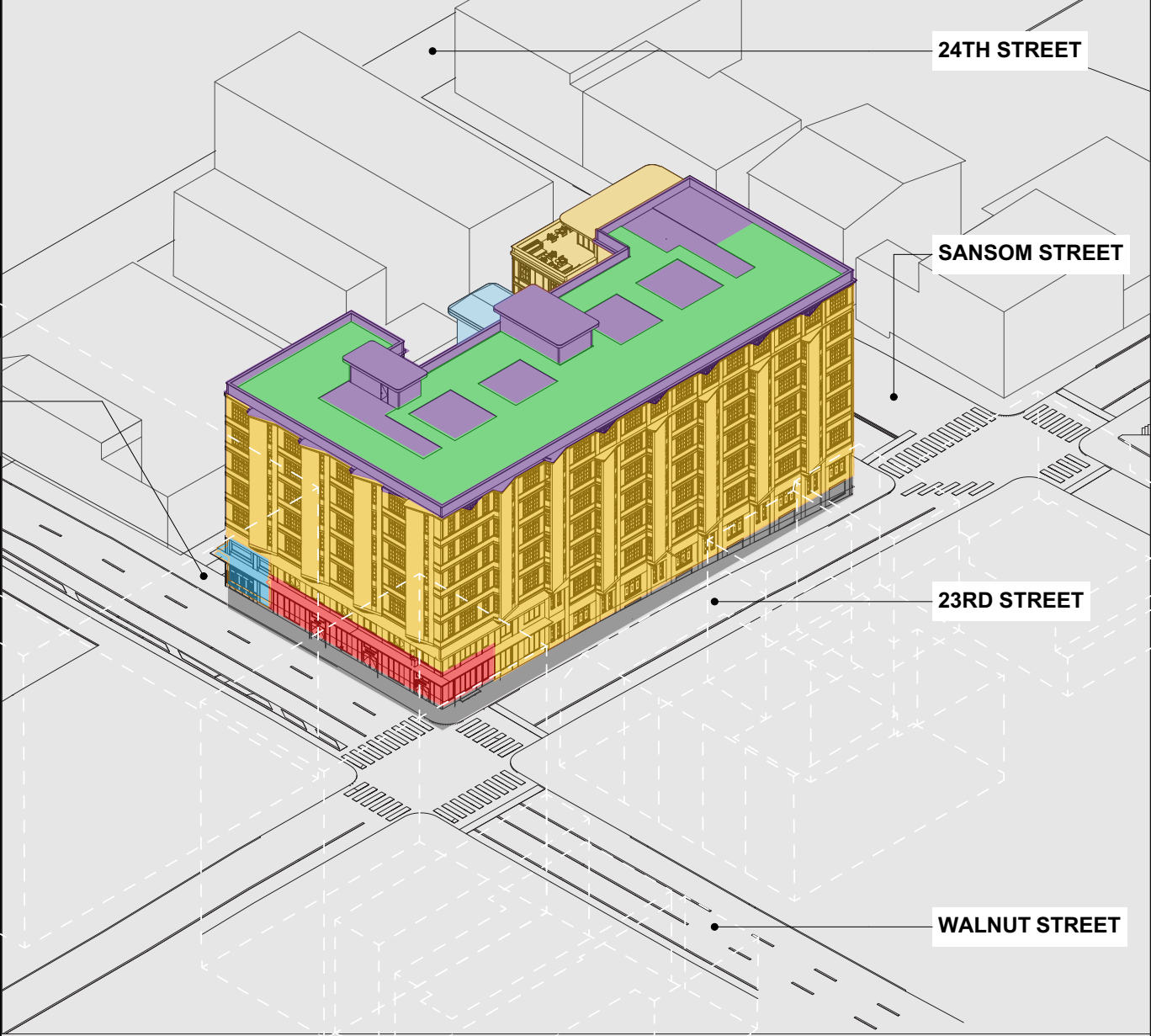
ZONING DATA:

DISTRICT: CMX-4
LOT AREA: 20,136 SQ FT
BUILDING HEIGHT: 90'
GREEN ROOFS: 12,385 SQ FT



BUILDING SECTION

MASSING ISOMETRIC:



BONSALL STREET STAIR

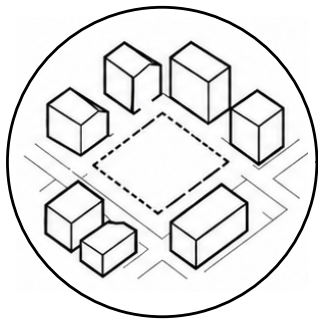
- ROOFTOP
- RESIDENTIAL
- RETAIL
- GREEN ROOFS
- ENTRY
- PARKING (UNDERGROUND)

FLOOR LEVEL	BUILDING GSF	FAR	RESIDENTIAL RSF	RESIDENTIAL UNITS	AMENITY SPACE	RETAIL	PARKING SPACES
R	1,038	1,038	0	0	0	0	0
8	16,055	16,055	13,345	17	1,500	0	0
7	17,182	17,182	14,845	19	0	0	0
6	17,182	17,182	14,845	19	0	0	0
5	17,182	17,182	14,845	19	0	0	0
4	17,182	17,182	14,845	19	0	0	0
3	16,645	16,645	13,267	17	0	0	0
2	16,685	14,123	6,027	8	4,175	2,750	0
1	20,188	0	0	0	0	0	46
TOTAL	139,339	116,589	92,019	118	5,675	2,750	46

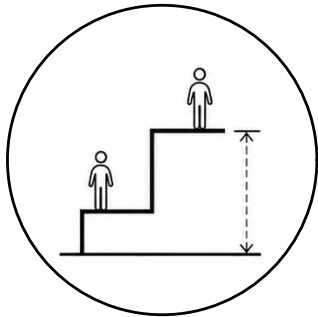
MASSING MODEL AND BUILDING SECTION
[RCO.7]

