



**PARKWAY**  
*Commercial Properties*

**DEVELOPMENT OPPORTUNITIES**

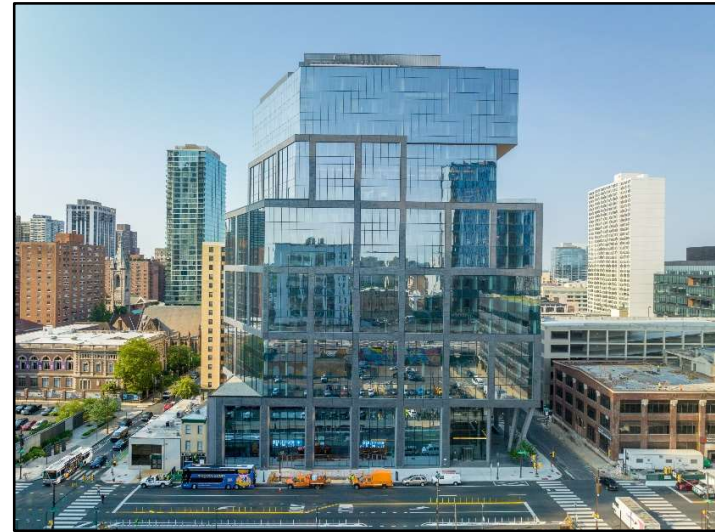
# ABOUT PARKWAY

## PARKWAY'S HISTORY AND TRACK RECORD

Parkway Corporation is a full-service real estate developer, investor, and operator with deep expertise in property and parking management. Starting with a single parking lot in Philadelphia, we have grown into a third-generation, family-owned, international business.

With over 100 years of experience, Parkway has earned a reputation for operational excellence and industry-leading technological innovation. In addition to our parking operations, we have participated in or led the development of millions of square feet of real estate including parking, hotel, office, medical office, multi-family, and retail assets.

Parkway's acquisition history is demonstrated by our track record of increasing revenue and overall land value, and our ability to transform surface parking assets into successful commercial real estate developments.



*2222 Market Street, Philadelphia*



*Amble, Philadelphia*

# TEAM INTRODUCTION

## Brian Berson | President, Parkway Commercial Properties, Inc.



Brian Berson joined Parkway Corporation in 2018 and serves as President of Parkway Commercial Properties, a role in which he oversees Parkway's growing real estate portfolio as well as development across a national and expanding land bank. Parkway recently delivered a 360,000 SF trophy office building leased by global law firm Morgan Lewis, a multifamily project in Philadelphia's "old city" which achieved 95% leasing in just three months, and is under construction on another 550,000 SF trophy office building leased entirely by global insurance provider Chubb. Parkway is also in predevelopment for several additional multifamily residential projects in multiple US markets. Prior to Parkway, Brian worked at Brandywine Realty Trust and served as Vice President of Development, overseeing development work in New Jersey and Washington, D.C., before which he was Vice President of Leasing and Development at Liberty Property Trust, where he held responsibility for the firm's leasing, development, and asset management at the Philadelphia Navy Yard. He has 25 years of experience in the industry and has developed over two billion dollars' worth of real estate.

His previous experience also includes development positions in Washington, D.C. at LCOR, where he served as Development Manager for the 2.4 million square foot United States Patent and Trademark Office and at Hines, where he served as Construction Manager for the 800,000 SF Gannet/USA TODAY Headquarters. Mr. Berson received his Master of Architecture from Columbia University's Graduate School of Architecture, Planning, and Preservation and his Bachelor of Arts from the Washington University in St. Louis School of Architecture.

He holds a Pennsylvania architecture license and a National Council for Architectural Registration Board certificate. Mr. Berson sits on the Board of Trustees at NAIOP Philadelphia, at the American Heart Association's Hard Hats with Heart, and is a Board member at the Central Philadelphia Development Corporation. He has been featured prominently as a guest lecturer, panelist, and instructor at many of the region's universities.

## Briana N. Wilkins | Vice President, Development



Briana N. Wilkins is Vice President, Development. At Parkway, she leads residential and mixed-use development of existing properties and new acquisitions across multiple markets. Prior to joining Parkway, Ms. Wilkins was Vice President, Philadelphia for Ivy Realty, where she oversaw a portfolio of almost 1M SF of residential and industrial assets. These included 1600 Callowhill, a \$50M redevelopment of a warehouse into mixed-use multifamily. Before coming to Philadelphia, she worked as a project manager at Silverman in Jersey City, overseeing all aspects of development, from acquisitions through lease-up for one of Jersey City's leading multifamily developers.

Ms. Wilkins graduated summa cum laude and Phi Beta Kappa from Princeton University with a degree from the School of Public and International Affairs.

# REAL ESTATE PORTFOLIO

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## CURRENT HOLDINGS

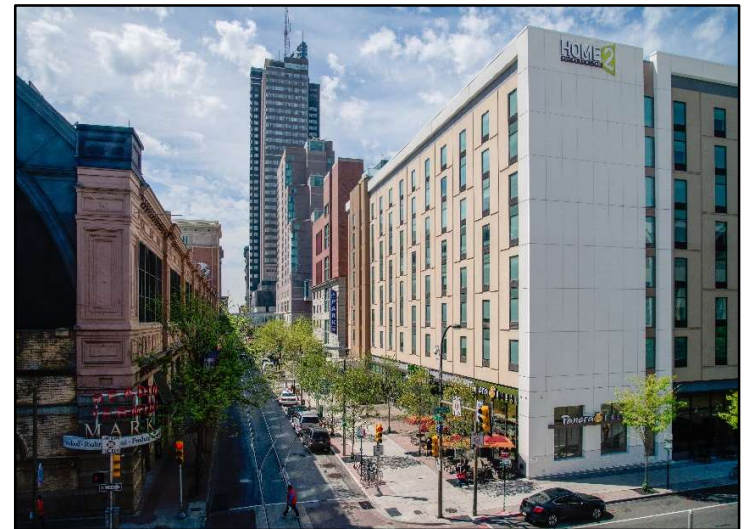
- 2000 Arch Street
- 2222 Market Street
- Amble: 40 S. 2<sup>nd</sup> Street
- Dow Building: 100 S. Independence Mall West
- Hanover North Broad: 322 N Broad Street
- Motto by Hilton Hotel: 31 S. 19<sup>th</sup> Street
- Penn Medicine: 800 Walnut Street

## SOLD ASSETS

- 1701 Market Street
- 1706 Rittenhouse Square
- Home2Suites by Hilton: 1200 Arch Street
- Pearl Condos: 111 N 9<sup>th</sup> Street



*Motto by Hilton, Philadelphia*



*Home2 Suites, Philadelphia*

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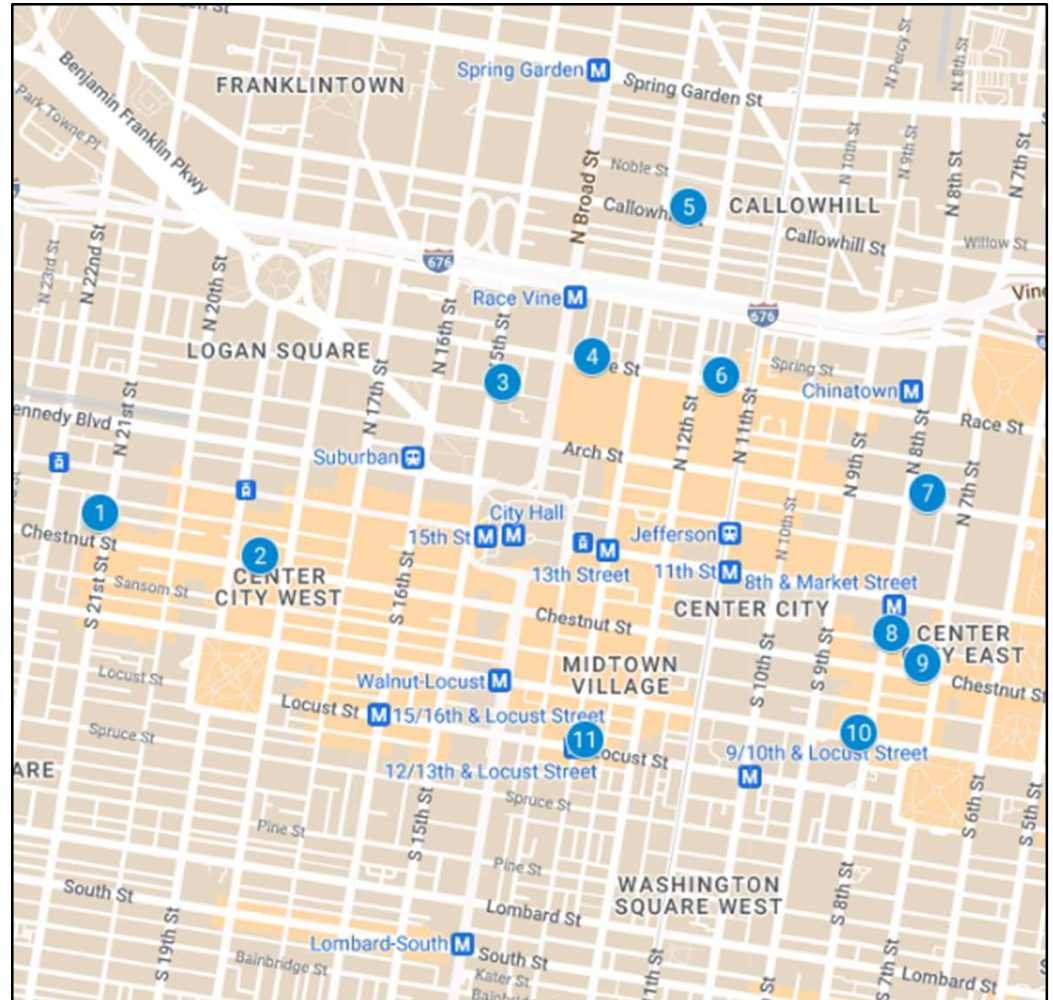
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Site #	Development Opportunity	Zoning	Square Footage	Additional Information
1	26-30 S. 21st Street	CMX-4	26,127 SF	
2	1821 Chestnut Street	CMX-5	2,900 SF	
3	1443-49 Cherry Street	CMX-5	53,568 SF	
4	1329 Race Street	CMX-4	1,504 SF	Opportunity Zone Site
5	1217-41 Callowhill Street	I-2	28,706 SF	Opportunity Zone Site
6	1122 Vine Street	CMX-4	50,569 SF	Opportunity Zone Site
7	735 Arch Street	CMX-4	39,550 SF	Opportunity Zone Site
8	19-27 S. 8th Street	CMX-5	14,495 SF	
9	709-13 Chestnut Street	CMX-5	12,906 SF	
10	805 Walnut Street	CMX-5	23,471 SF	
11	219 S. 13th Street	CMX-5	9,020 SF	

# SITE MAP

## LEGEND

- 1 26-30 S. 21<sup>st</sup> Street
- 2 1821 Chestnut Street
- 3 1443-49 Cherry Street
- 4 1329 Race Street
- 5 1217-41 Callowhill Street
- 6 1122 Vine Street
- 7 735 Arch Street
- 8 19-27 S. 8<sup>th</sup> Street
- 9 709-13 Chestnut Street
- 10 805 Walnut Street
- 11 219 S. 13<sup>th</sup> Street



#1 - 26-30 S. 21<sup>ST</sup> STREET

# 1 | 26-30 S. 21<sup>ST</sup> STREET

## OVERVIEW

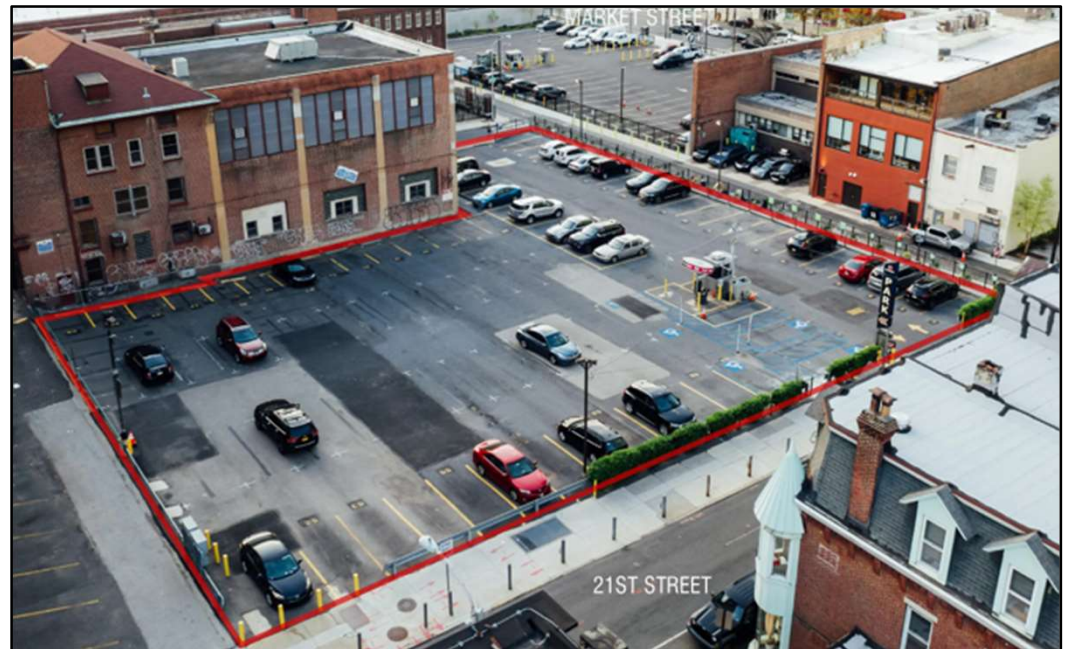
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### ZONING:

CMX-4 - 26,127 SF

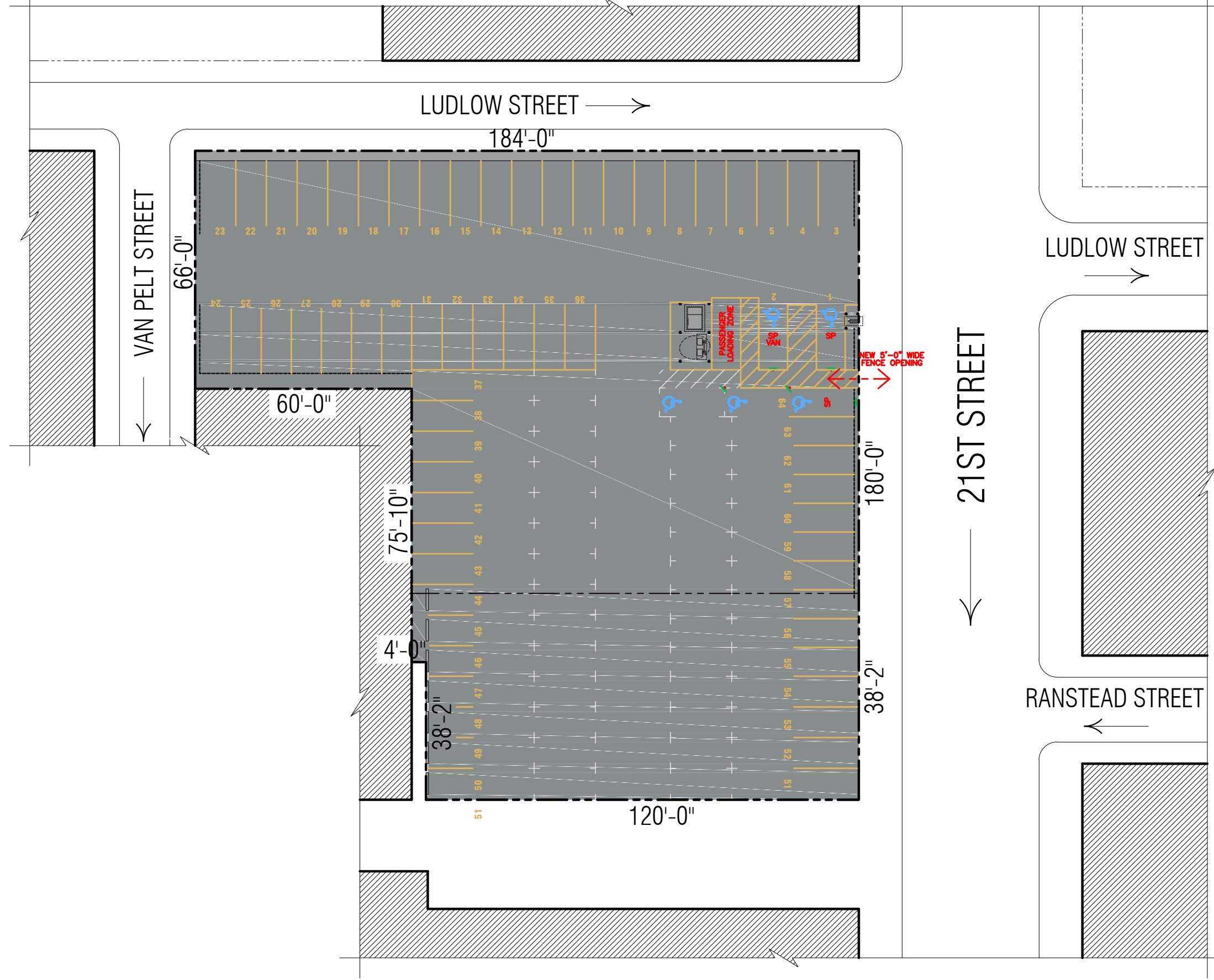
### FLOOR AREA RATIO:

FAR 5 = 130,635 SF









# SITE PLAN: 26-30 S. 21<sup>ST</sup> STREET



### LEGEND

-  : PROPOSED 4" WIDE YELLOW SELF-PARK LINE STRIPING
-  : PROPOSED 2" WIDE WHITE ATTENDANT-PARK LINE STRIPING
-  : PROPOSED SELF PARK A.D.A. SPACE
-  : PROPOSED A.D.A. SIGNAGE



**PROPOSED A.D.A. IMPROVEMENTS**  
**SITE PLAN**  
 SCALE: 1"= 30'-0"

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**PARKWAY CORPORATION**  
 REAL ESTATE & DEVELOPMENT  
 150 NORTH BROAD STREET  
 PHILADELPHIA, PA 19102  
 (215) 575-4080

**21ST AND LUDLOW STREET**  
**ATTENDANT PARK SURFACE LOT**  
**FUNCTIONAL DESIGN**

DATE: 7-31-17  
 DESCRIPTION: LAYOUT CONCEPT



## #2 - 1821 CHESTNUT STREET

# 2 | 1821 CHESTNUT STREET

## OVERVIEW

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### ZONING:

CMX-5 - 2,900 SF

### FLOOR AREA RATIO:

FAR 12 = 34,800 SF



# SITE PLAN: 1821 CHESTNUT STREET

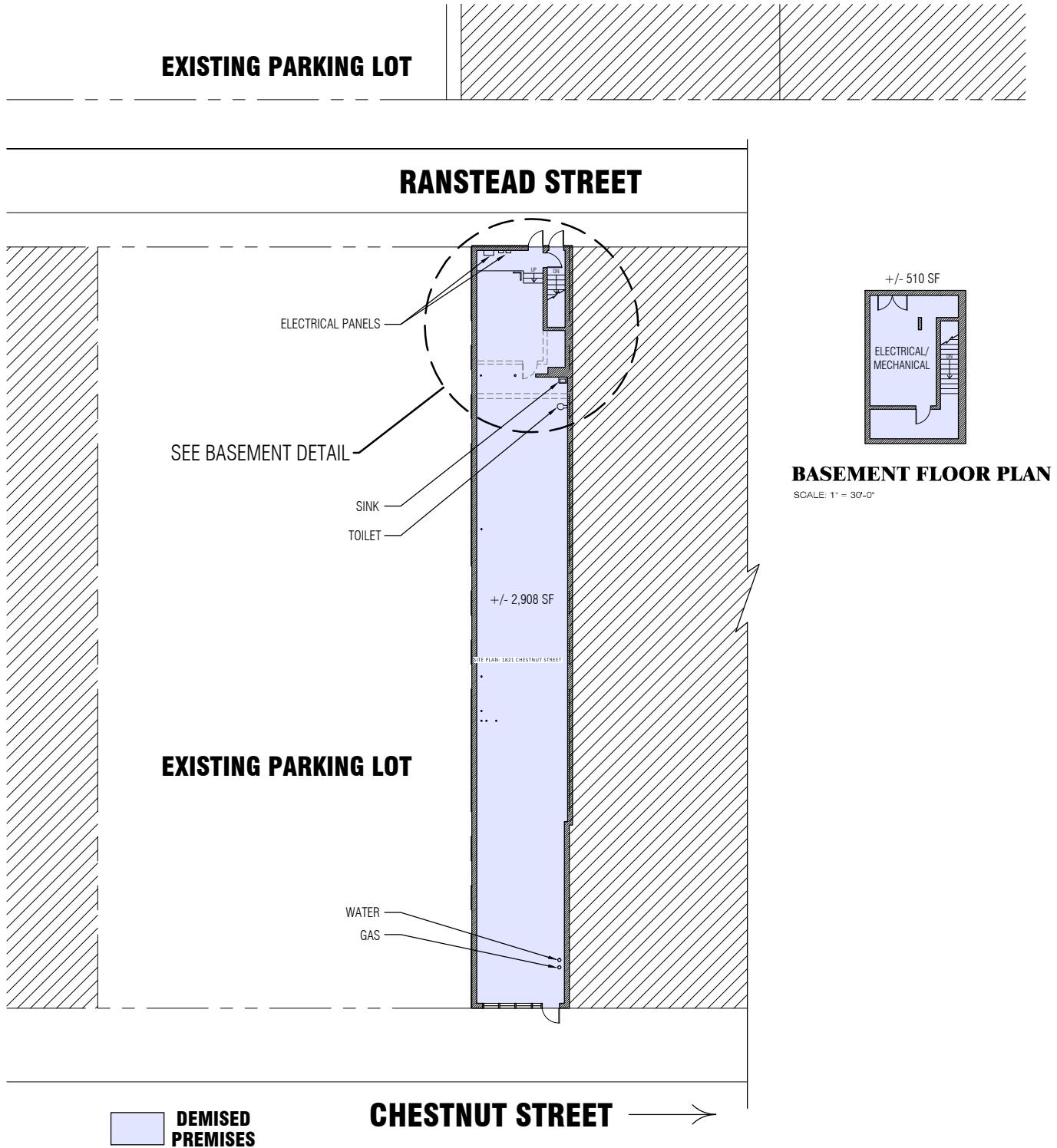


EXHIBIT "A"



## 1821 CHESTNUT STREET GROUND FLOOR/SITE PLAN

SCALE: 1" = 30'-0"

ISSUED: 2-27-14



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SK

1

# #3 - 1443-49 CHERRY STREET

# 3 | 1443-49 CHERRY STREET

## OVERVIEW

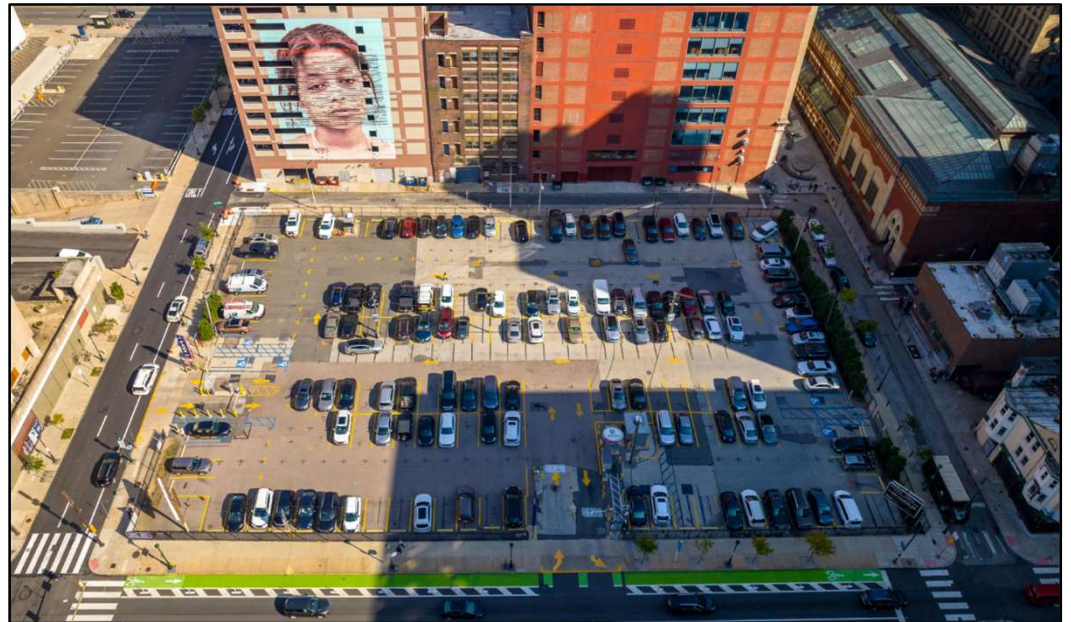
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### ZONING:

CMX-5 - 53,568 SF

### FLOOR AREA RATIO:

FAR 12 = 642,816 SF



# SITE PLAN: 1443-49 CHERRY STREET

RACE STREET (50' WIDE) →



## PARKING SUMMARY

TOTAL LOT AREA:	53,568 S.F.
TOTAL CAPACITY:	277 SPACES
SELF PARK SPACES:	120
ATTENDANT PARK SPACES:	157



## 15TH & CHERRY STREET LOT SITE PLAN -- 8-3-11

SCALE: 1" = 40'-0"



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SK 1

# #4 - 1329 RACE STREET



# 4 | 1329 RACE STREET

## OVERVIEW

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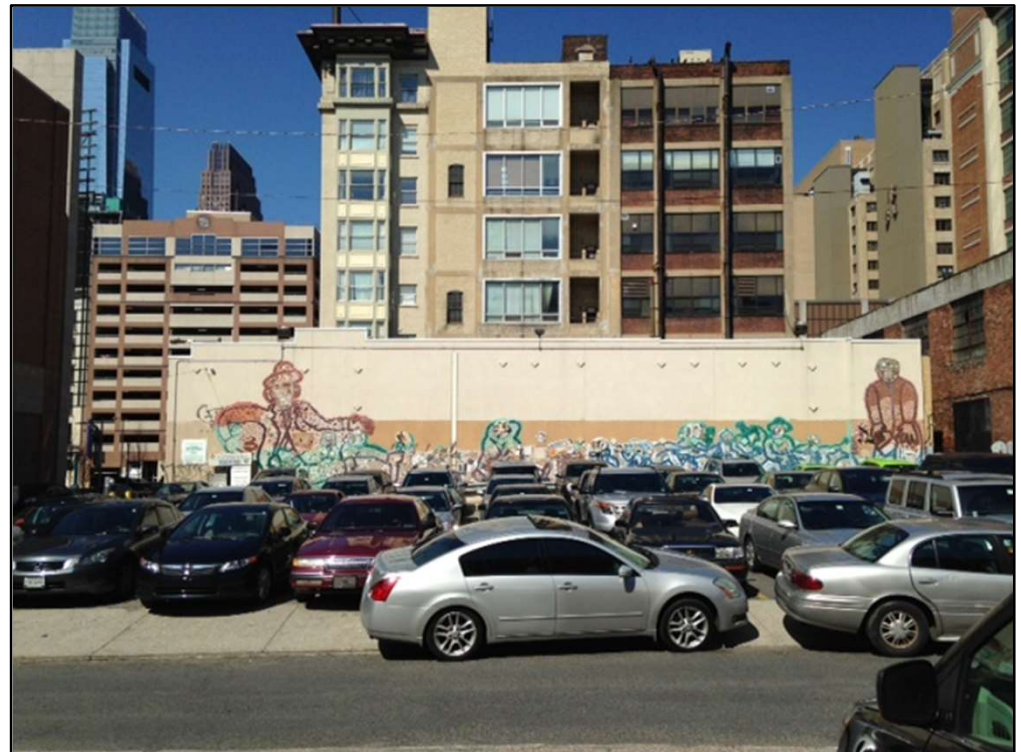
### OPPORTUNITY ZONE SITE

#### ZONING:

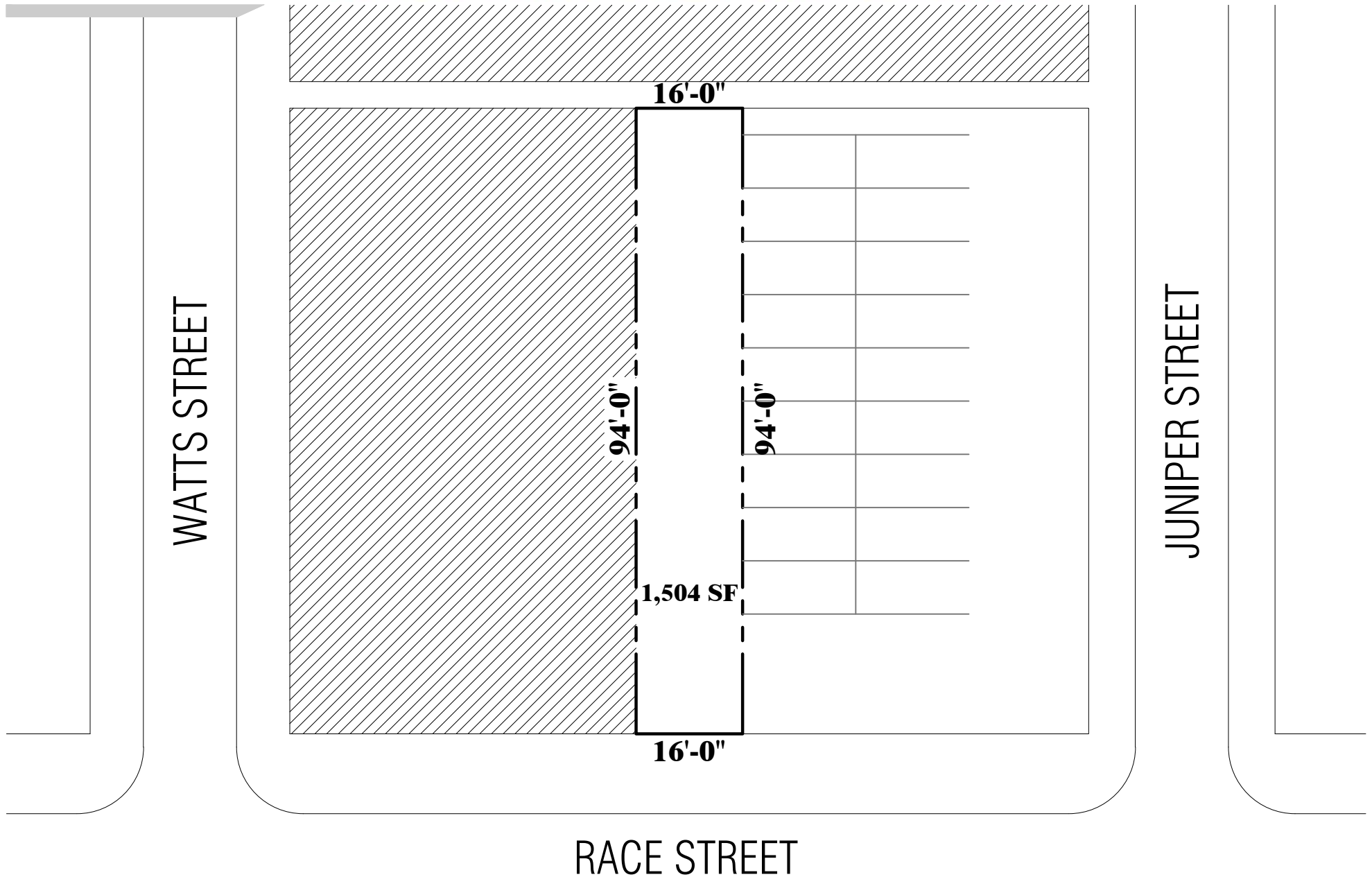
CMX-4 - 1,504 SF

#### FLOOR AREA RATIO:

FAR 5 = 7,520 SF



# SITE PLAN: 1329 RACE STREET



## 1329 RACE STREET SITE LAYOUT

SCALE: 1" = 20'-0"