PUBLIC CIRCULATION SITE ANALYSIS

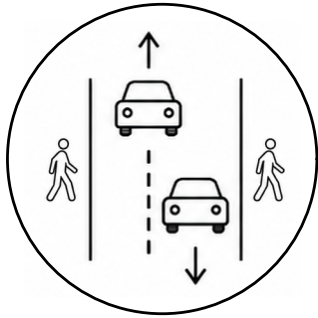
SITE ATTRIBUTES



FOUR FRONTAGES



BI-LEVEL TOPOGRAPHY



COMMUTING THOROUGHFARE

CONTEXT PROGRAMS



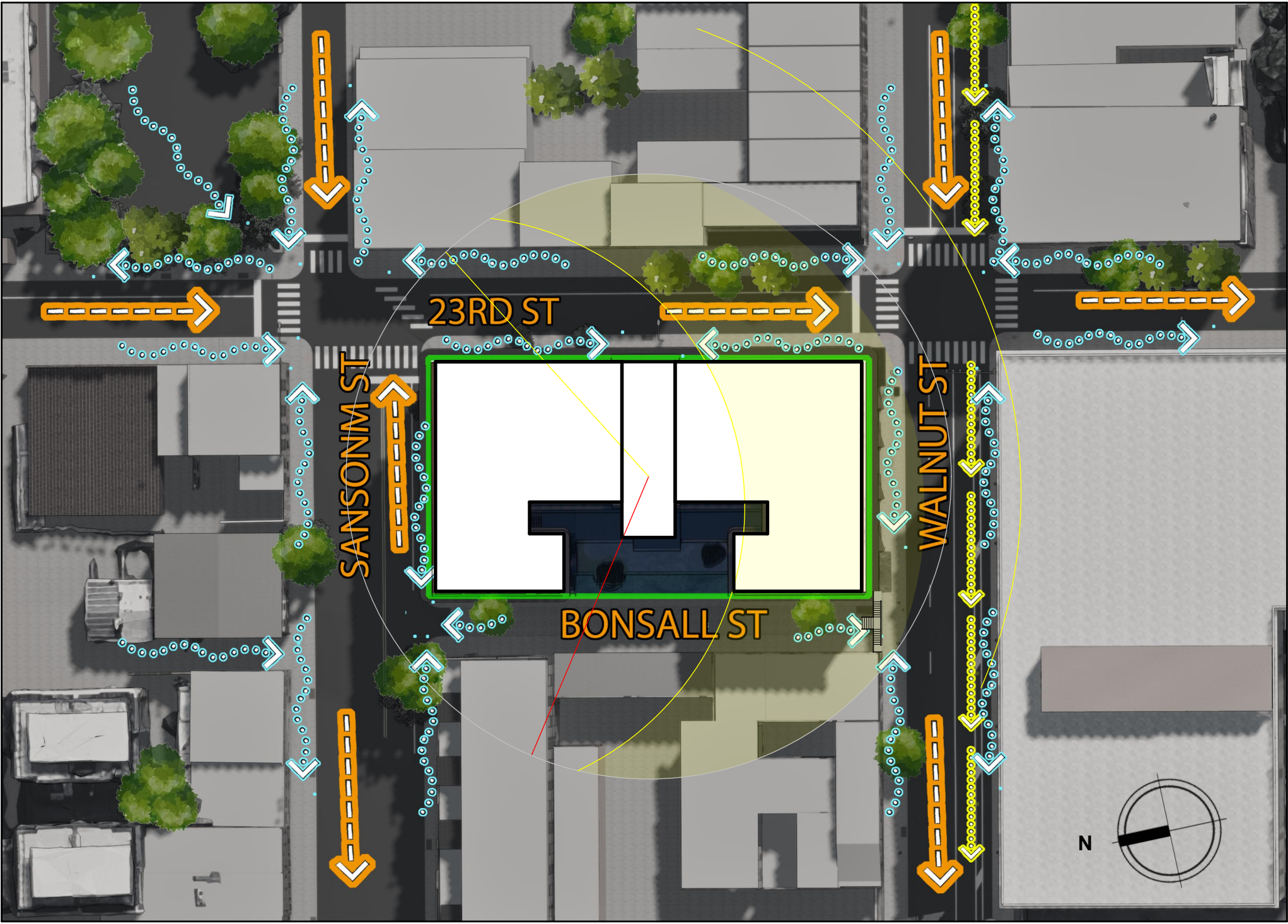
RESIDENTIAL



INSTITUTIONAL



COMMERCIAL



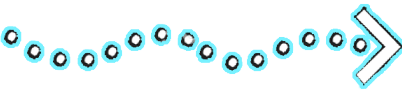
CARS



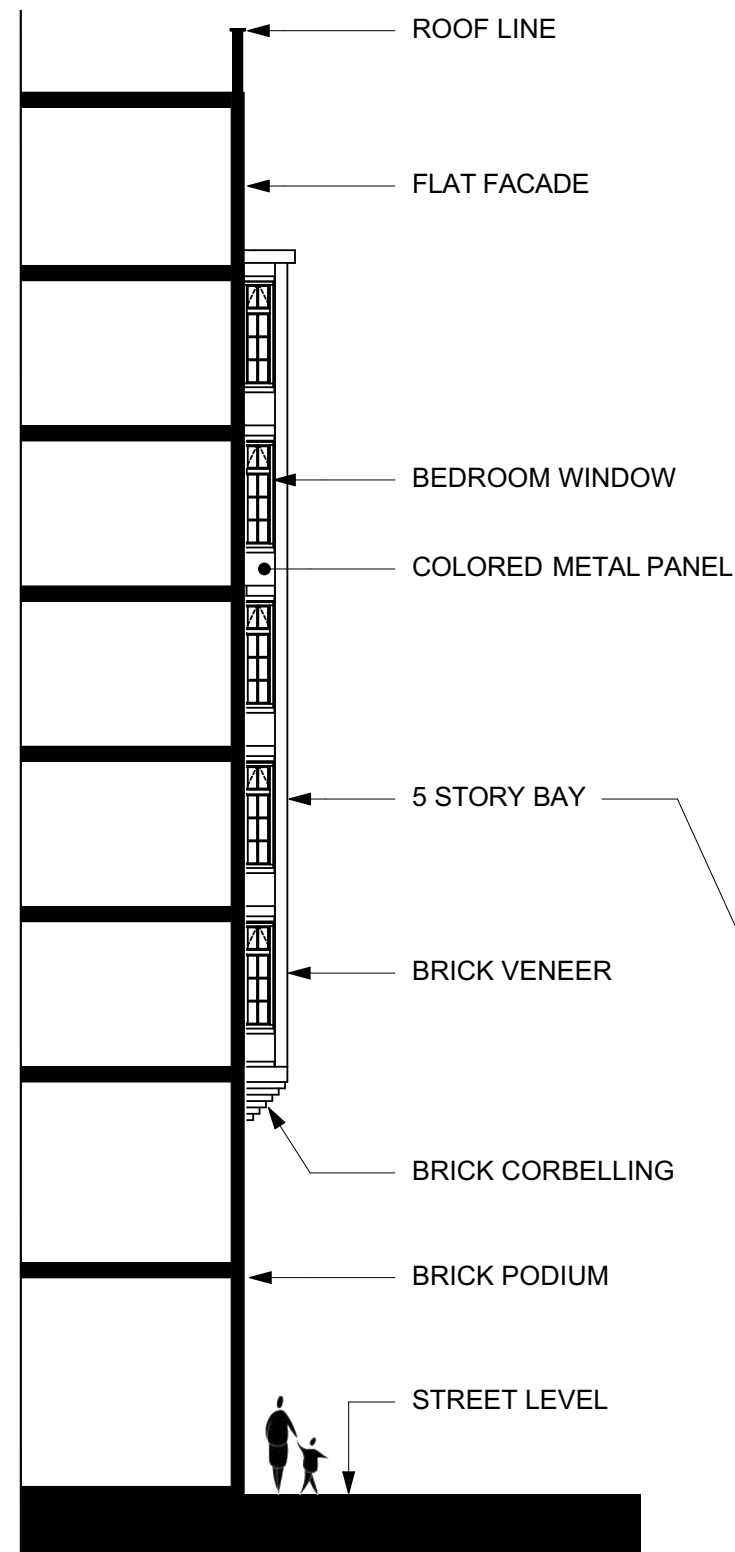
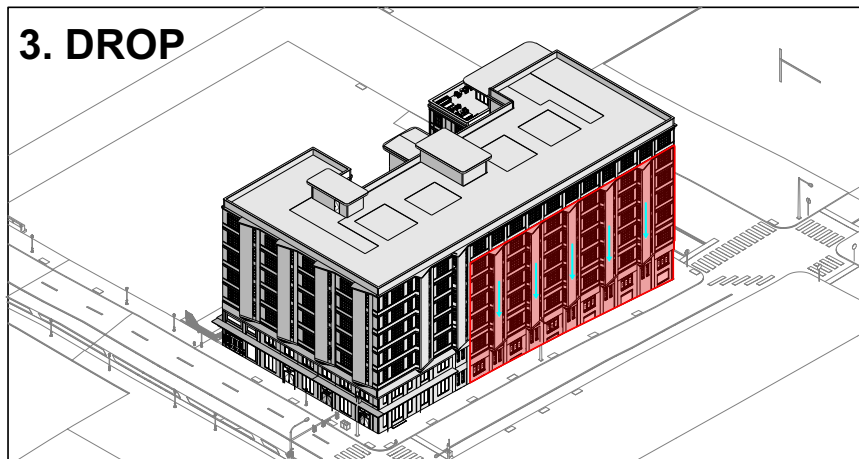
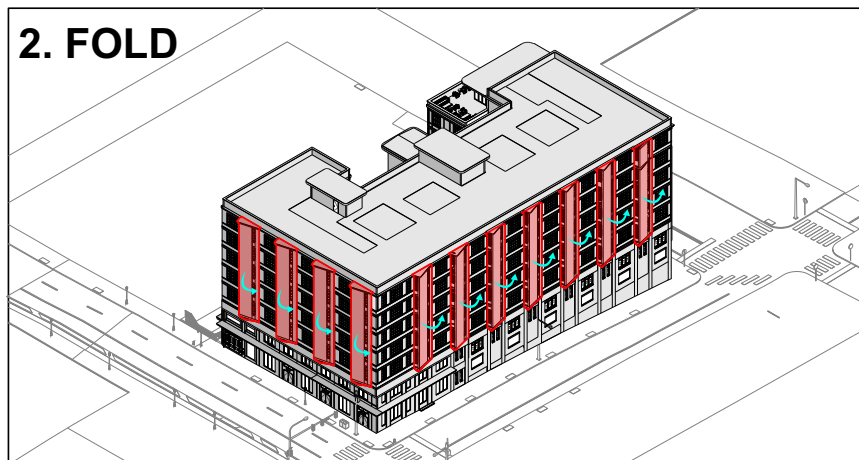
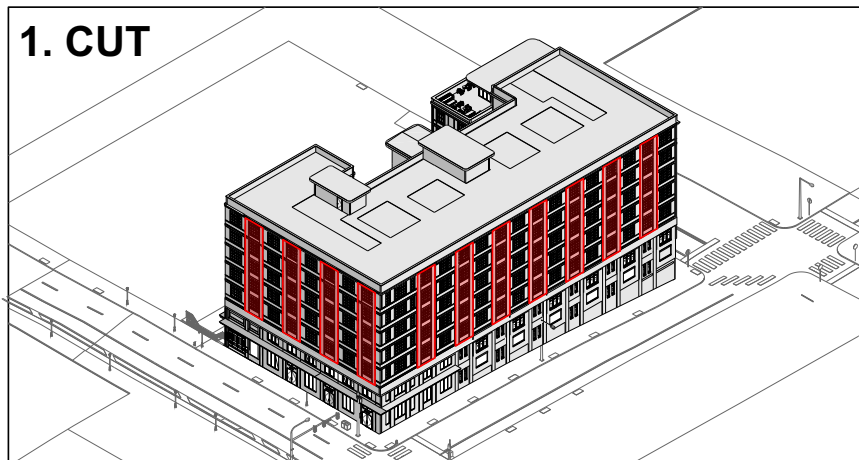
BIKES