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SK

1

#5 - 1217-41 CALLOWHILL STREET

# 5 | 1217-41 CALLOWHILL STREET

## OVERVIEW

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### OPPORTUNITY ZONE SITE

#### ZONING:

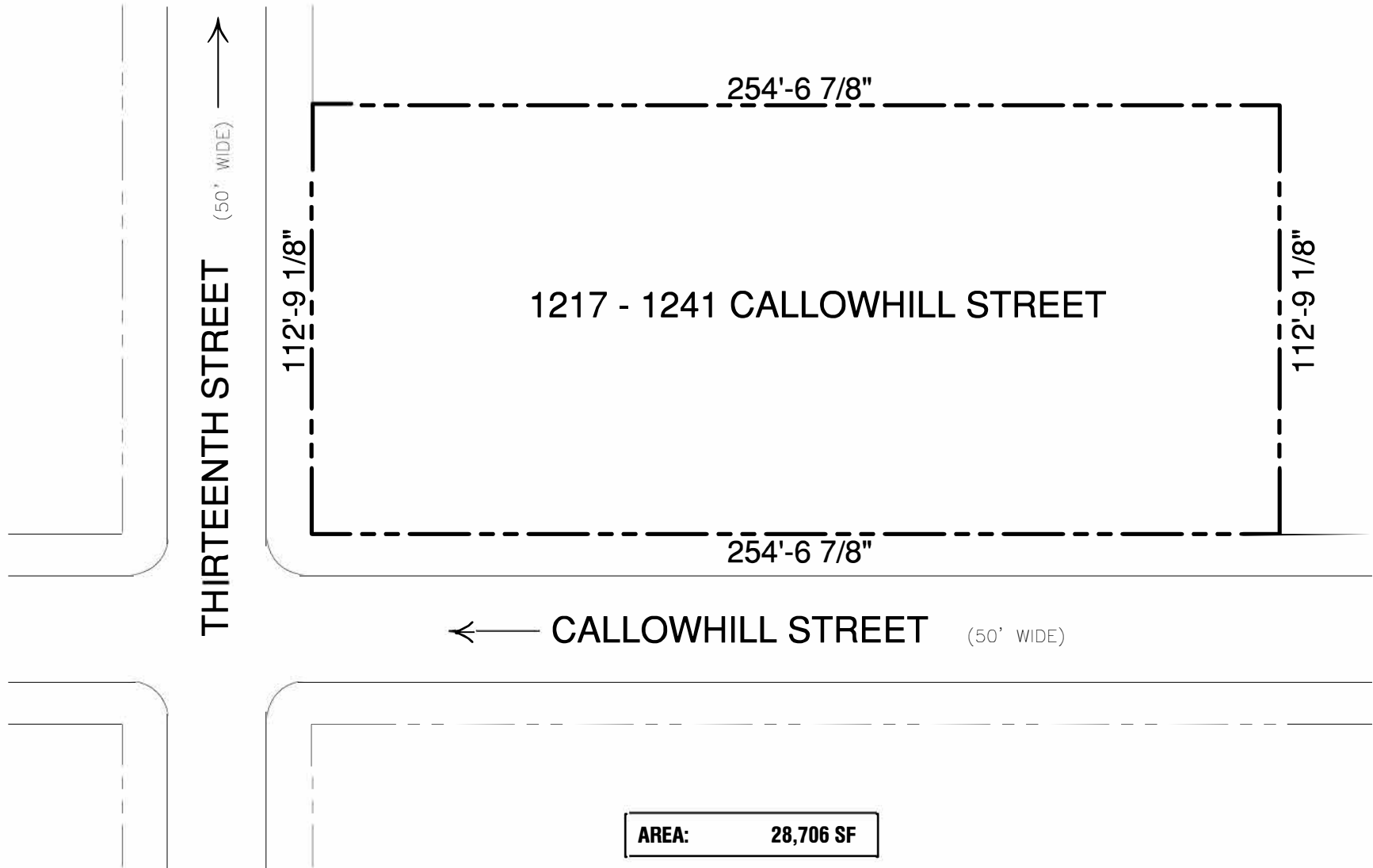
I-2 - 28,706 SF

#### FLOOR AREA RATIO:

FAR 5 = 143,530 SF



# SITE PLAN: 1217-41 CALLOWHILL STREET



## 13TH & CALLOWHILL STREETS SURFACE PARKING LOT EXISTING CONDITIONS / SITE PLAN -- 7-24-07

SCALE: 1" = 40'-0"

13CALPARKET



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SK 1

# #6 - 1122 VINE STREET

# 6 | 1122 VINE STREET

## OVERVIEW

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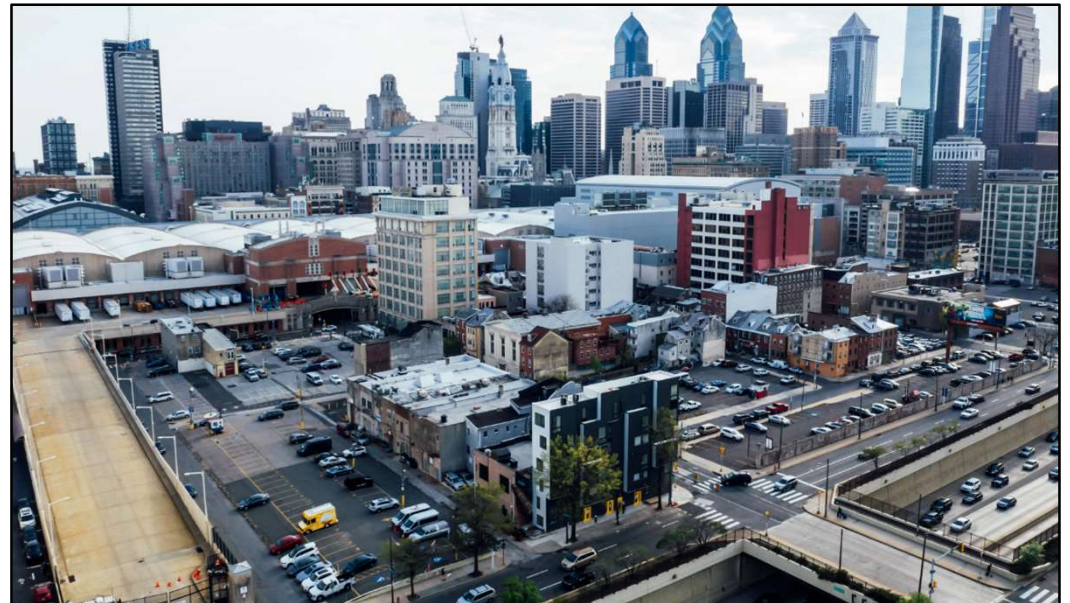
### OPPORTUNITY ZONE SITE

#### ZONING:

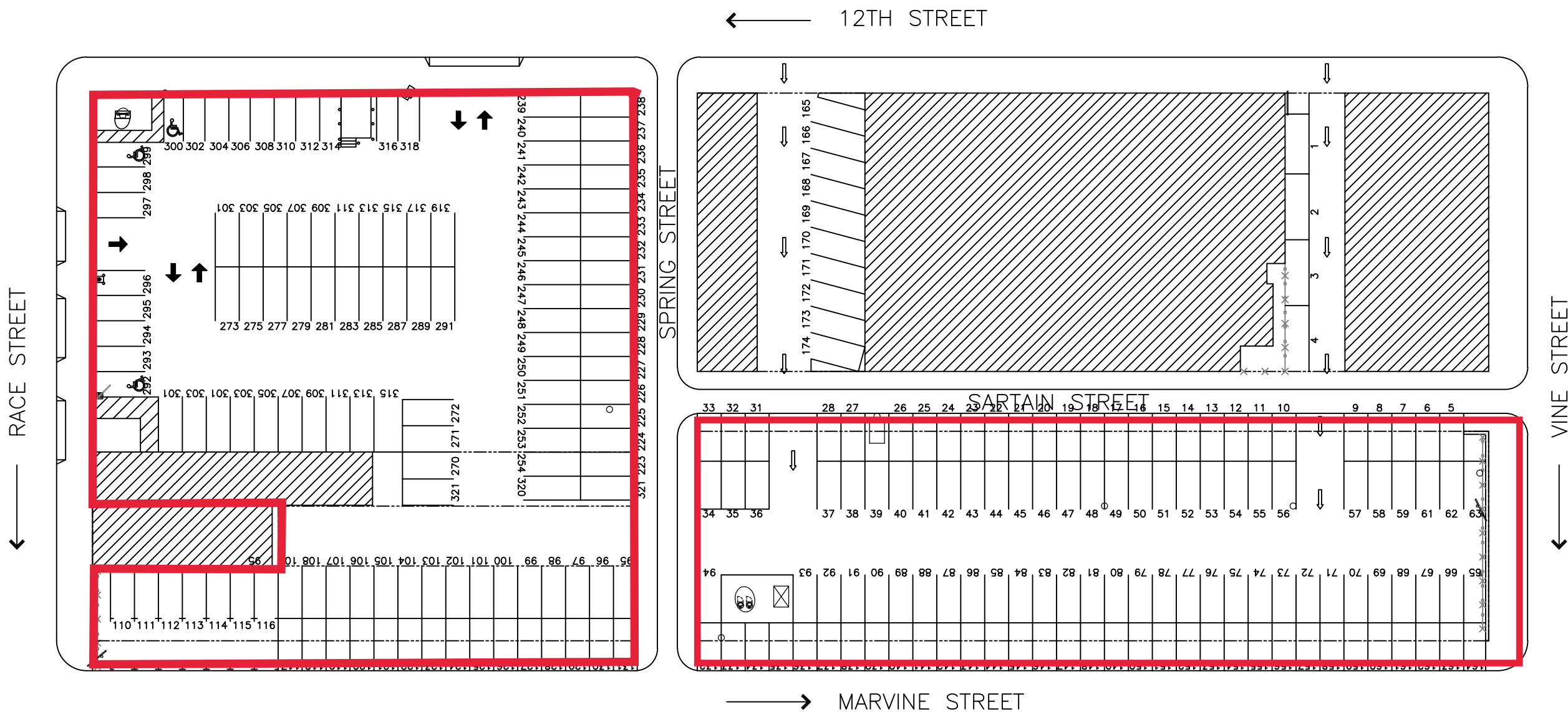
CMX-4 - 50,569 SF

#### FLOOR AREA RATIO:

FAR 5 = 252,845 SF



# SITE PLAN: 1122 VINE STREET



**PARKING SUMMARY**

TOTAL LOT AREA:	62,840 S.F.
TOTAL CAPACITY:	259 SPACES
SELF PARK SPACES:	252
ATTENDANT PARK SPACES:	7

 **CURRENT LAYOUT SITE PLAN**  
SCALE: 1" = 40'-0"



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150 NORTH BROAD STREET  
PHILADELPHIA, PA 19102  
(215) 575-4080

**1127 RACE STREET**  
**SURFACE PARKING LOT**  
**FUNCTIONAL DESIGN**

DATE: 04-10-2015  
DESCRIPTION: SCHEMATIC DESIGN

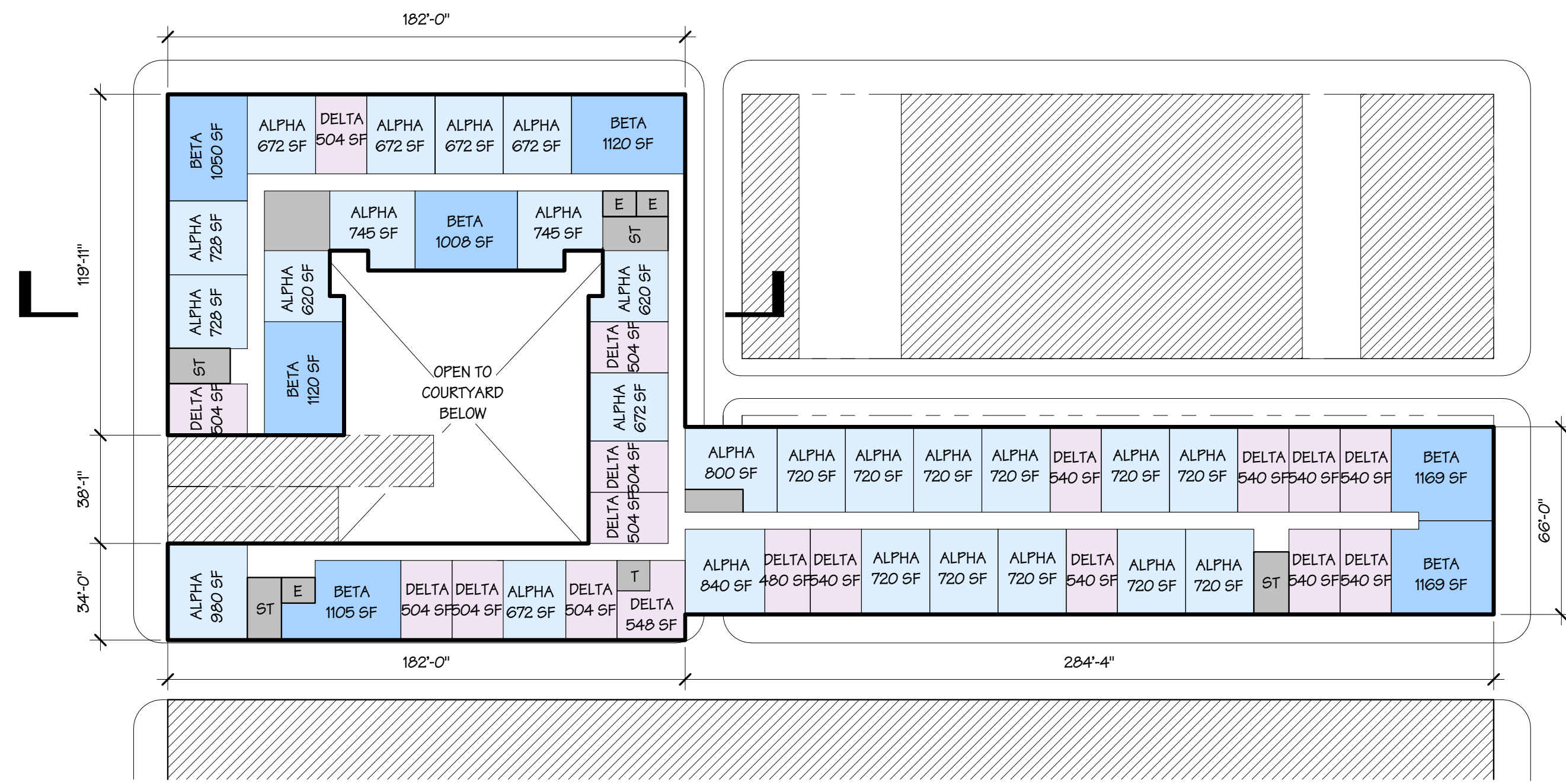




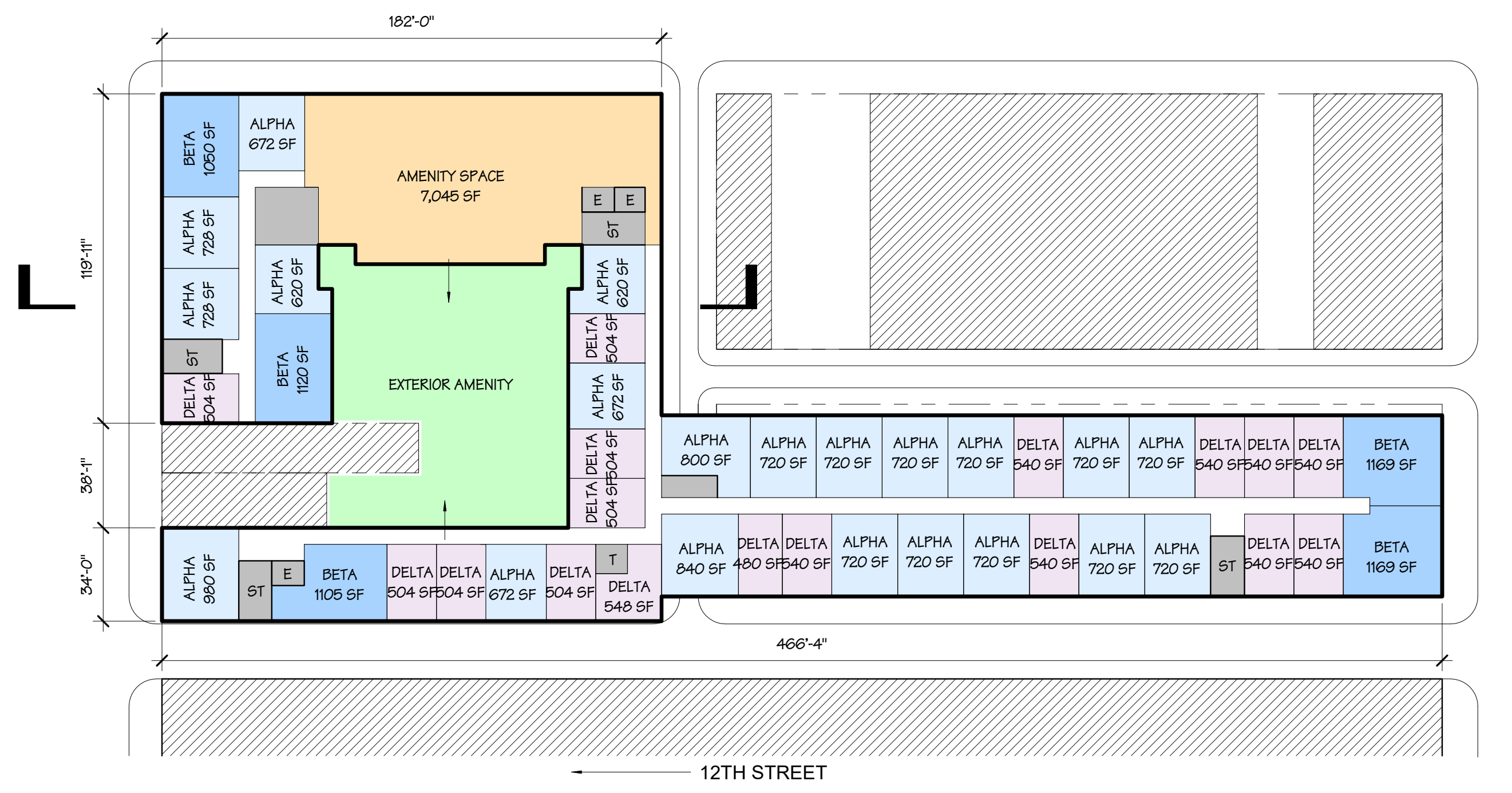
6 | 1122 VINE STREET

DEVELOPMENT STUDY  
MULTI-FAMILY BUILDING

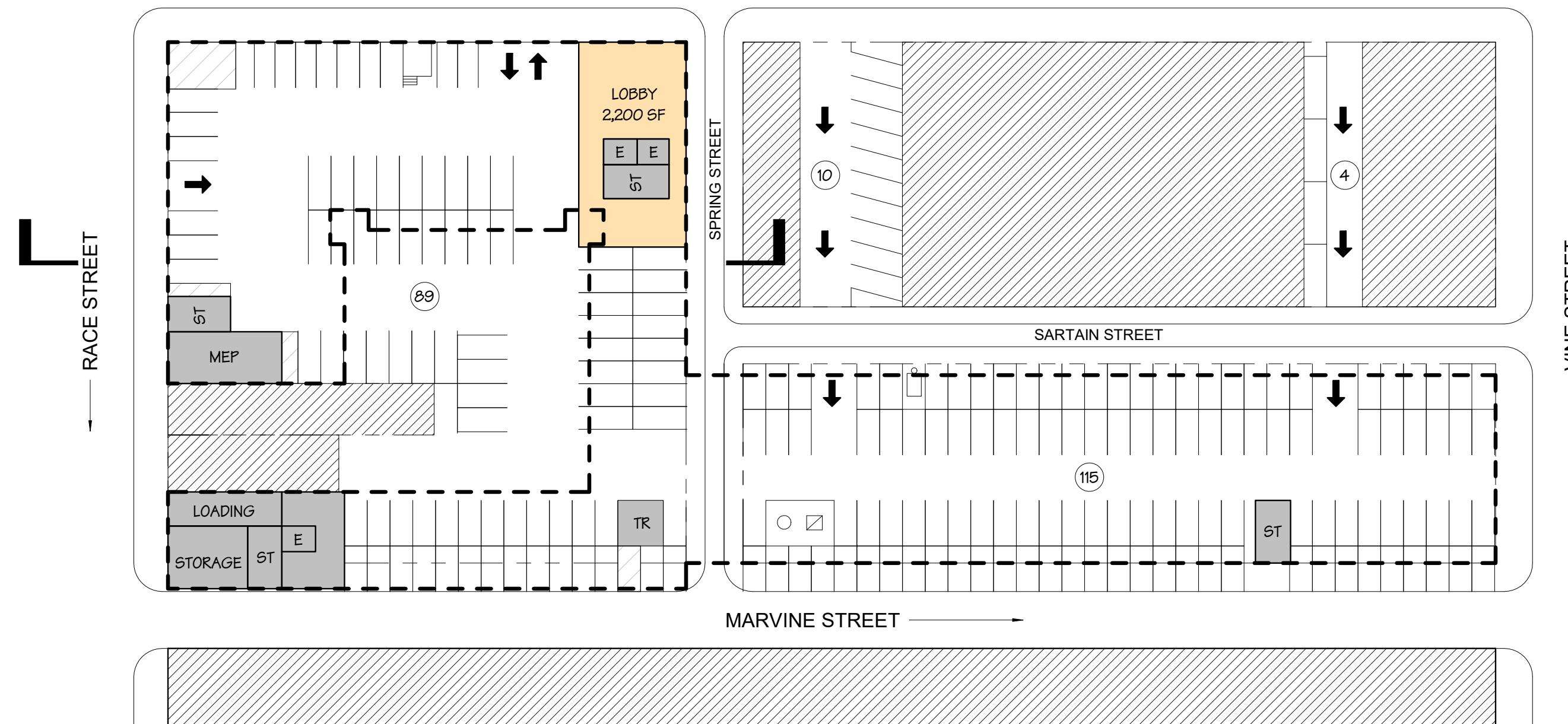
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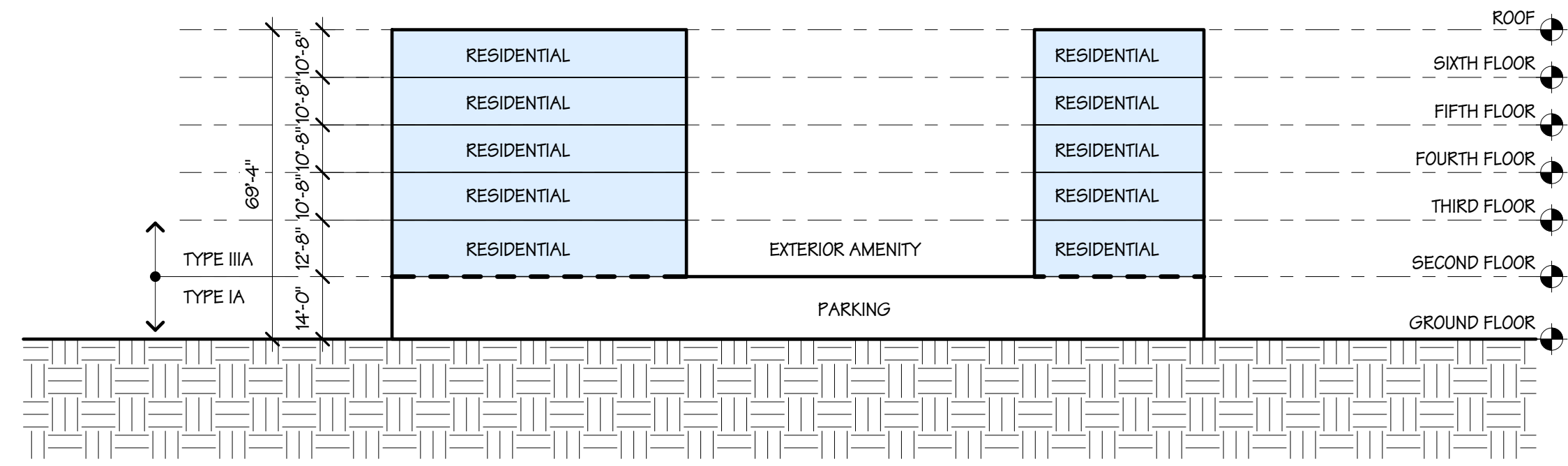
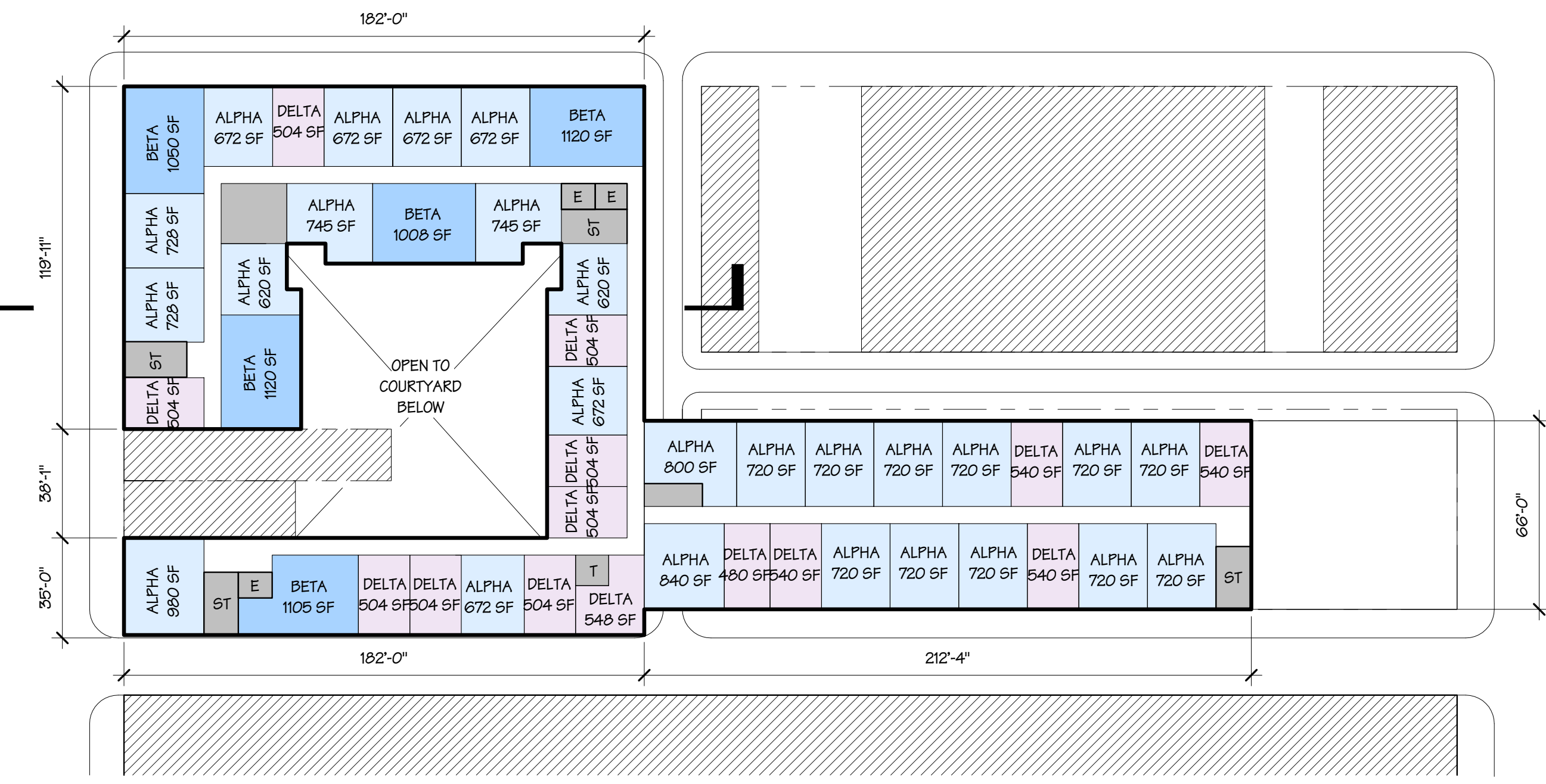
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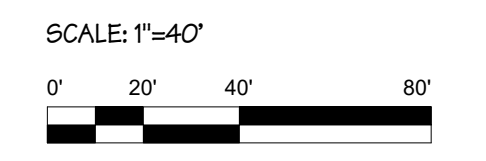
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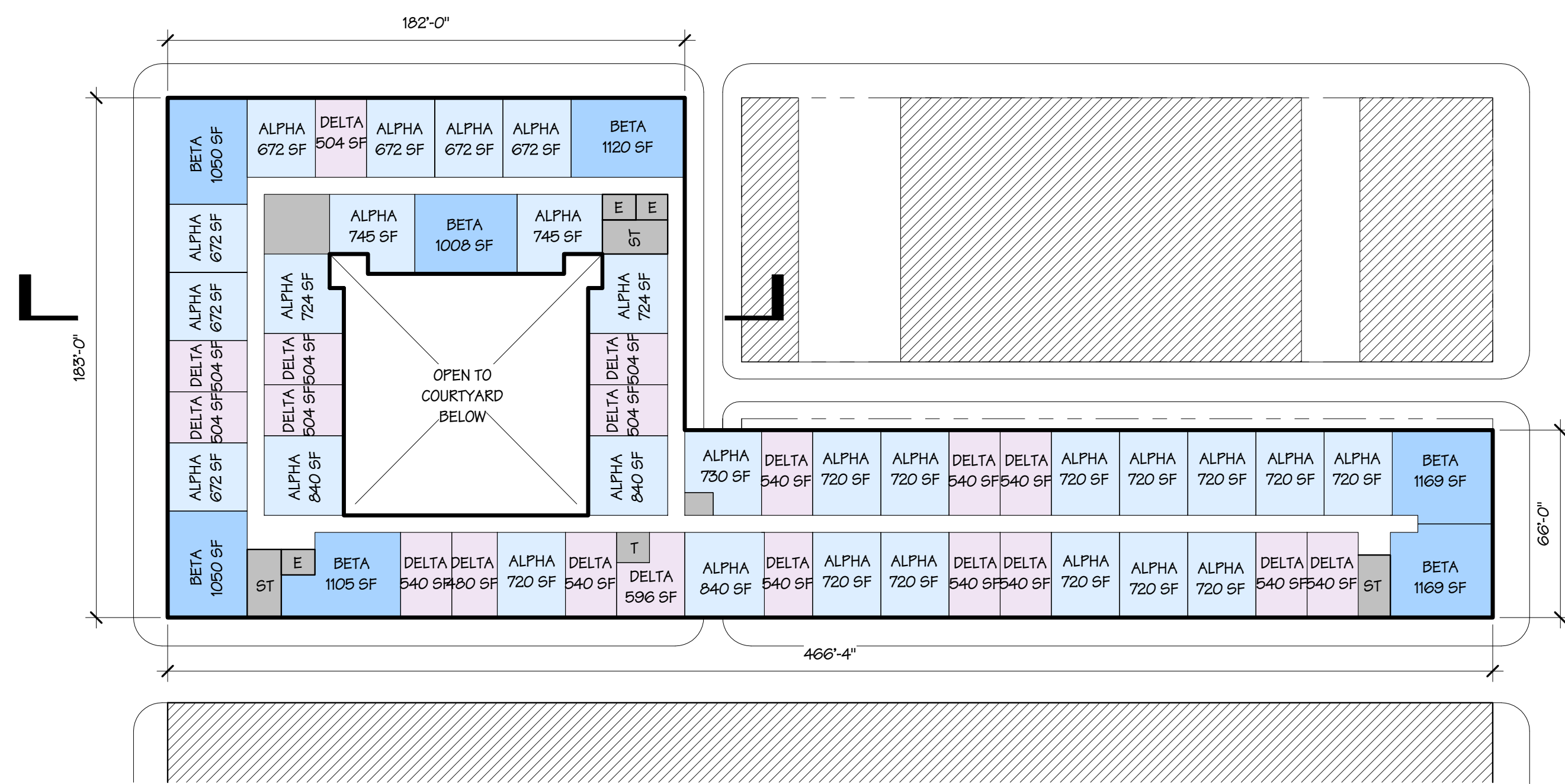