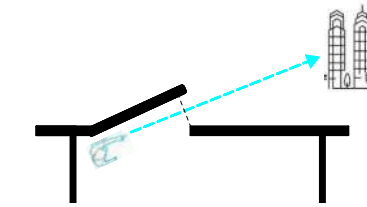
PEDESTRIANS



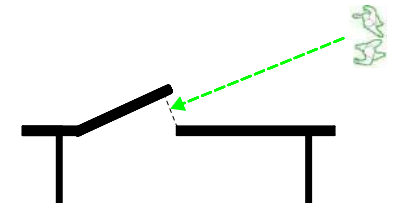
FACADE TRANSFORMATION



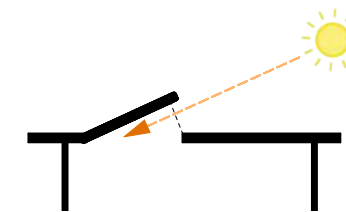
EXPERIENTIAL BENEFITS



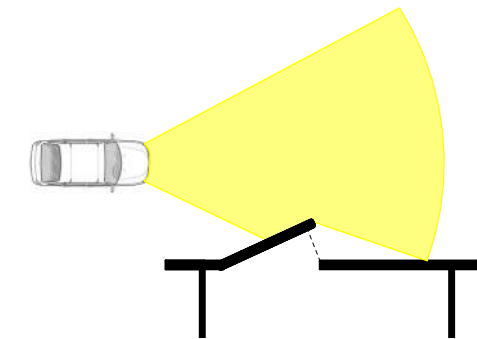
ORIENTATION TOWARDS LOCAL VIEWS



PEDESTRIAN CONNECTION

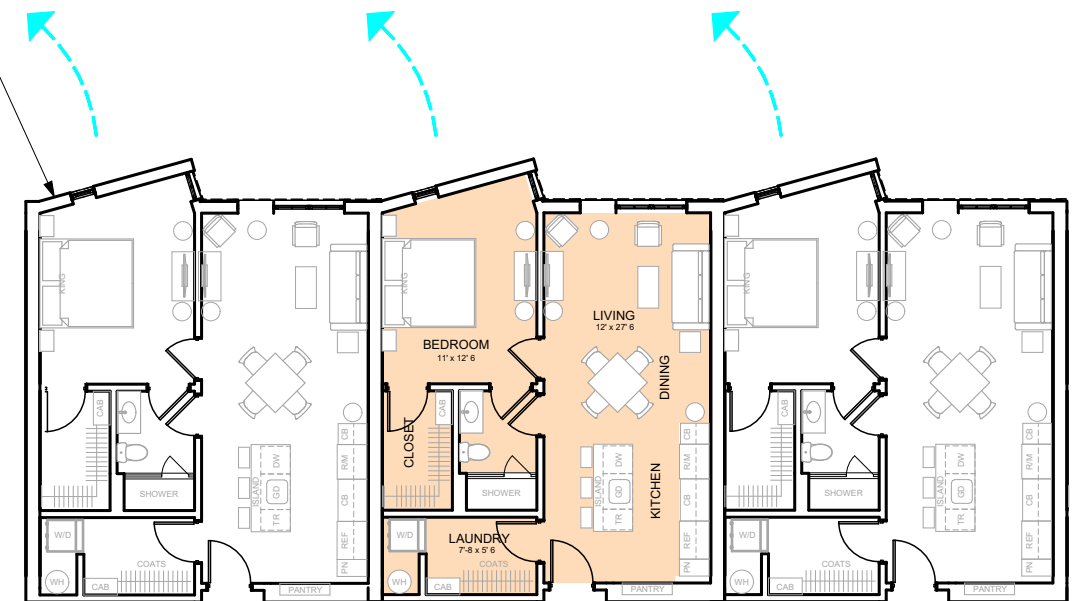


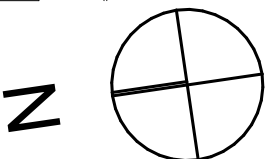
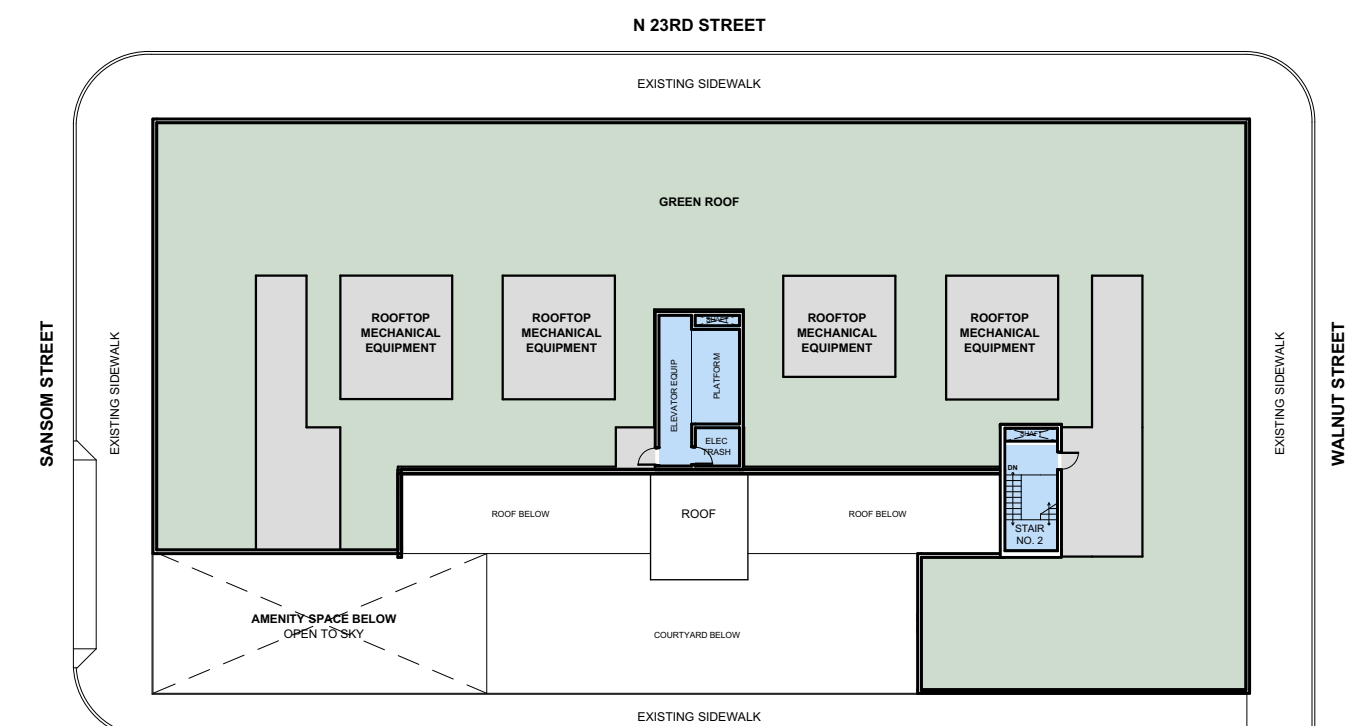
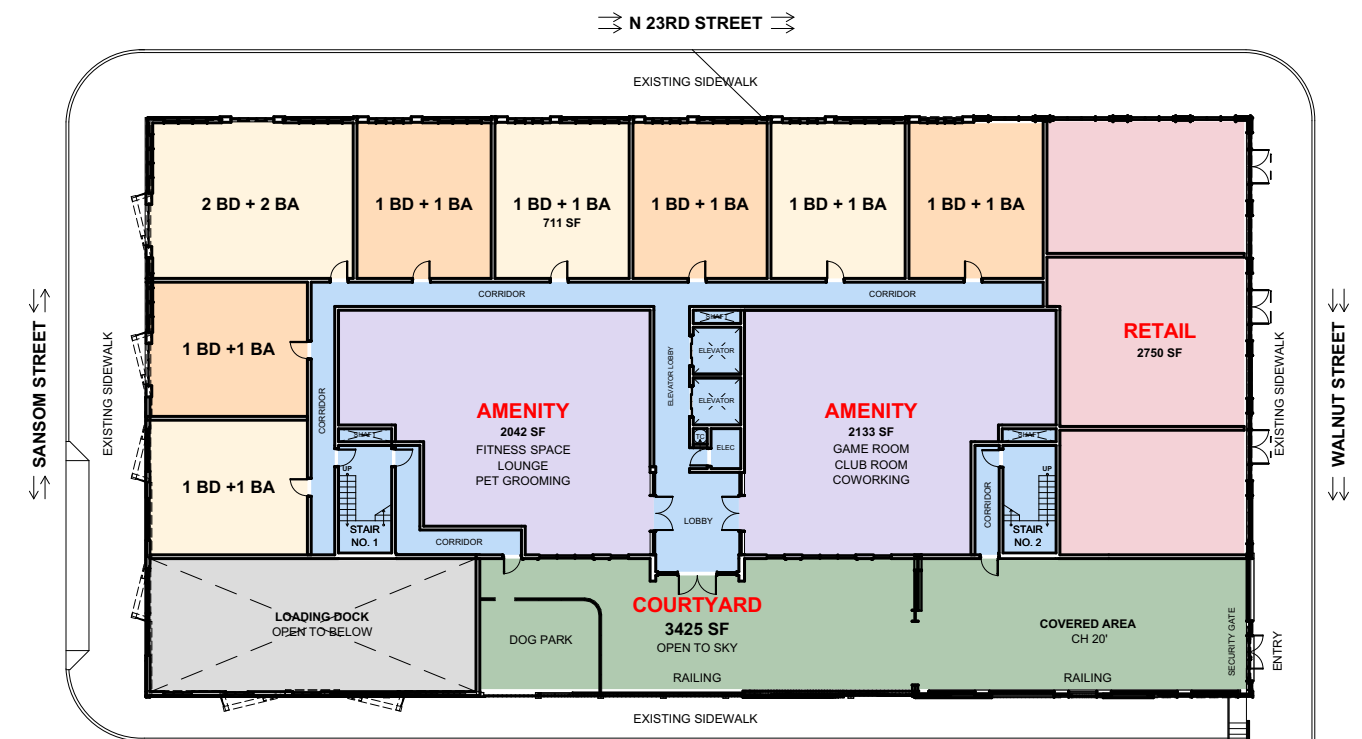
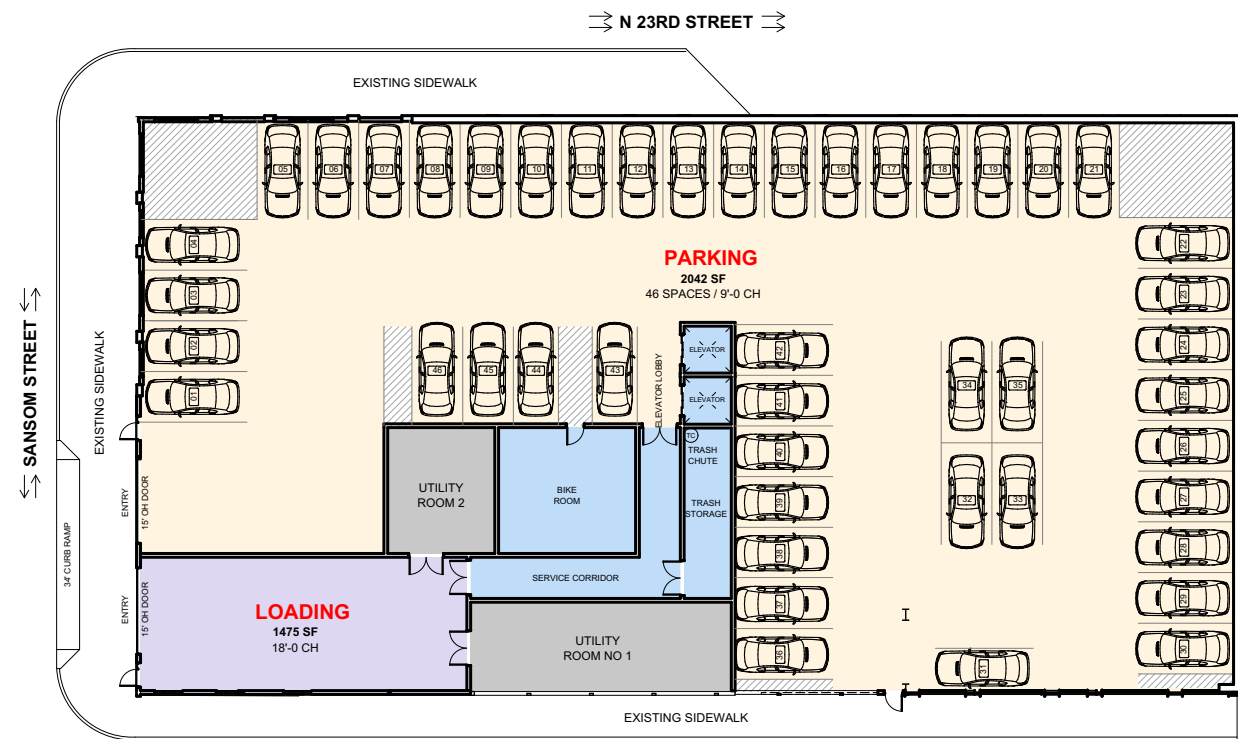
IMPROVED DAYLIGHTING

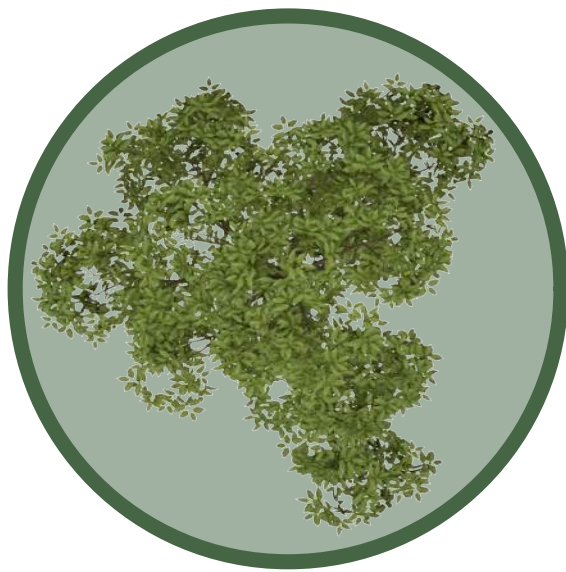


PRIVACY FROM TRAFFIC

FOLDED BACK BAYS







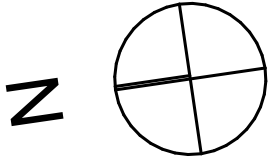
NEW HONEY LOCUST
TREES OR SIMILAR

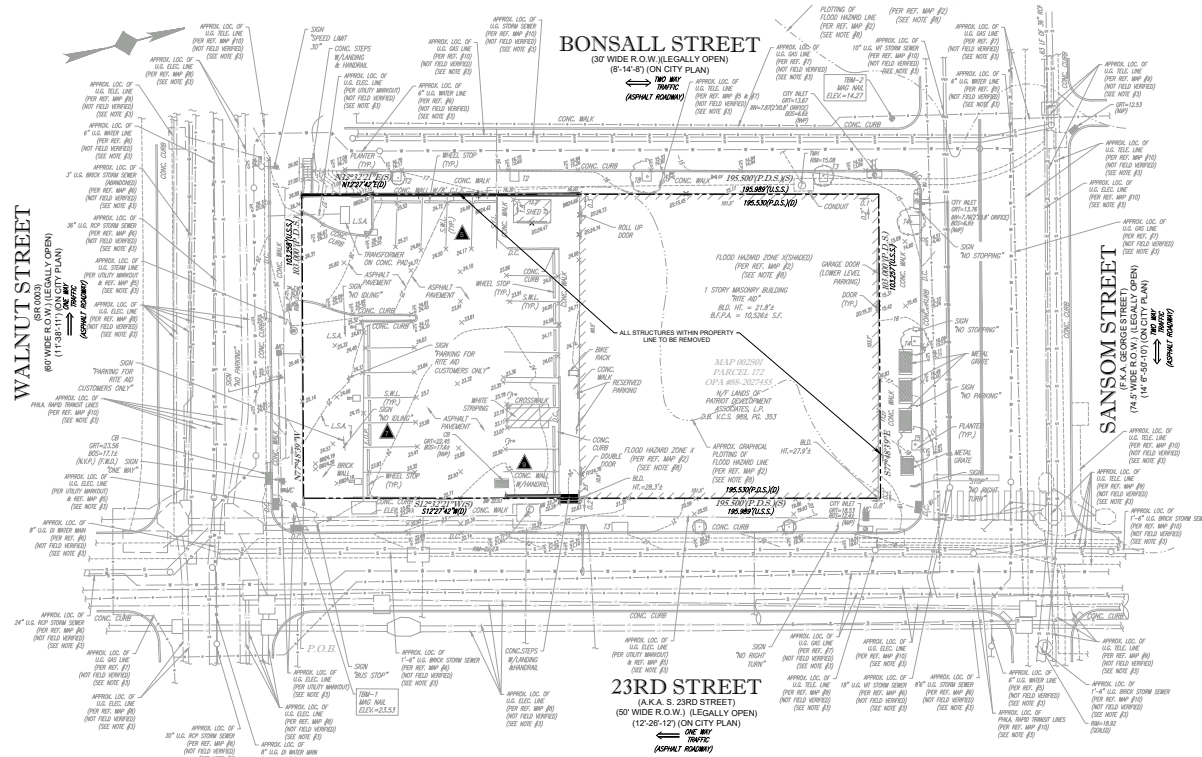


EXISTING TREE TO
REMAIN

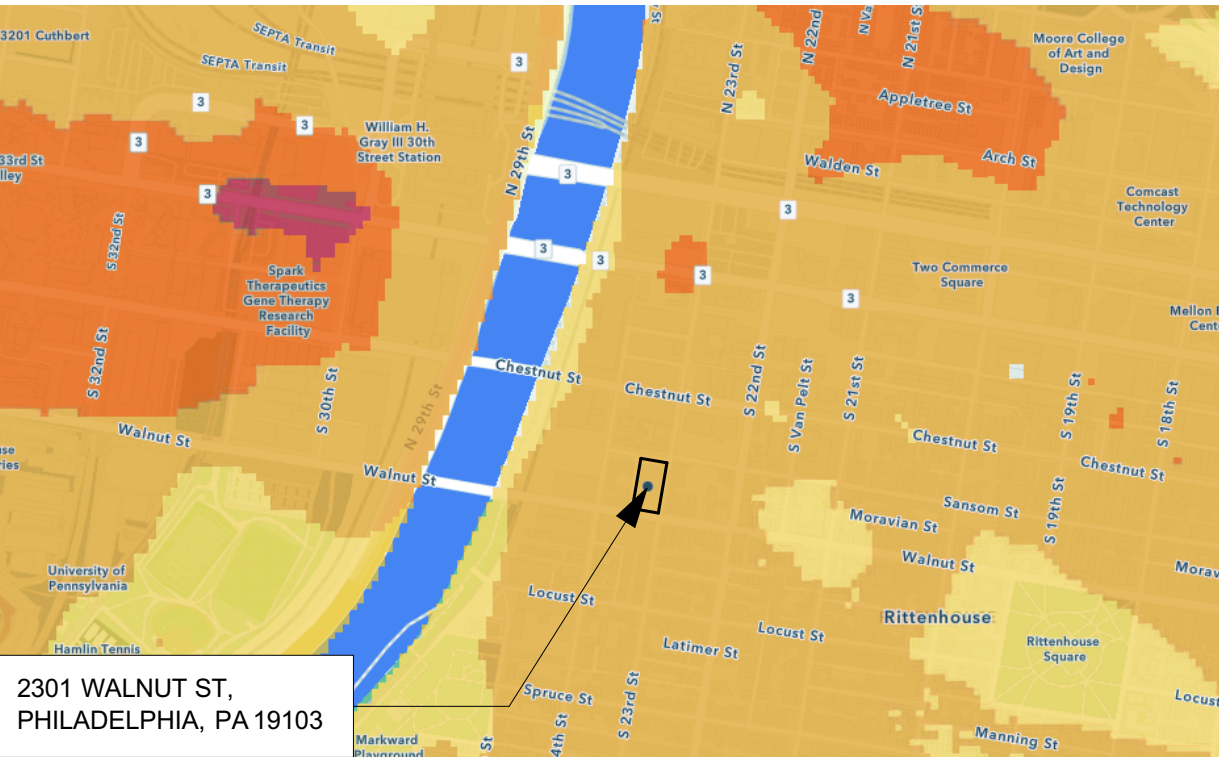


RENDERED SITE PLAN

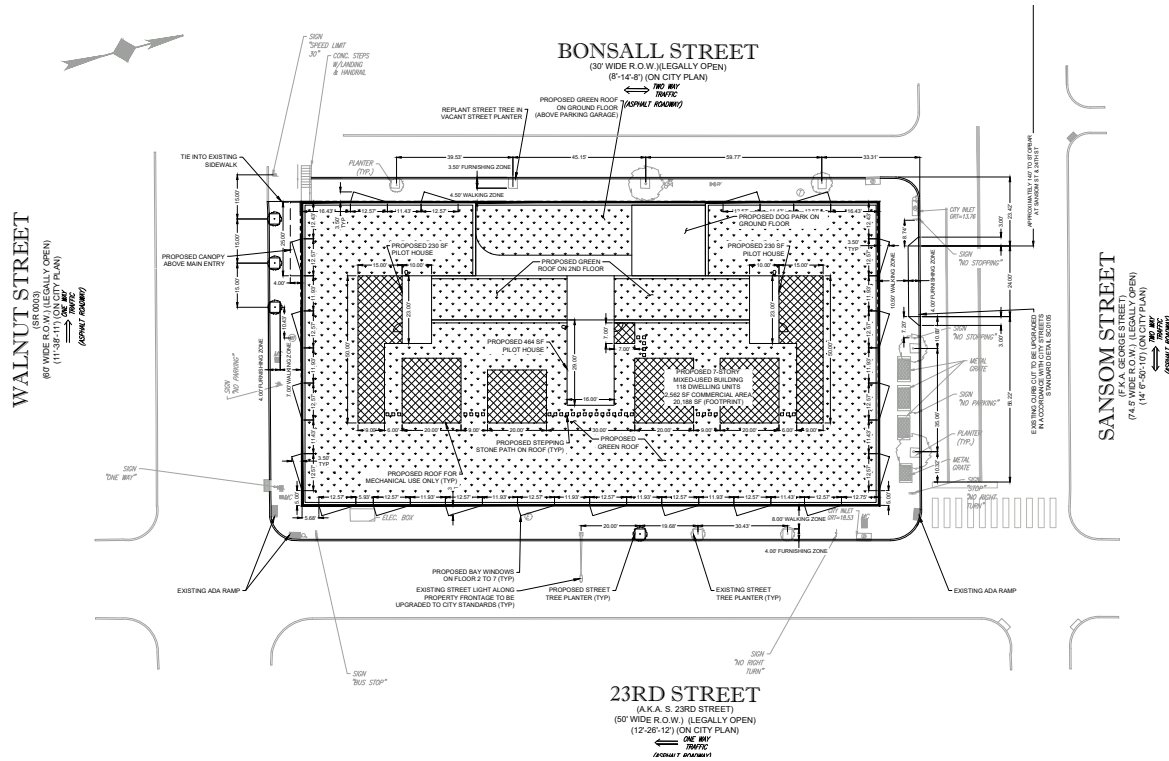




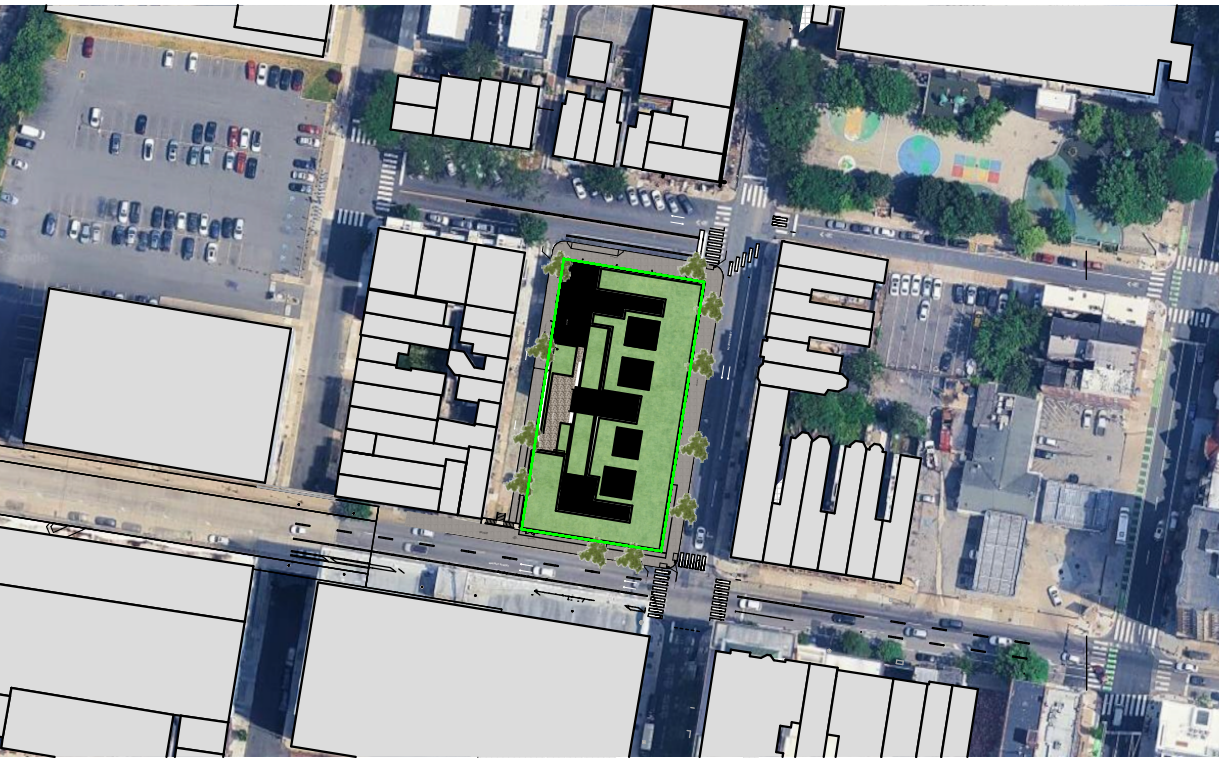
EXISTING SITE SURVEY



EXISTING HEAT VULNERABILITY INDEX

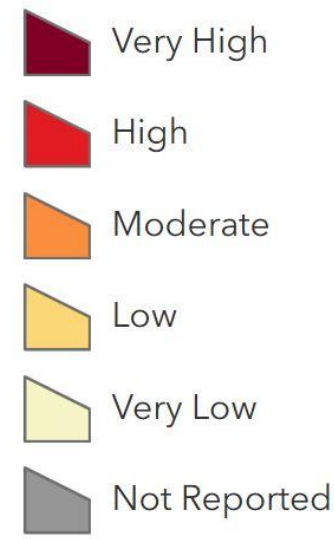


PROPOSED SITE PLAN

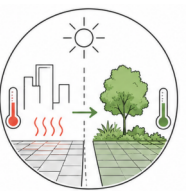


PROPOSED GREEN SPACE

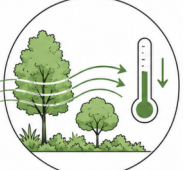
Heat Vulnerability Score



GREEN SPACE BENEFITS



LOWER SURFACE TEMPS



COOLER AIR



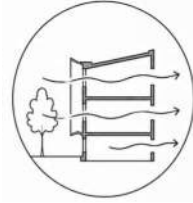
IMPROVED AIR QUALITY

SUSTAINABLE STRATEGIES



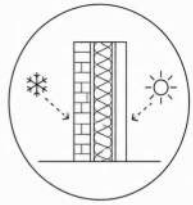
DAYLIGHTING

- THE ORIENTATION OF PROJECTING BAYS CAPTURES ADDITIONAL LIGHT
- LARGE WINDOWS OPTIMIZE LIGHT INTO THE UNIT