OPTION 1 - BY RIGHT (WITHOUT RACE STREET PARCELS)		
ZONING	<ul style="list-style-type: none"> <li>PROPOSED ZONING: [CMX-4]</li> <li>SITE AREA: 51,957 SF</li> <li>MAX FAR (500%): 259,785 SF</li> </ul>	
BUILDING	<ul style="list-style-type: none"> <li>TOTAL BUILDING AREA: 261,275* GSF</li> <li>NUMBER OF STORIES: 6 STORIES</li> <li>BUILDING HEIGHT: 69'-4"</li> <li>GROUND FLOOR: 52,139 SF LOBBY &amp; PARKING**</li> <li>SECOND FLOOR: 42,814 SF RESIDENTIAL &amp; AMENITIES</li> <li>TYP. RESIDENTIAL FLOOR (3-5): 42,814 SF RESIDENTIAL</li> <li>TYP. RESIDENTIAL FLOOR (6): 38,062 SF RESIDENTIAL [75% SITE COVERAGE MAX]</li> </ul>	
*OVER MAX FAR BY 1,490 SF **REQUIRES ZONING EXCEPTION FOR SURFACE PARKING		
UNITS	<ul style="list-style-type: none"> <li>TOTAL NUMBER OF UNITS: 241 UNITS</li> <li>PRODUCT MIX:                             <ul style="list-style-type: none"> <li>STUDIO = 85 UNITS (35%)</li> <li>ONE BEDROOM = 125 UNITS (52%)</li> <li>TWO BEDROOM = 31 UNITS (13%)</li> </ul> </li> </ul>	
PARKING (RESIDENTIAL)	<ul style="list-style-type: none"> <li>REQUIRED (.3/UNIT): 73 SPACES</li> <li>PROVIDED: 218 SPACES</li> </ul>	

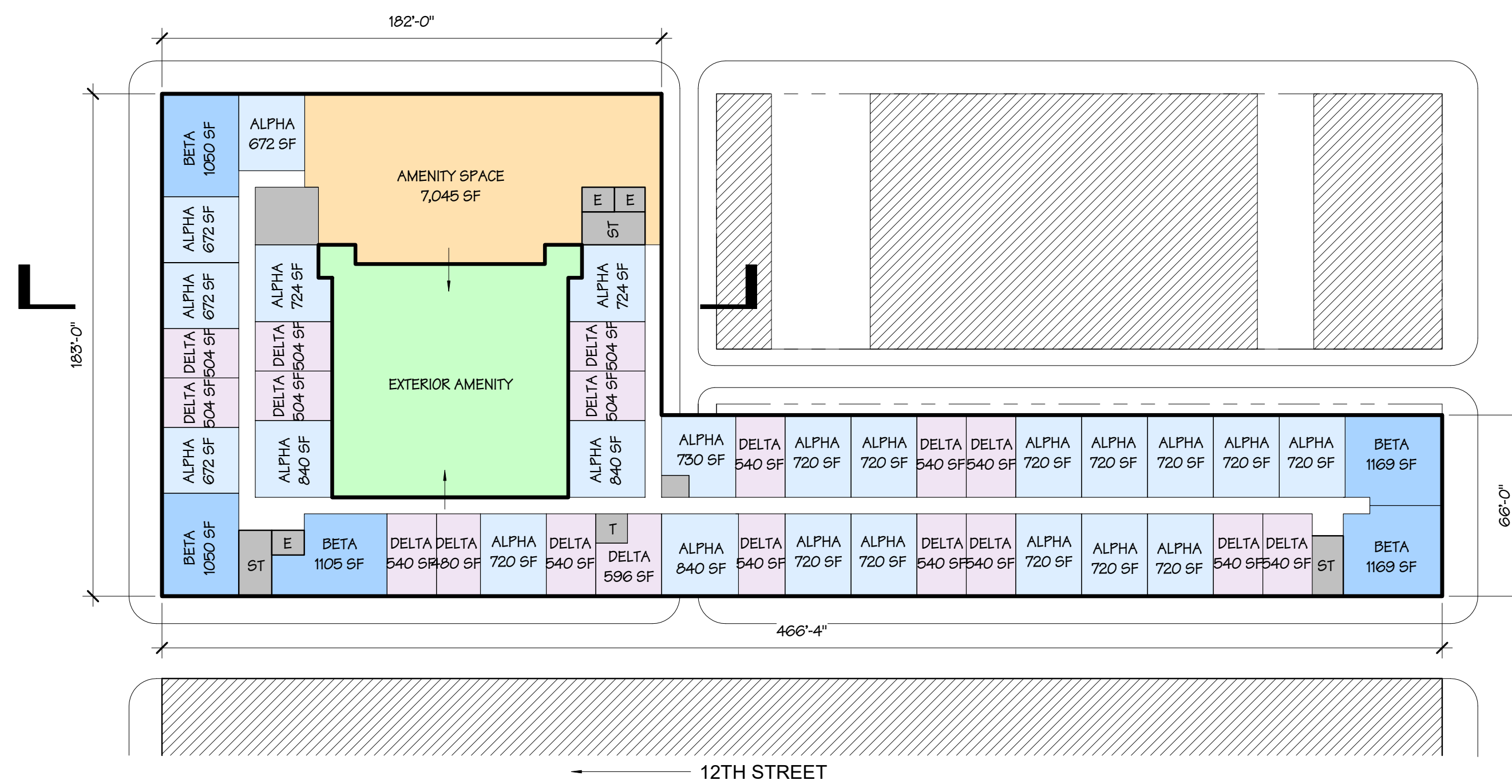


Date: 04/19/21  
Project Number: 0012.00-21

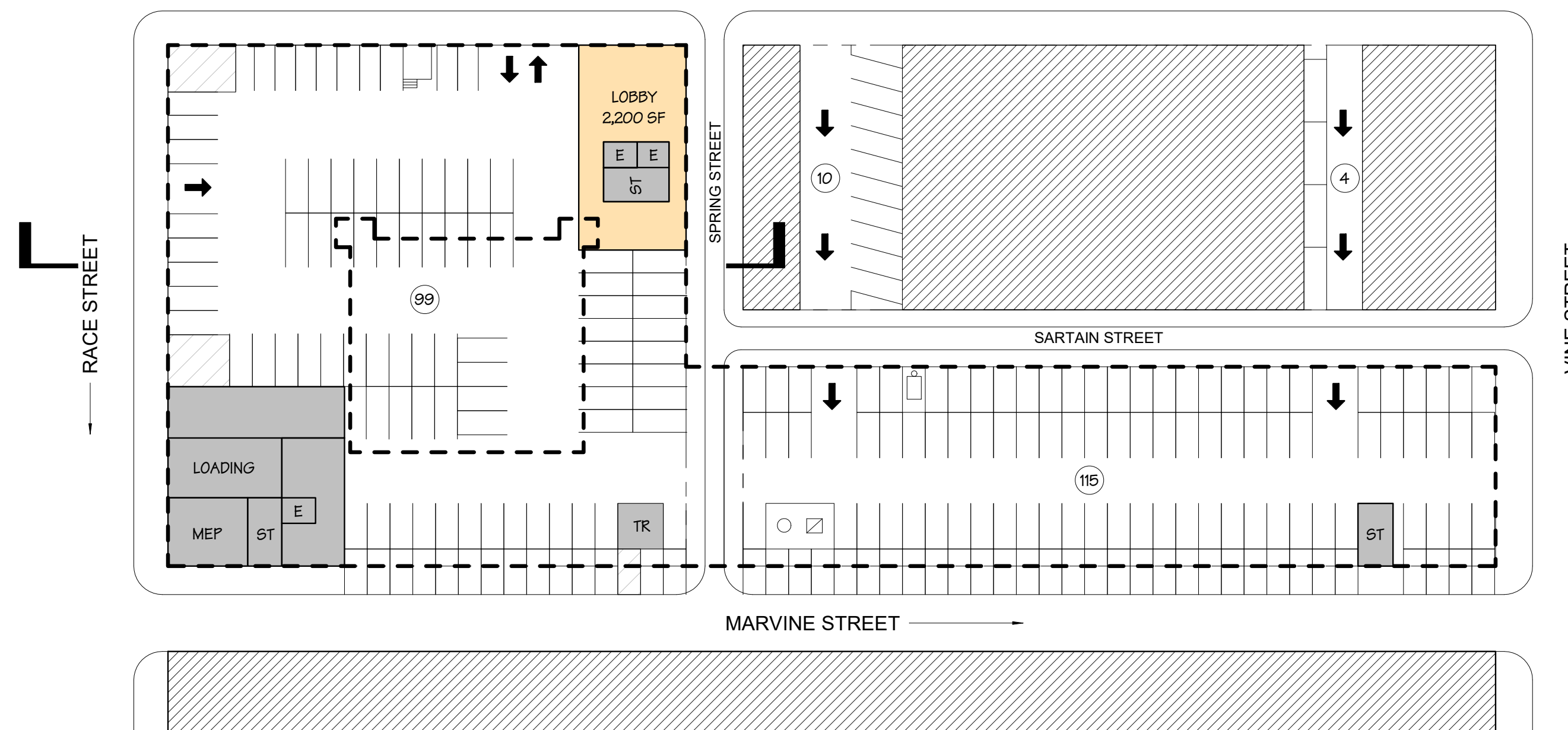
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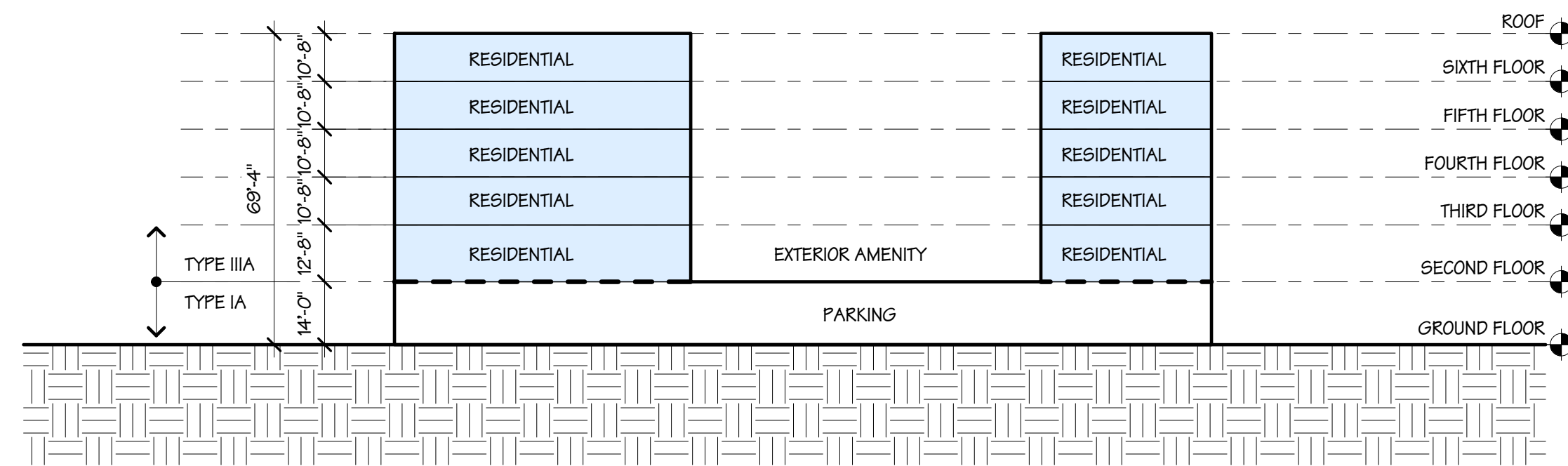
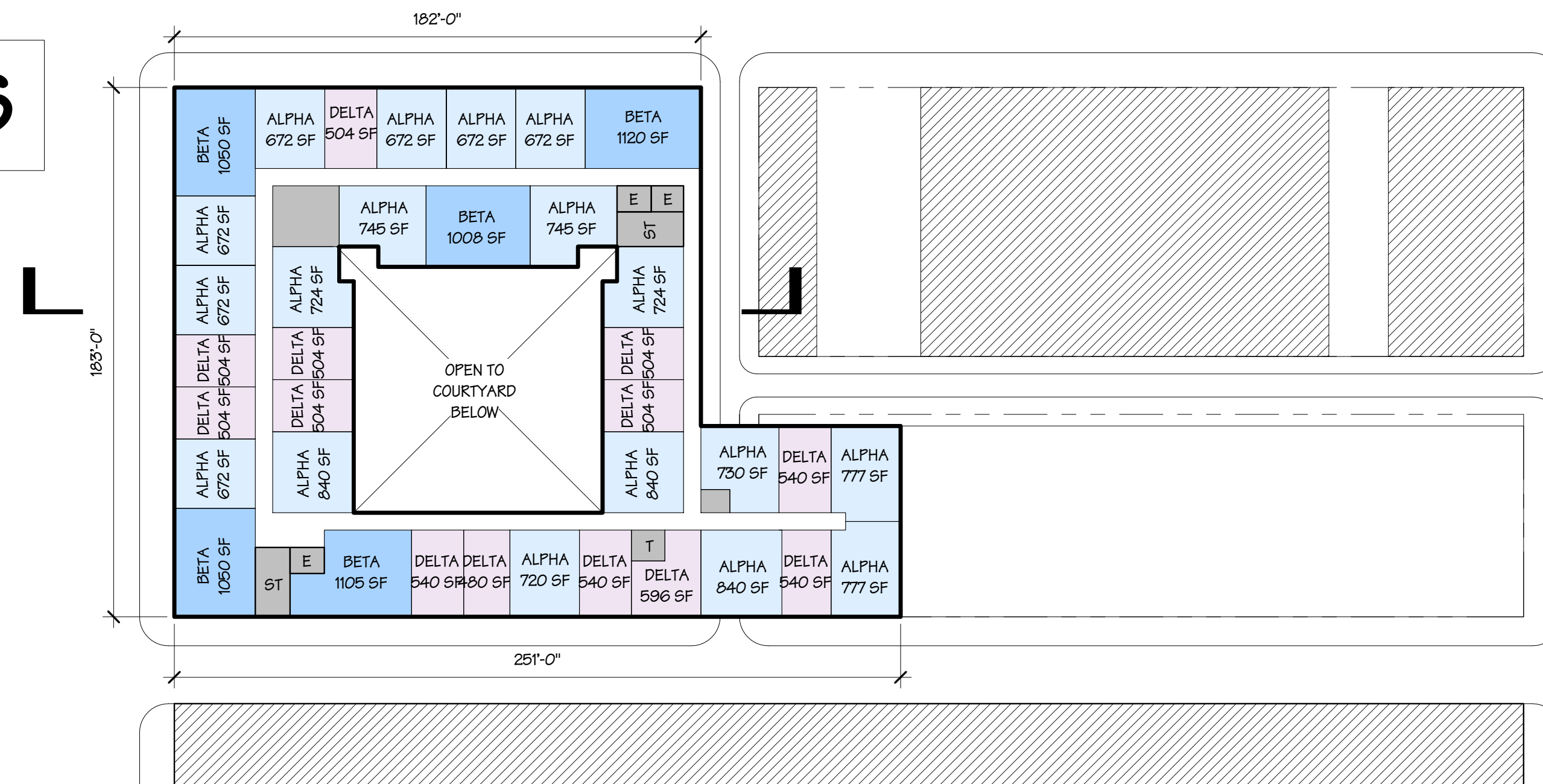
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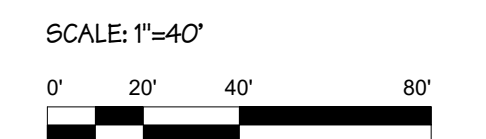
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### OPTION 2 (INCL. RACE STREET PARCELS)

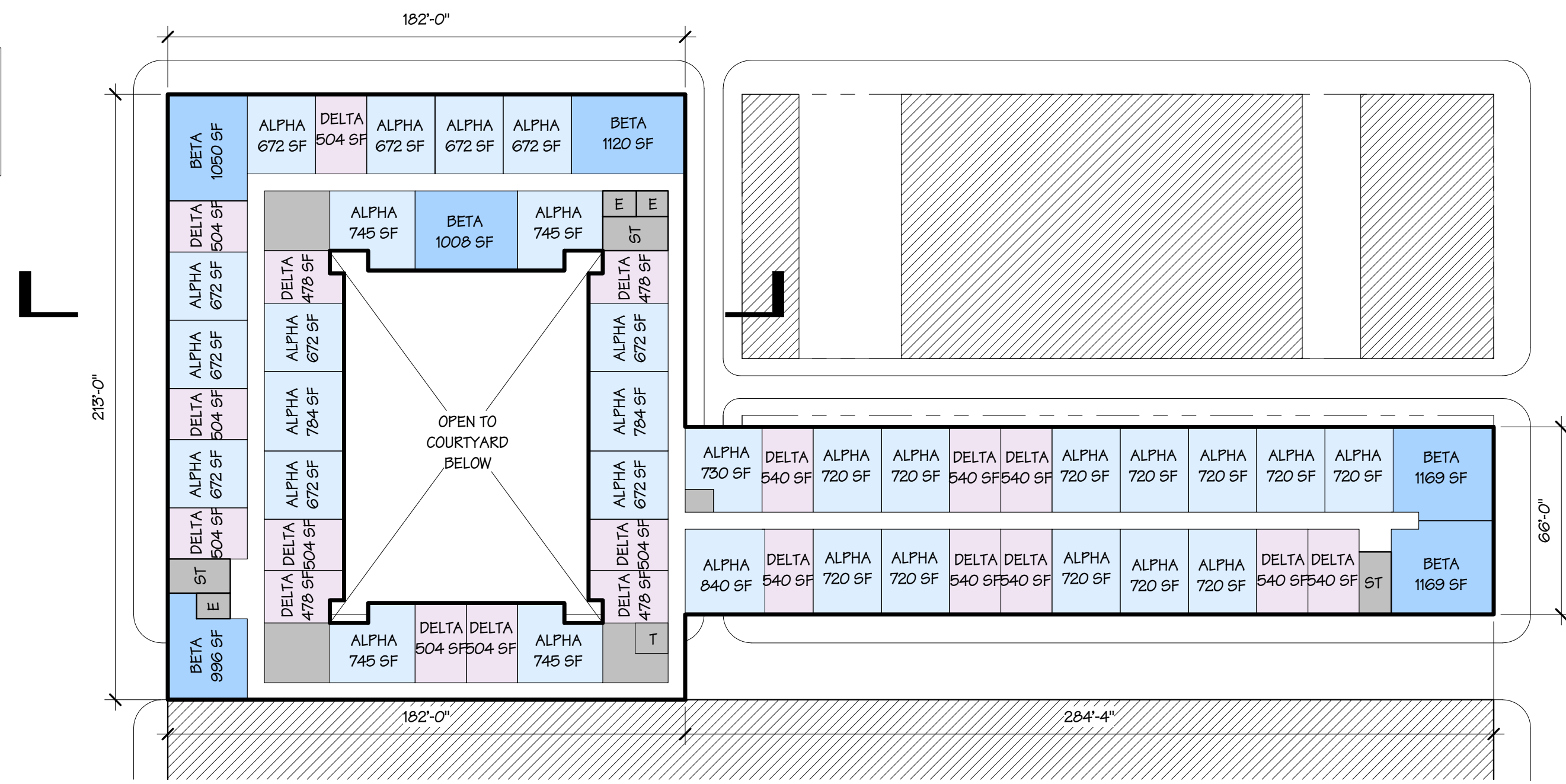
ZONING	<ul style="list-style-type: none"> <li>PROPOSED ZONING: [CMX-4]</li> <li>SITE AREA: 53,210 SF</li> <li>MAX FAR (500%): 266,050</li> </ul>
BUILDING	<ul style="list-style-type: none"> <li>TOTAL BUILDING AREA: 261,613 GSF</li> <li>NUMBER OF STORIES: 6 STORIES</li> <li>BUILDING HEIGHT: 69'-4"</li> <li>GROUND FLOOR: 53,210 SF LOBBY &amp; PARKING**</li> <li>SECOND FLOOR: 44,523 SF RESIDENTIAL &amp; AMENITIES</li> <li>TYP. RESIDENTIAL FLOOR (3-5): 44,523 SF RESIDENTIAL</li> <li>TYP. RESIDENTIAL FLOOR (6): 30,311 SF RESIDENTIAL [75% SITE COVERAGE MAX]</li> </ul>
UNITS	<ul style="list-style-type: none"> <li>TOTAL NUMBER OF UNITS: 244 UNITS</li> <li>PRODUCT MIX: <ul style="list-style-type: none"> <li>STUDIO = 88 UNITS (36%)</li> <li>ONE BEDROOM = 125 UNITS (51%)</li> <li>TWO BEDROOM = 31 UNITS (13%)</li> </ul> </li> </ul>
PARKING (RESIDENTIAL)	<ul style="list-style-type: none"> <li>REQUIRED (.3/UNIT): 74 SPACES</li> <li>PROVIDED: 228 SPACES</li> </ul>

\*\*REQUIRES ZONING EXCEPTION FOR SURFACE PARKING



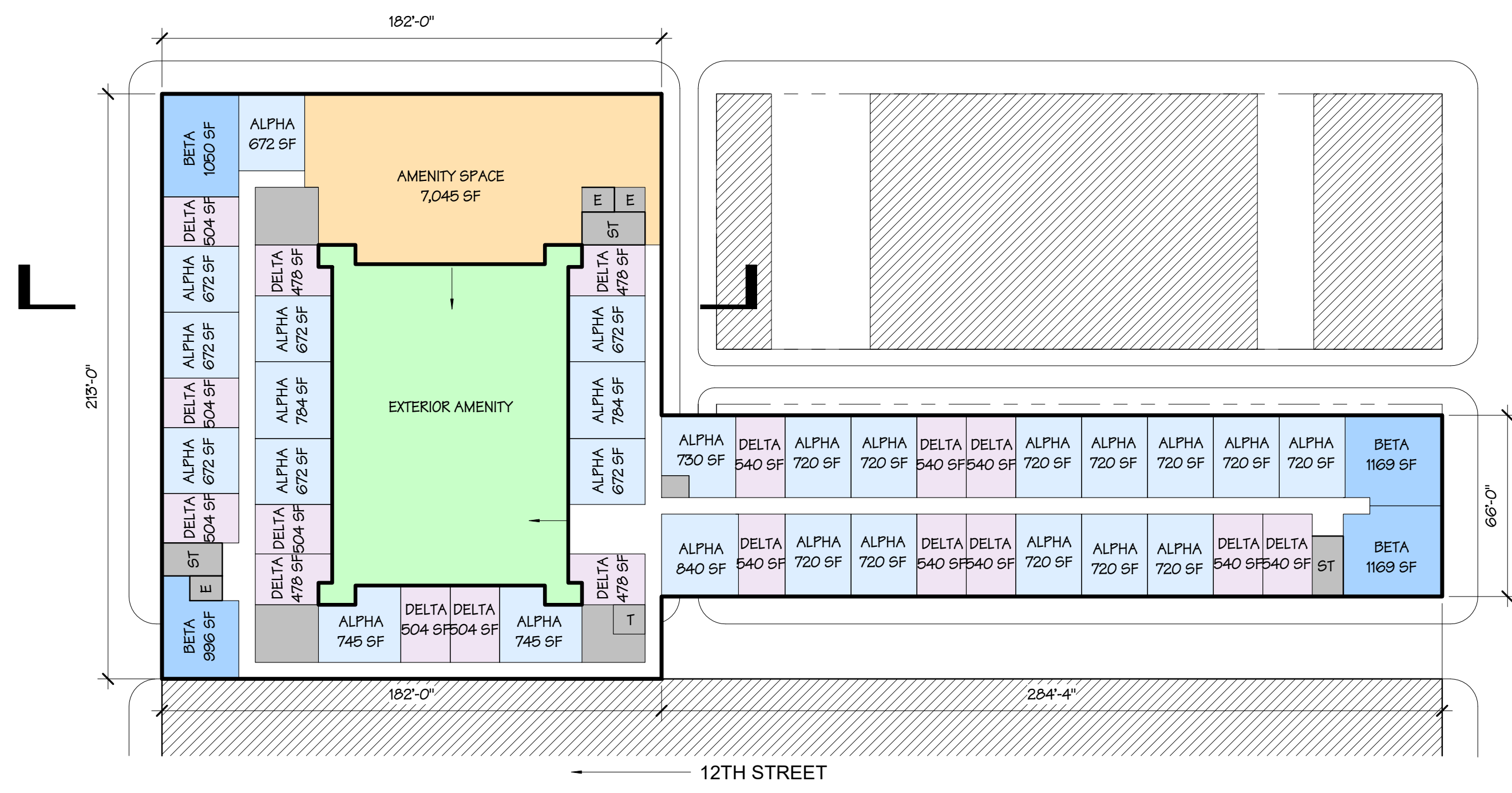
Date: 4/19/21  
Project Number: 0012.00-21

3-6

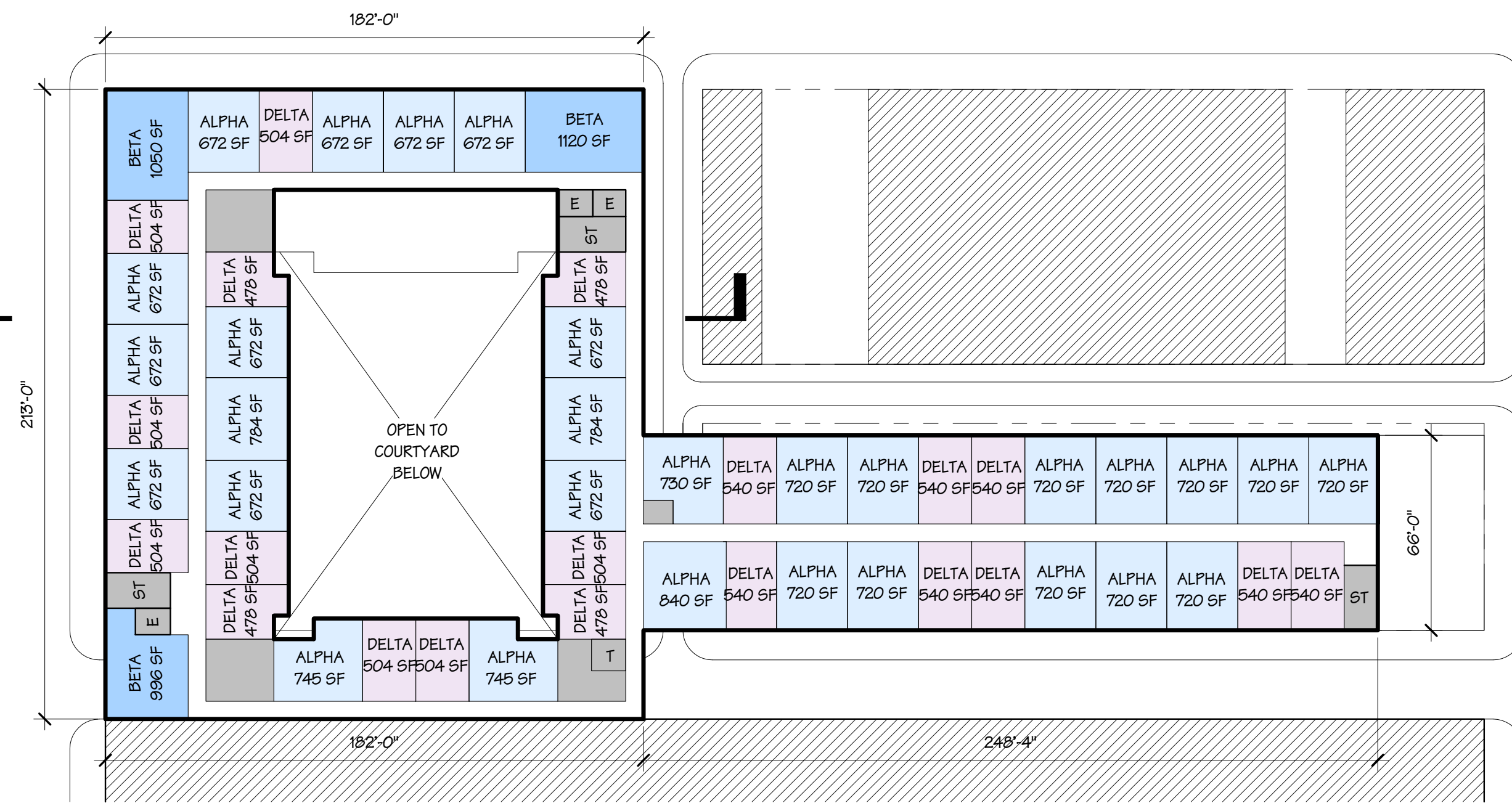


OPTION 3 INCL. RACE ST. PARCELS & MARVINE ST.		
ZONING	<ul style="list-style-type: none"> <li>PROPOSED ZONING: [CMX-4]</li> <li>SITE AREA: 67,200 SF</li> <li>MAX FAR (500%): 336,000 SF</li> </ul>	
BUILDING	<ul style="list-style-type: none"> <li>TOTAL BUILDING AREA: 336,089 SF</li> <li>NUMBER OF STORIES: 7 STORIES</li> <li>BUILDING HEIGHT: 80'-0"</li> <li>GROUND FLOOR: 57,532 SF LOBBY &amp; PARKING**</li> <li>SECOND FLOOR: 47,072 SF RESIDENTIAL &amp; AMENITIES</li> <li>TYP. RESIDENTIAL FLOOR (3-6): 47,072 SF RESIDENTIAL</li> <li>TYP. RESIDENTIAL FLOOR (7): 42,197 SF RESIDENTIAL</li> </ul>	
**REQUIRES ZONING EXCEPTION FOR SURFACE PARKING		
UNITS	<ul style="list-style-type: none"> <li>TOTAL NUMBER OF UNITS: 328 UNITS</li> <li>PRODUCT MIX:                             <ul style="list-style-type: none"> <li>STUDIO = 118 UNITS (36%)</li> <li>ONE BEDROOM = 179 UNITS (55%)</li> <li>TWO BEDROOM = 31 UNITS (9%)</li> </ul> </li> </ul>	
PARKING (RESIDENTIAL)	<ul style="list-style-type: none"> <li>REQUIRED (3/UNIT): 99 SPACES</li> <li>PROVIDED: 256 SPACES</li> </ul>	