VENTILATION

- OPERABLE WINDOWS PROVIDE TYPICAL VENTILATION THROUGHOUT
- BRICK SCREENS ON LEVELS 1 AND 2 ALLOW FOR NATURAL FLOW BETWEEN THE PARKING, UTILITIES, AND ENTRANCES



INSULATION

- WALL PANELS WILL INCLUDE INSULATION
- WINDOWS WILL UTILIZE LOW E GLASS TO REDUCE SOLAR GAINS AND ULTRAVIOLET LIGHT



TRANSIT ORIENTED LOCATION

- THERE ARE MULTIPLE TRANSIT LOCATIONS AROUND THE BUILDING



BICYCLE FACILITIES

- BICYCLE STORAGE IS PROVIDED TO RESIDENTS



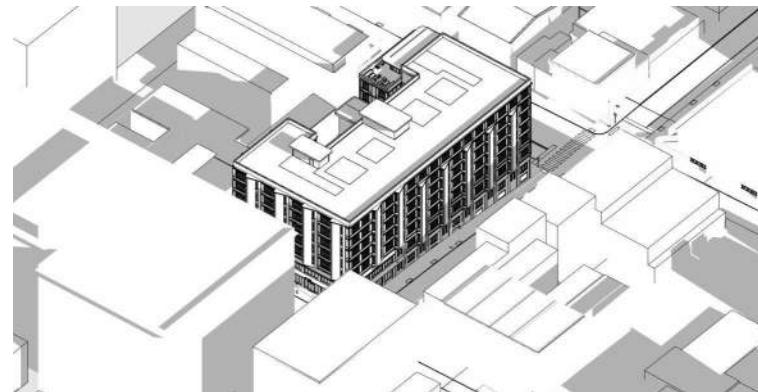
INDOOR ENVIRONMENT

- TRASH COLLECTION WILL BE PROVIDED TO RESIDENTS
- FINISH MATERIALS WILL BE SPECIFIED USING LOW-VOC AND BE OF RECYCLED CONTENT WHEREVER POSSIBLE

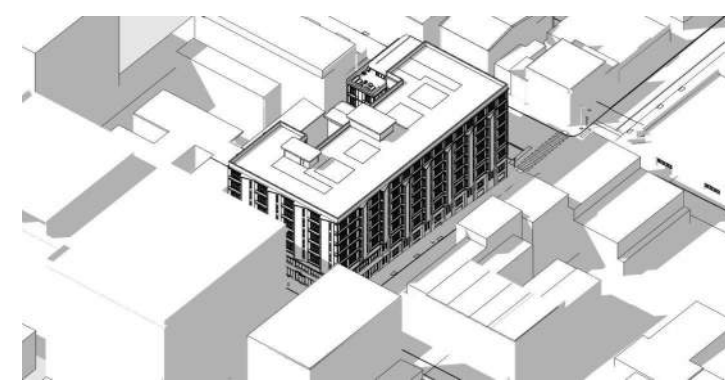
SUN STUDIES



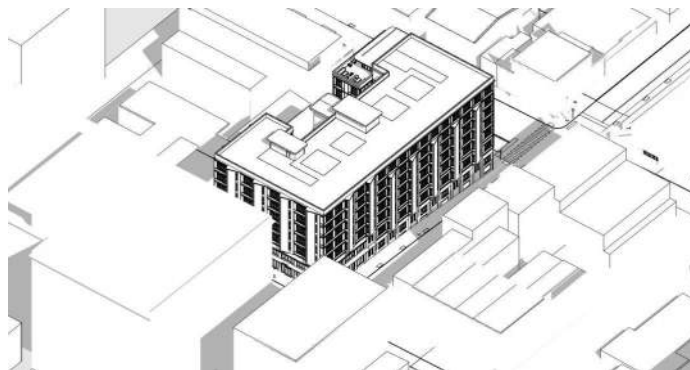
PLAN



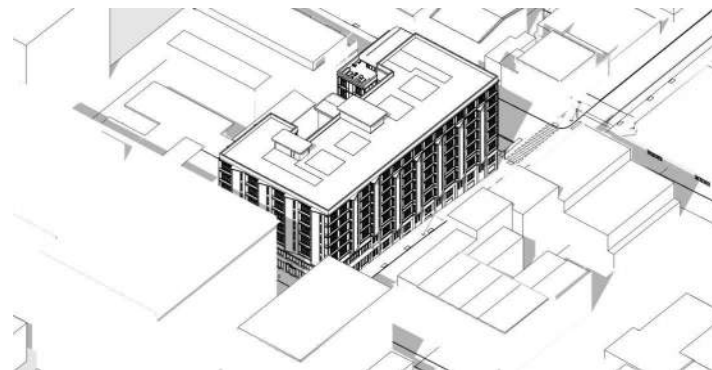
DAWN



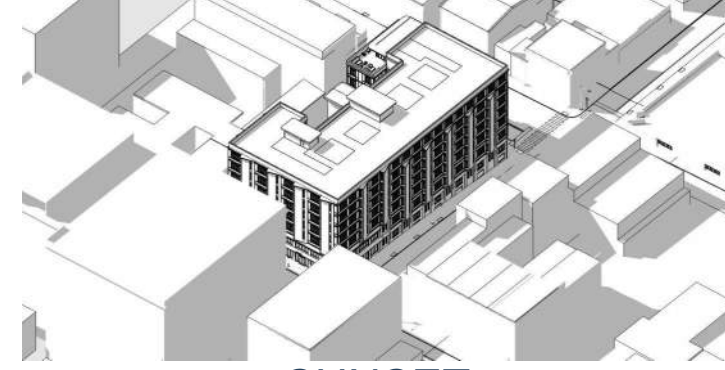
AFTERNOON



MORNING



NOON



SUNSET

SUSTAINABLE DESIGN
[RCO.13]

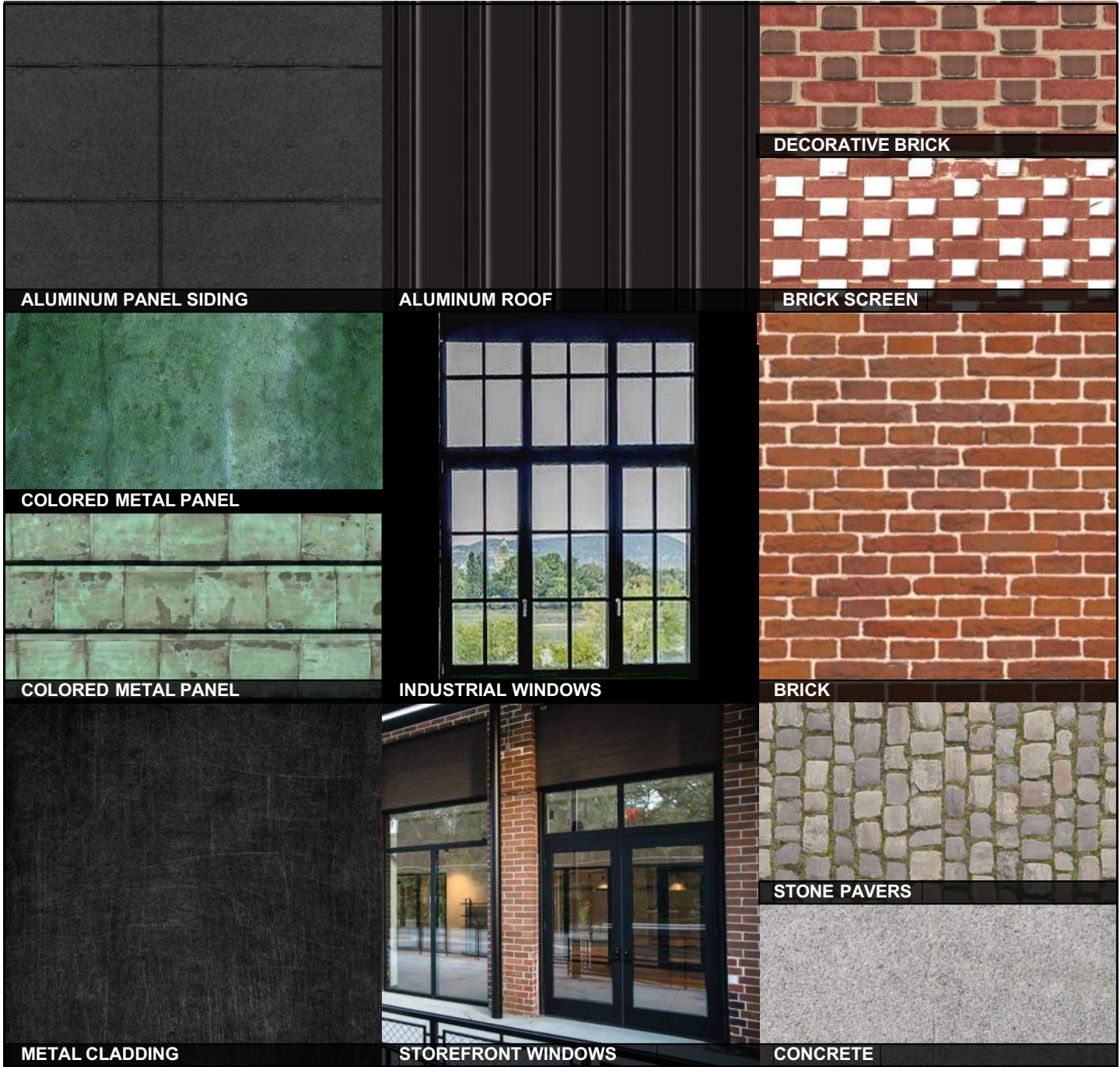
2301 WALNUT STREET
CIVIC DESIGN REVIEW

Patriot
DEVELOPMENT
ASSOCIATES LP

CONTEXT INSPIRATION



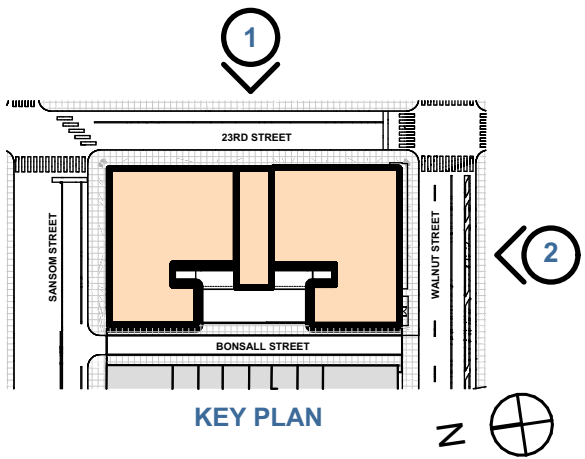
MATERIALS



MATERIALS LEGEND

- 1. BRICK SCREEN
- 2. BRICK PANEL
- 3. DECORATIVE BRICK
- 4. ALUMINUM AND GLASS WINDOWS

- 5. ALUMINUM AND GLASS RETAIL STOREFRONT
- 6. ALUMINUM PANEL SIDING AND TRIM
- 7. COLORED METAL PANEL
- 8. METAL CLADDING



2 WALNUT ELEVATION
SCALE: 1:320

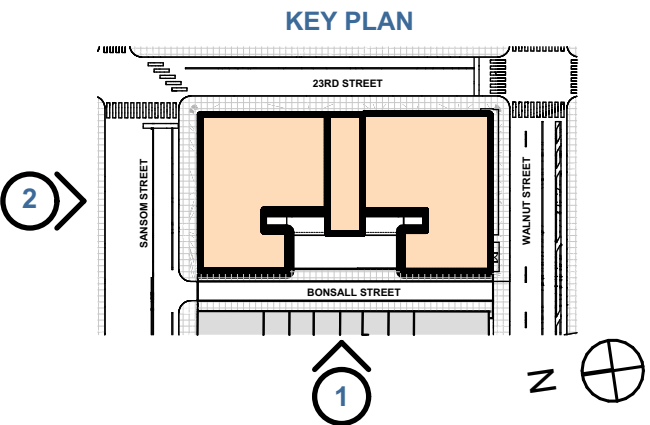


1 23RD ST ELEVATION
SCALE: 1:320

MATERIALS LEGEND

- 1. BRICK SCREEN
- 2. BRICK PANEL
- 3. DECORATIVE BRICK
- 4. ALUMINUM AND GLASS WINDOWS

- 5. ALUMINUM AND GLASS RETAIL STOREFRONT
- 6. ALUMINUM PANEL SIDING AND TRIM
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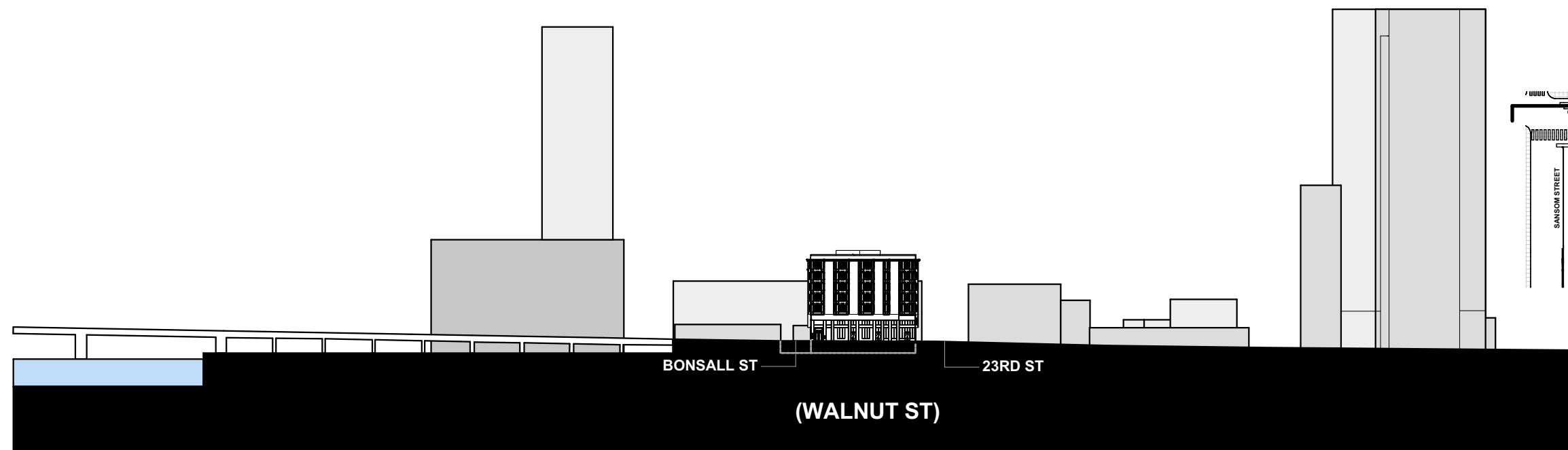
2 SANSOM ELEVATION
SCALE: 1:320



1 BONSALL ELEVATION
SCALE: 1:320

W

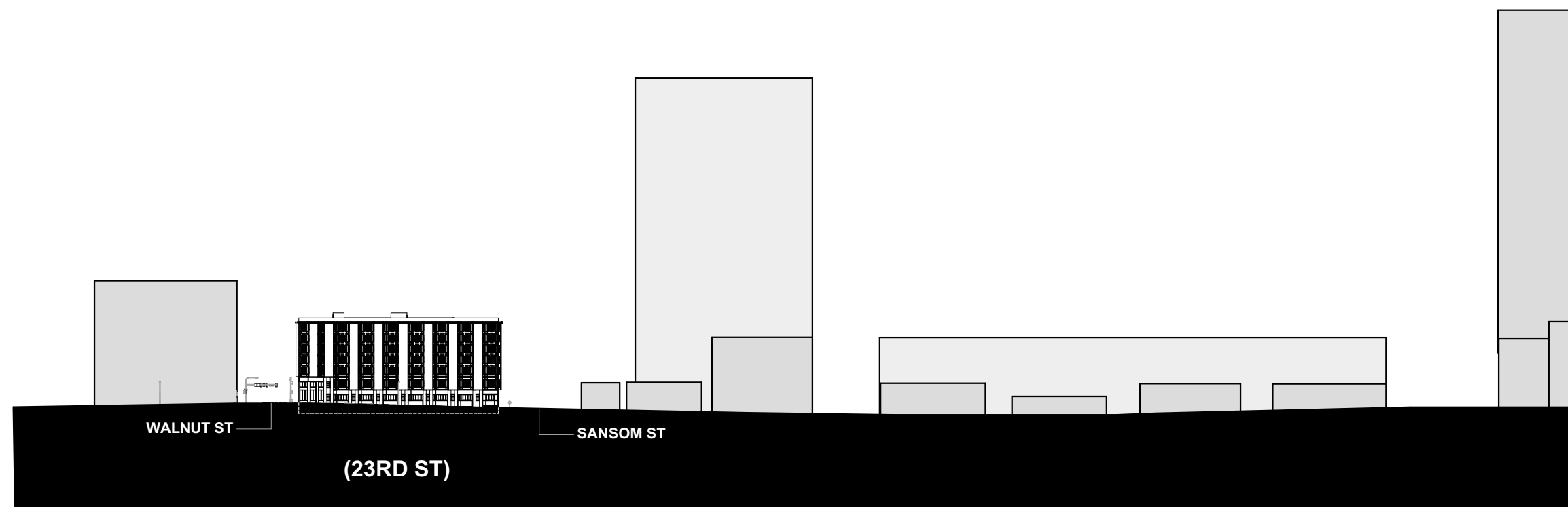
E



2 WEST / EAST SITE SECTION
SCALE: 1/128"= 1'-0"

S

N



1 SOUTH / NORTH SITE SECTION
SCALE: 1/128"= 1'-0"

RENDERINGS



23RD ST LOOKING NORTH

23RD STREET LOOKING NORTH
[RCO.19]

2301 WALNUT STREET
CIVIC DESIGN REVIEW



WALNUT STREET LOOKING WEST AT SUNSET



23RD STREET LOOKING SOUTH

23RD STREET LOOKING SOUTH
[RCO.21]

2301 WALNUT STREET
CIVIC DESIGN REVIEW

Patriot
DEVELOPMENT
ASSOCIATES LP



SANSOM LOOKING EAST AT DAWN

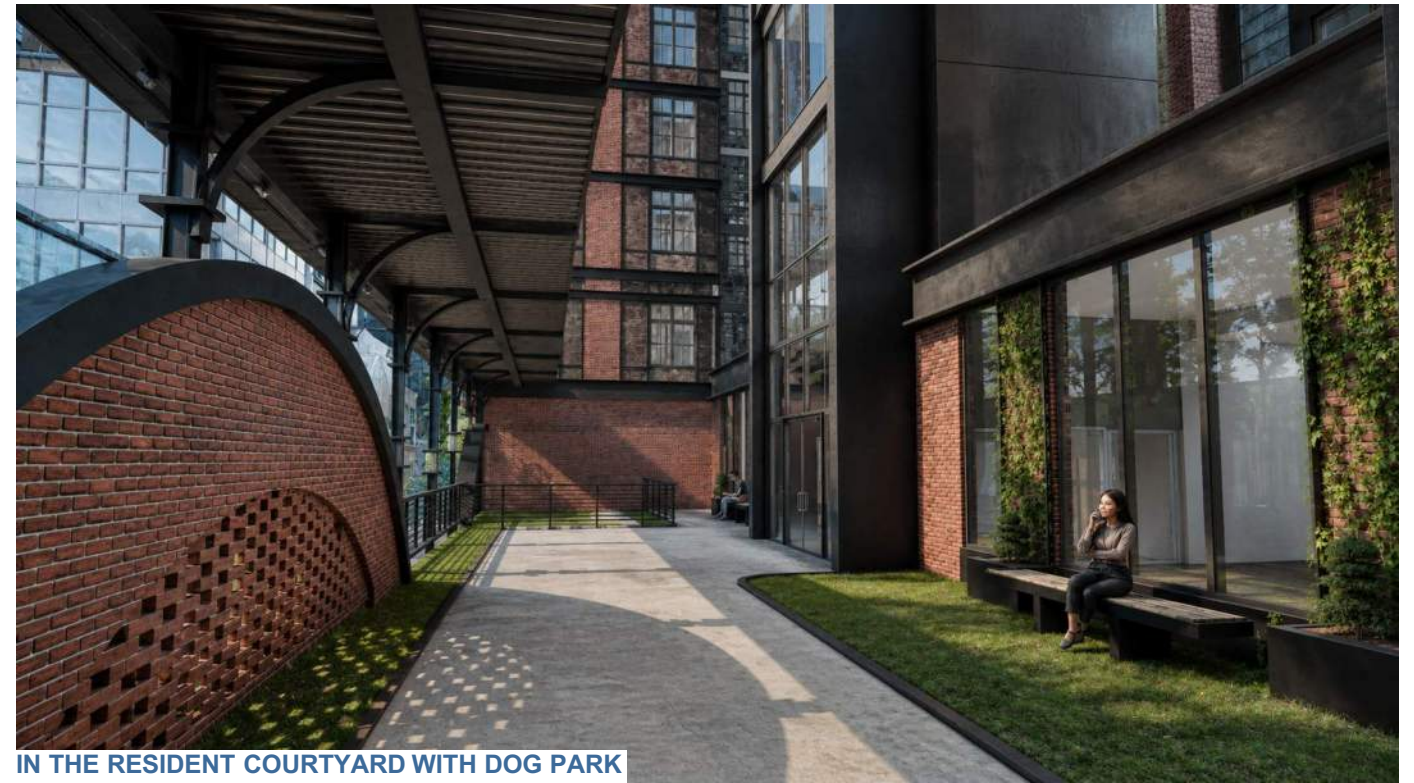
SANSOM STREET LOOKING EAST
[RCO.22]

2301 WALNUT STREET
CIVIC DESIGN REVIEW





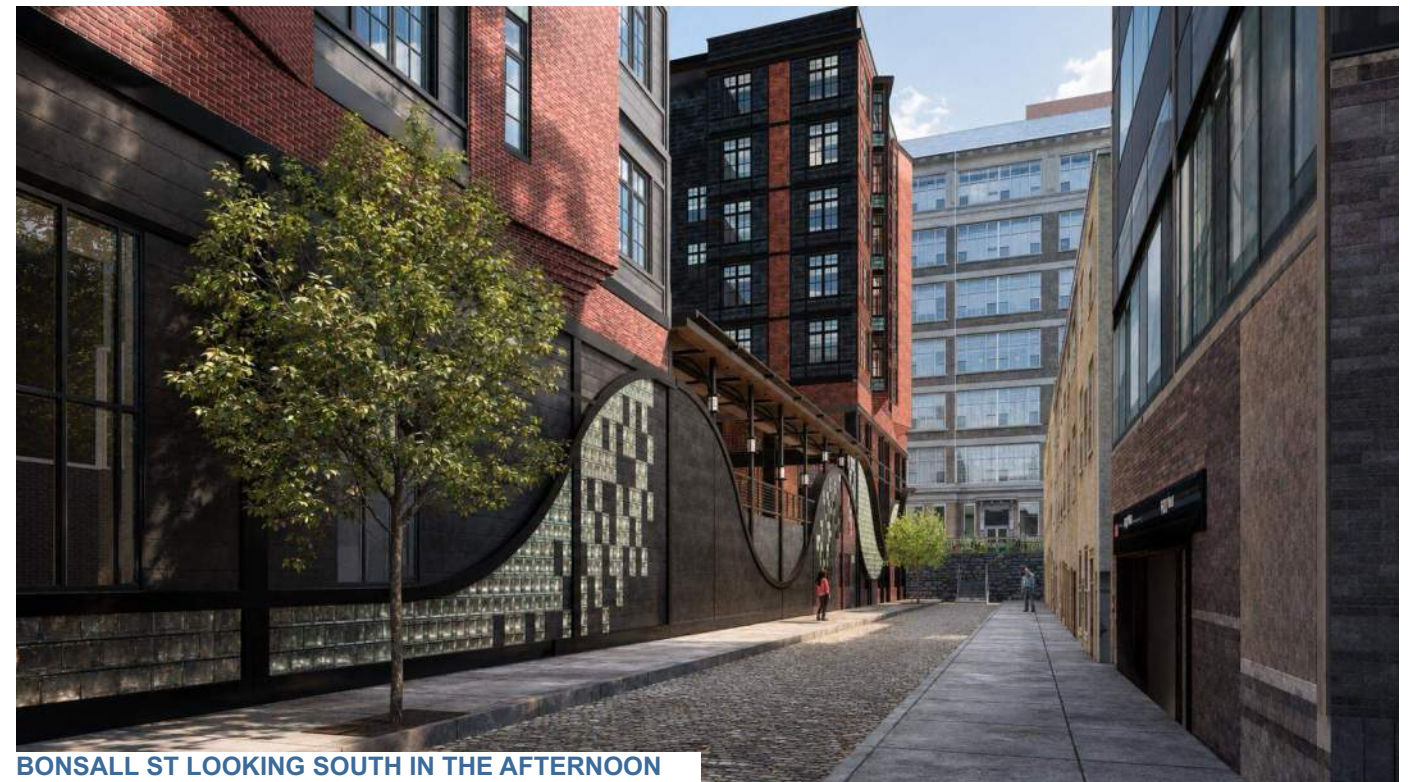
WALNUT OVERLOOKING BONSCALL AND THE ENTRANCE - AFTERNOON



IN THE RESIDENT COURTYARD WITH DOG PARK



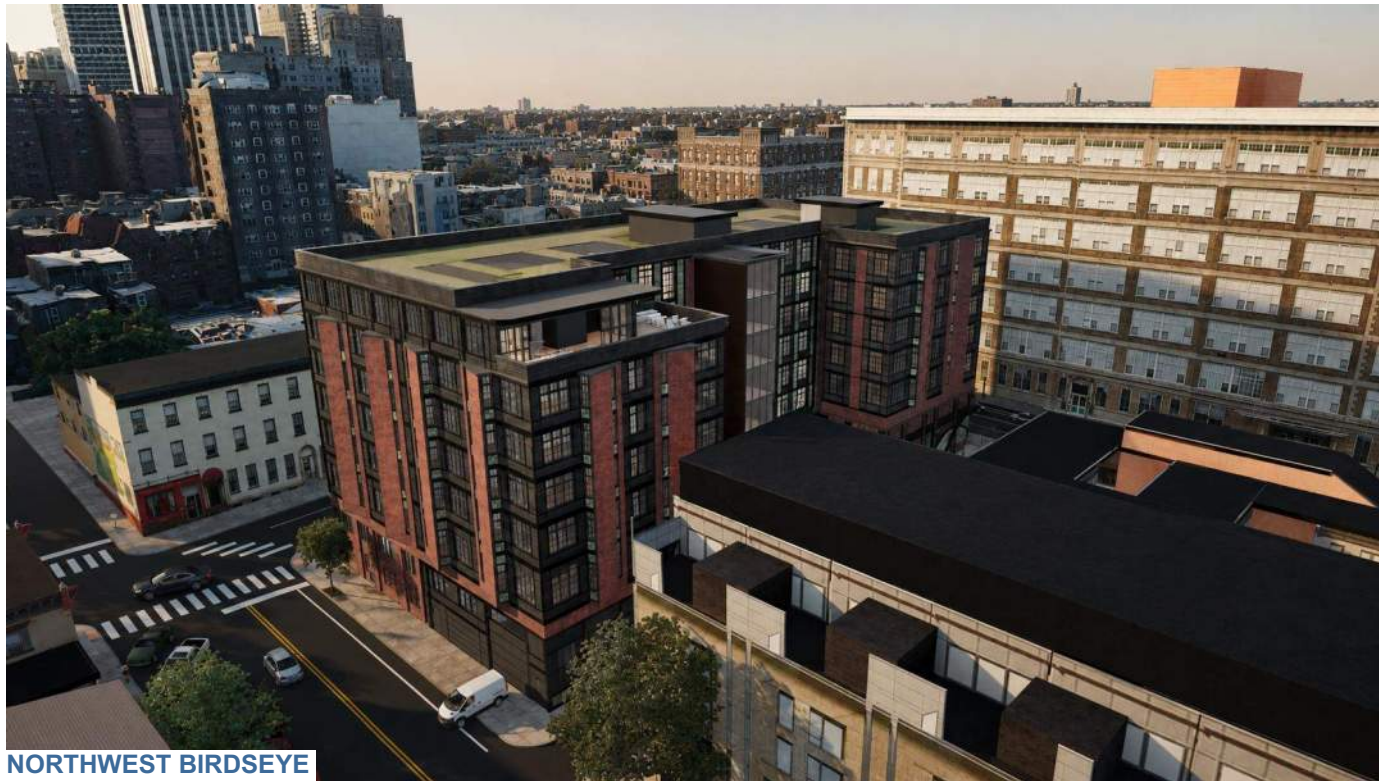
BONSCALL ST LOOKING NORTH IN THE AFTERNOON



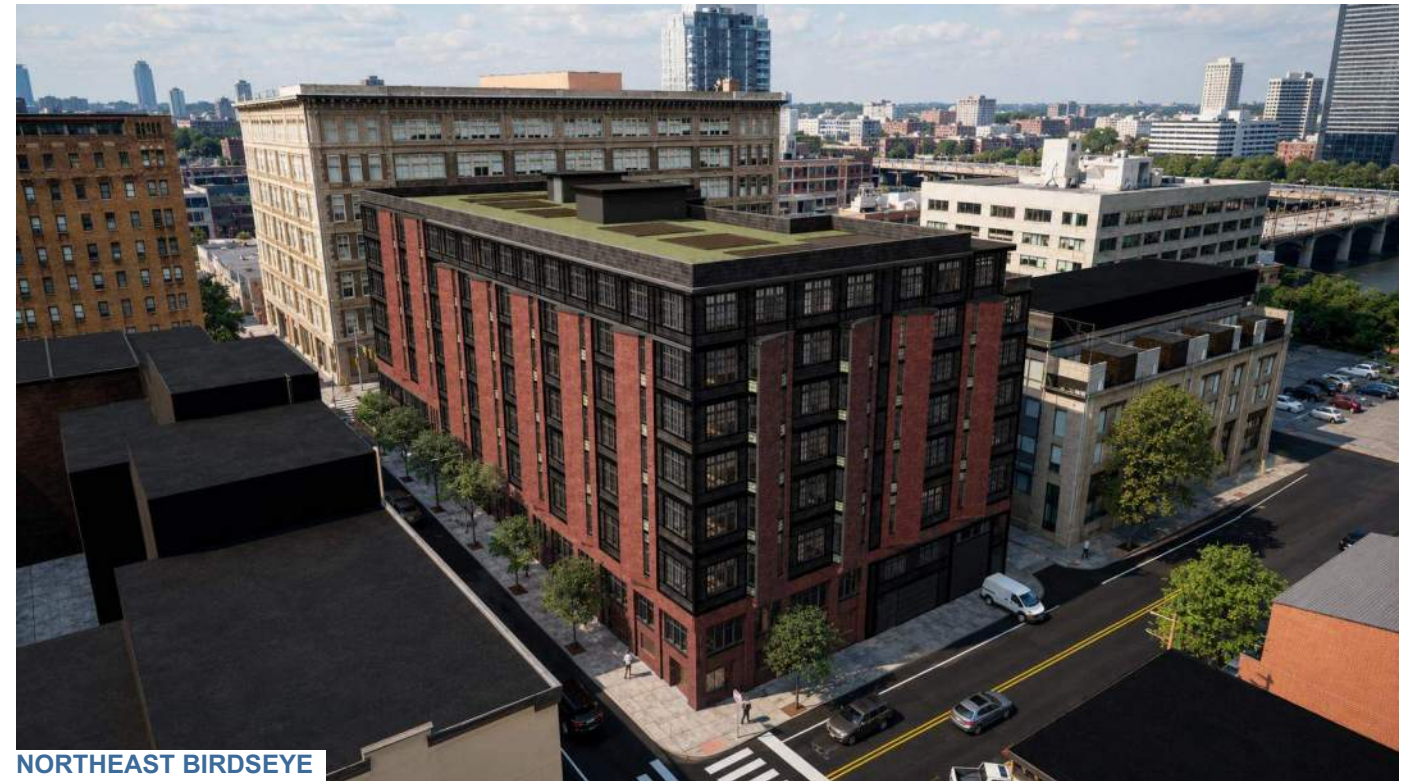
BONSCALL ST LOOKING SOUTH IN THE AFTERNOON



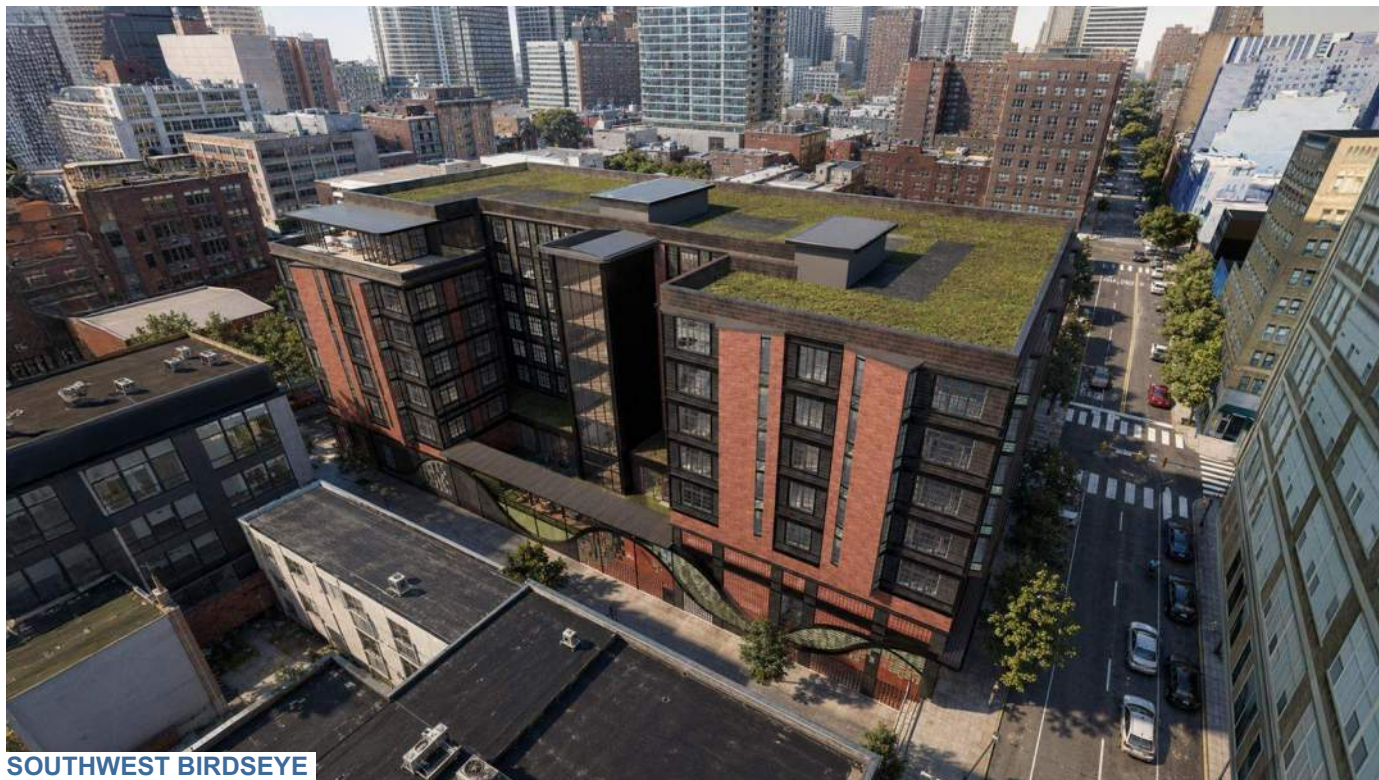
WALNUT STREET LOOKING NORTH EAST AT DUSK



NORTHWEST BIRDSEYE



NORTHEAST BIRDSEYE



SOUTHWEST BIRDSEYE



SOUTHEAST BIRDSEYE



BOXWOOD ARCHITECTS, LLC
1315 WALNUT ST. SUITE 1614
PHILADELPHIA, PA 19107
215.545.2215
info@boxwoodarchitects.com