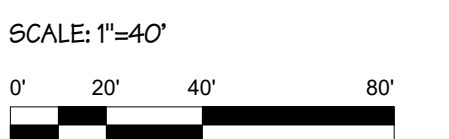
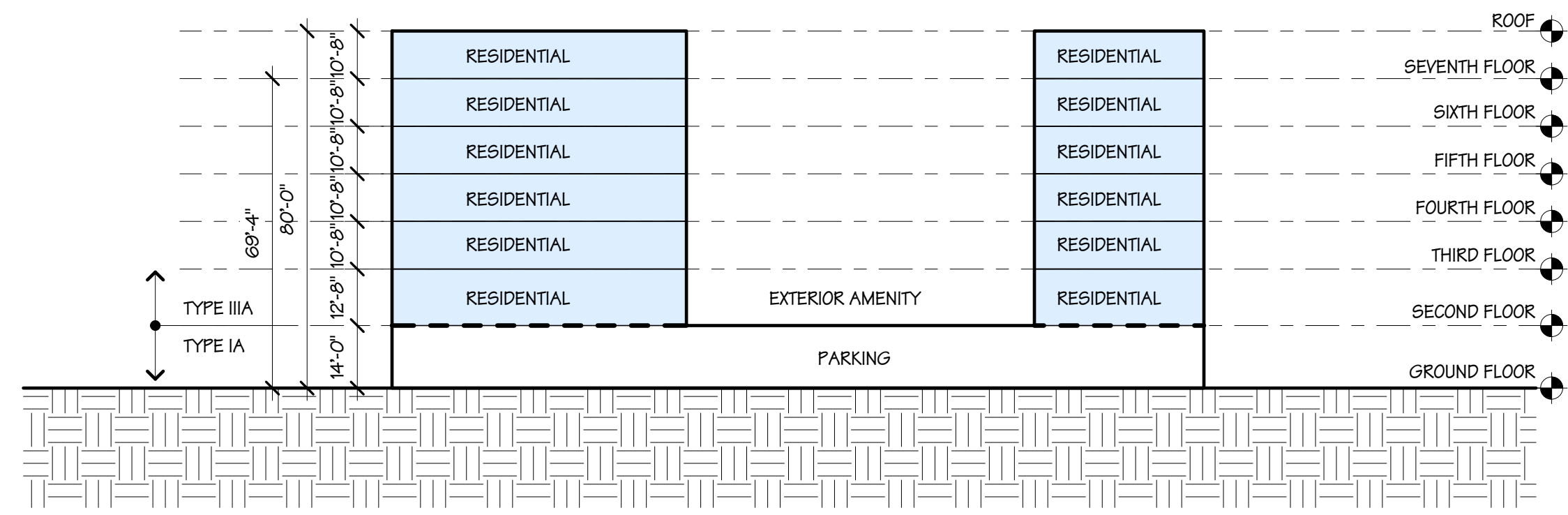
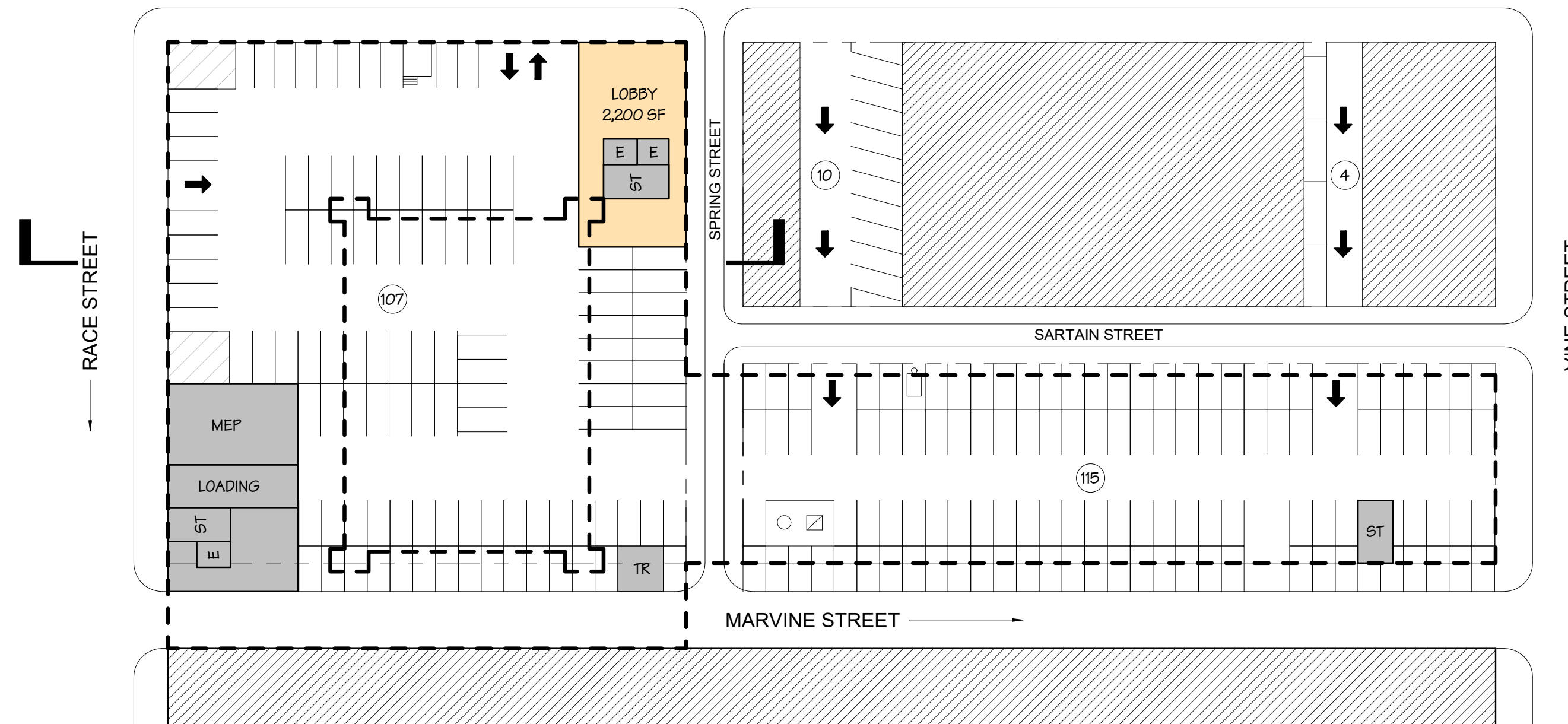
2



7



1



Date: 4/19/21  
Project Number: 0012.00-21

# #7 - 735 ARCH STREET

# 7 | 735 ARCH STREET

## OVERVIEW

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### OPPORTUNITY ZONE SITE

#### ZONING:

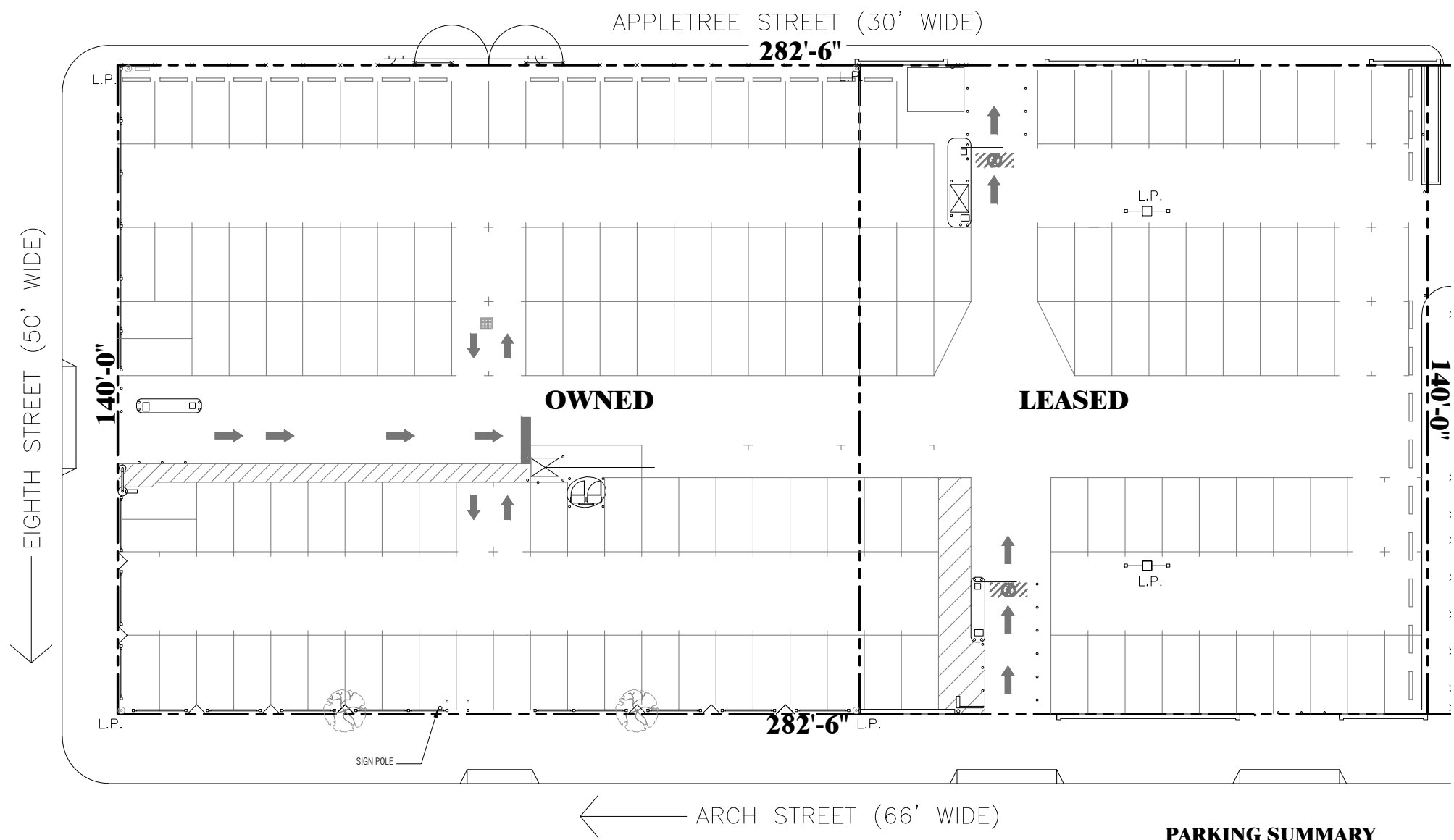
CMX-4 - 39,550 SF

#### FLOOR AREA RATIO:

FAR 5 = 197,750 SF



# SITE PLAN: 735 ARCH STREET



## PARKING SUMMARY

TOTAL LOT AREA:	39,550 S.F.
TOTAL CAPACITY:	225 SPACES



## 8TH & ARCH SURFACE PARKING LOT SITE LAYOUT

SCALE: 1" = 30'-0"



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SK 1

#8 - 19-27 S. 8<sup>TH</sup> STREET



# 8 | 19-27 S. 8<sup>TH</sup> STREET

## OVERVIEW

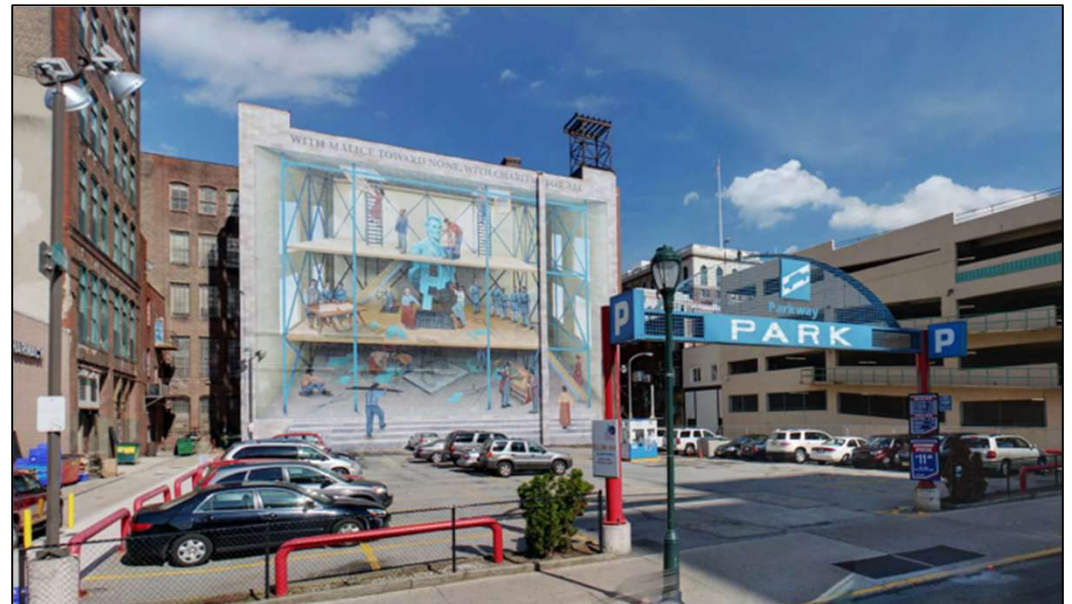
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### ZONING:

CMX-5 - 14,495 SF

### FLOOR AREA RATIO:

FAR 12 = 173,940 SF



# SITE PLAN: 19-27 S. 8<sup>TH</sup> STREET



## PARKING SUMMARY

TOTAL LOT AREA:	14,495 S.F.
TOTAL CAPACITY:	69 SPACES
SELF PARK SPACES:	31
ATTENDANT PARK SPACES:	38



## 8TH & LUDLOW STREETS PARKING LOT SITE LAYOUT

SCALE: 1" = 30'-0"



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SK 1

# #9 - 709-13 CHESTNUT STREET

# 9 | 709-13 CHESTNUT STREET

## OVERVIEW

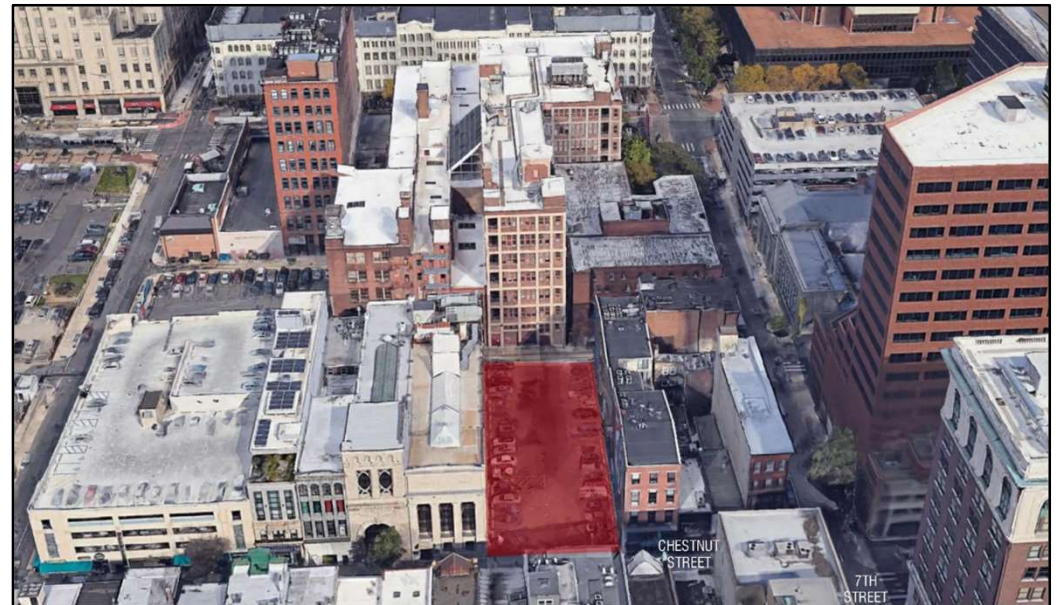
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### ZONING:

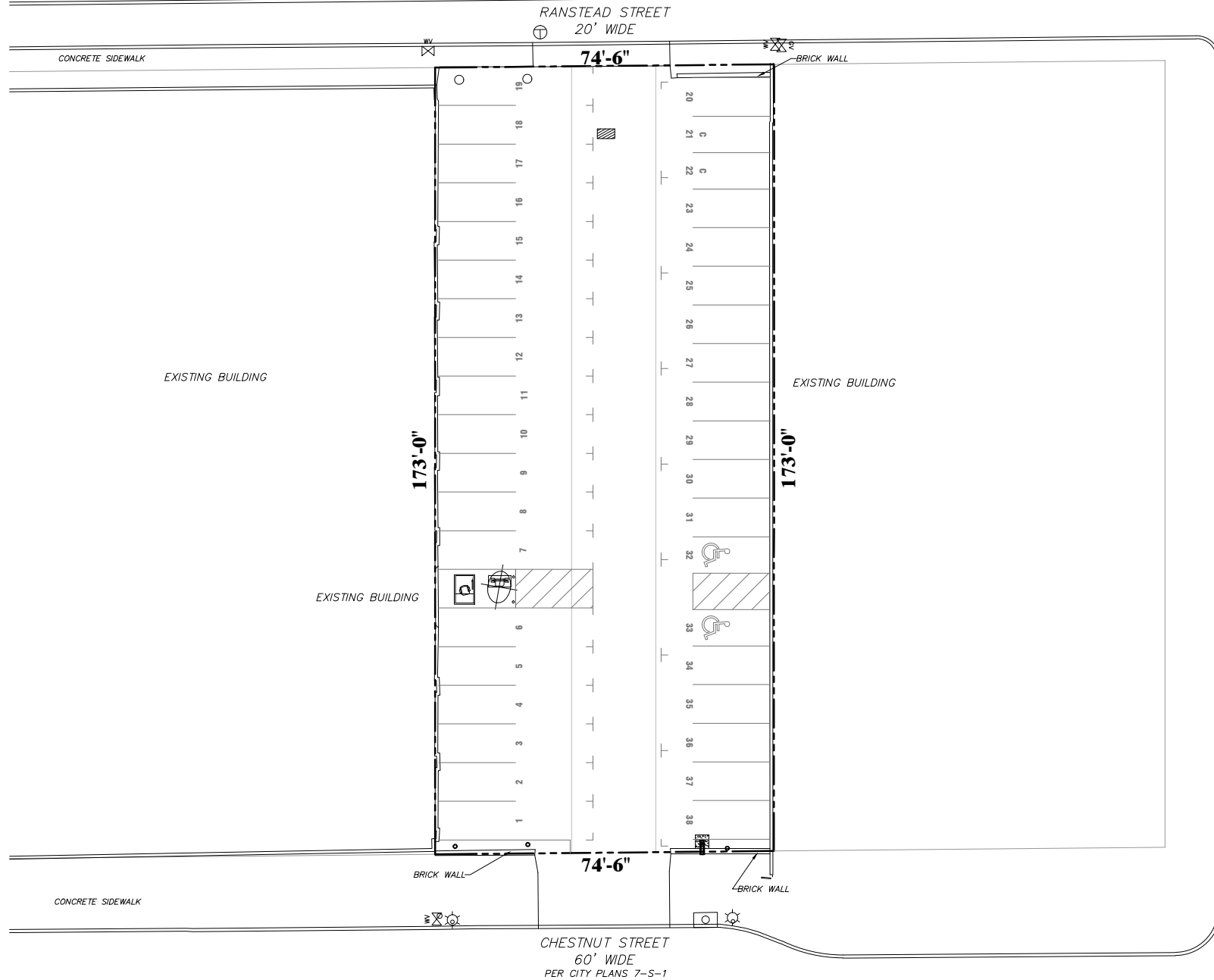
CMX-5 - 12,906 SF

### FLOOR AREA RATIO:

FAR 12 = 154,872 SF



# SITE PLAN: 709-13 CHESTNUT STREET



## 711 CHESTNUT SITE LAYOUT

SCALE: 1/32" = 1'-0"



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**SK 1**

9 | 709-13 CHESTNUT STREET

DEVELOPMENT STUDY  
MULTI-FAMILY BUILDING

### Project data

Gross area - **201,606 SF**  
 Parking count (58) **14+44 off-site**

#### Unit count/mix

##### Units above podium

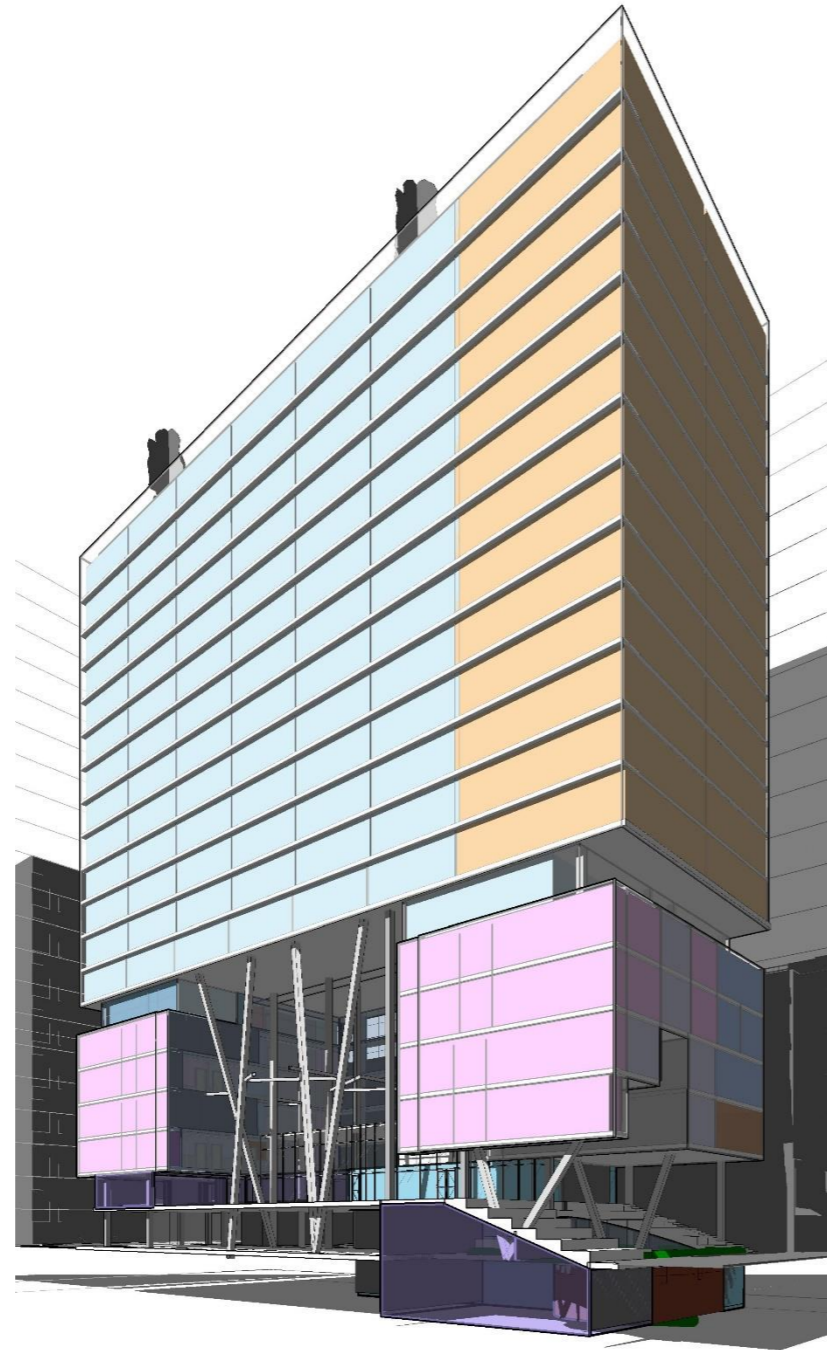
**STUDIO - 52**  
**1 BR - 91**  
**2 BR - 26**

##### Units below podium

**1 BR + DEN (2 STORY) 9**  
**1 BR (2 STORY) 4**  
**1 BR FLAT 3**  
**JUNIOR 1 BR 6**

Amenity SF- **5,700**

**TOTAL UNITS 191**



**ATRIUM**

**TOTAL COCOON SKIN AREA**  
**16,750 SF**

### Project data

Gross area - **197,530 SF**  
 • Parking count (58) **14+44 off-site**

#### Unit count/mix

##### Units above podium

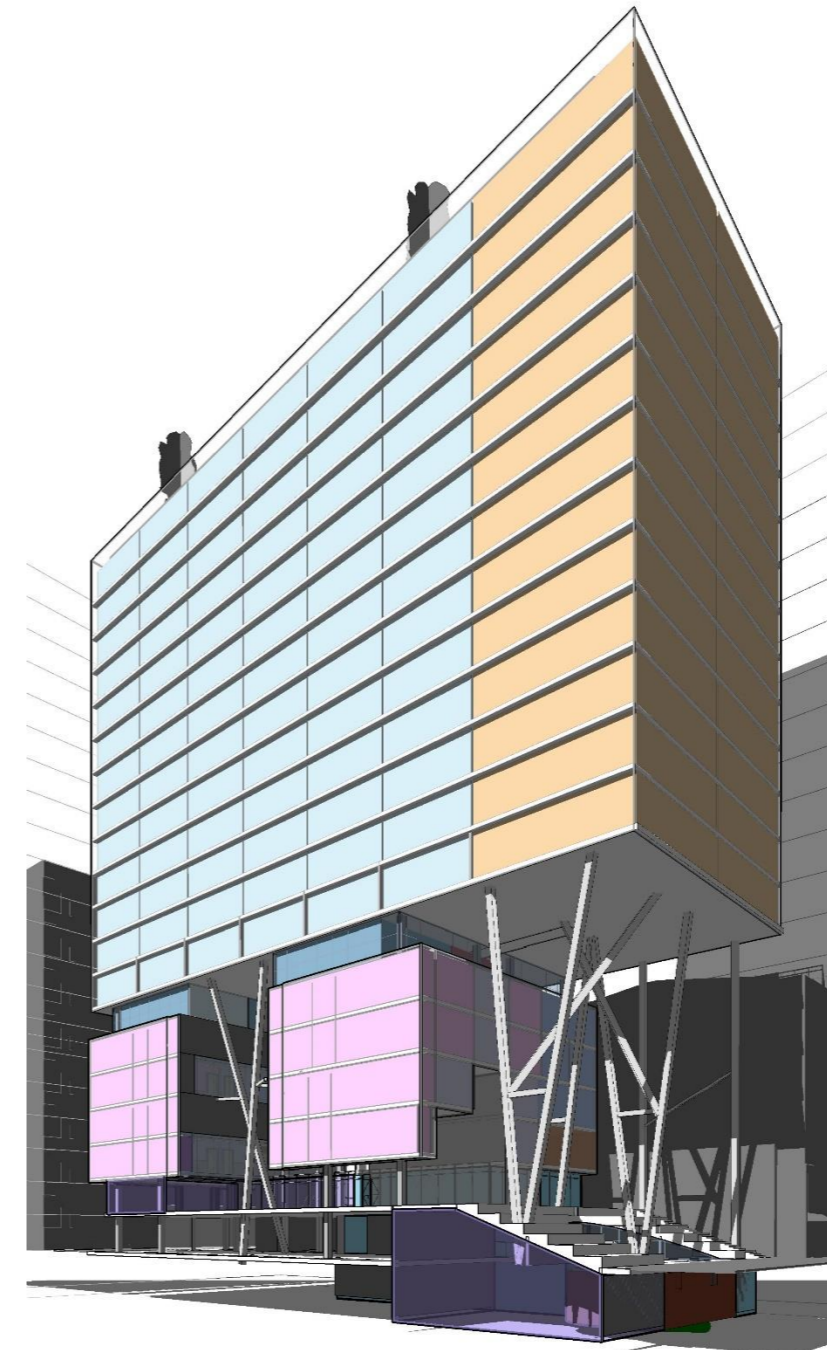
**STUDIO - 52**  
**1 BR - 91**  
**2 BR - 26**

##### Units below podium

**1 BR + DEN (2 STORY) 9**  
**1 BR (2 STORY) 4**  
**1 BR FLAT 3**  
**JUNIOR 1 BR 9**

Amenity SF **5,400**

**TOTAL UNITS 194**



**HYBRID**

**TOTAL COCOON SKIN AREA**  
**14,550 SF**







# #10 - 805 WALNUT STREET

# 10 | 805 WALNUT STREET

## OVERVIEW

---

### ZONING:

CMX-5 - 23,471 SF

### FLOOR AREA RATIO:

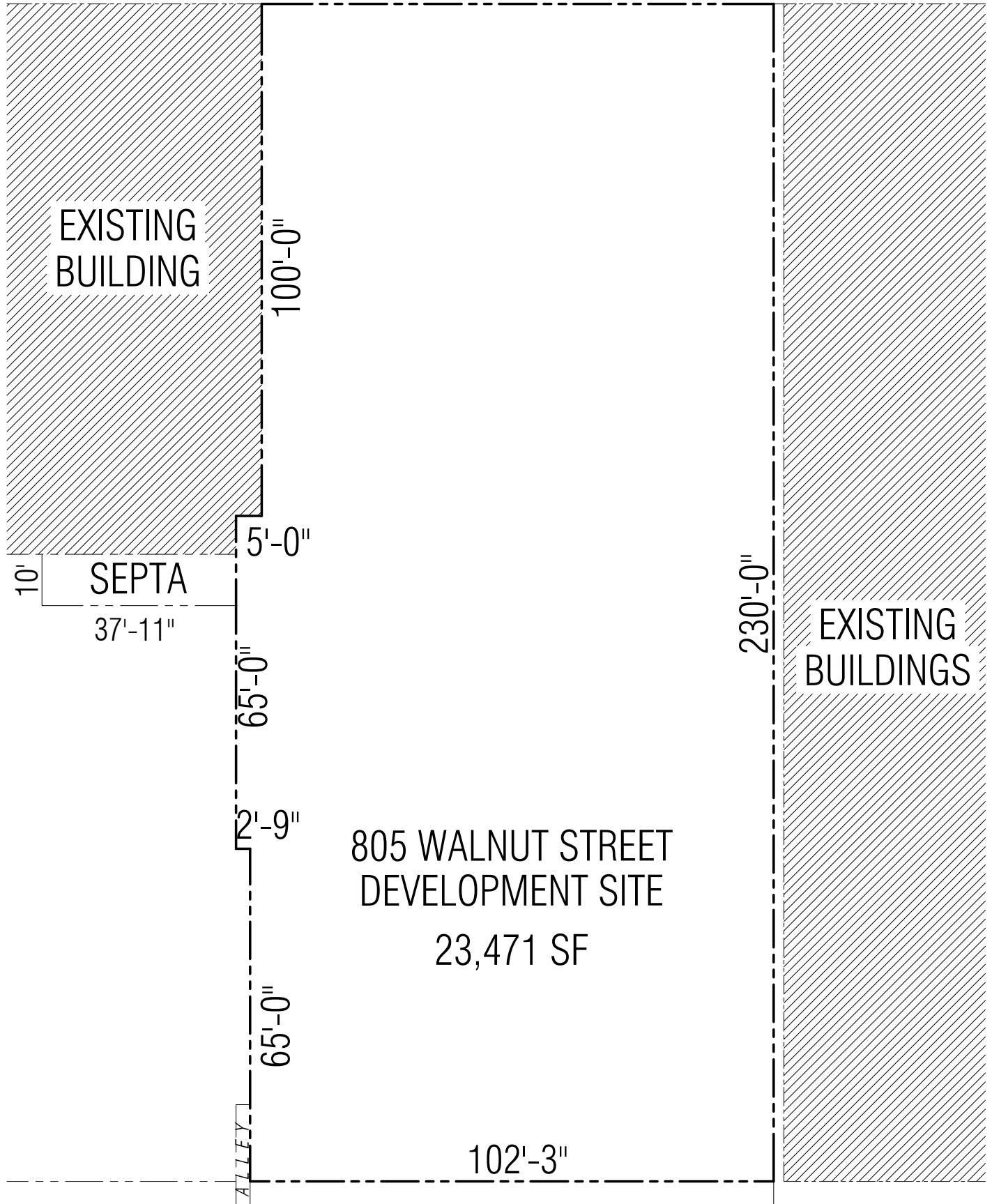
Available (through Unity  
of Use with Theater)

= 545,853 SF



# SITE PLAN: 805 WALNUT STREET

SANSOM STREET  
100'-0"



WALNUT STREET

10 | 805 WALNUT STREET

DEVELOPMENT STUDY #1  
MEDICAL OFFICE TOWER

# SITE LOCATION

The 23,000 SF through-block site fronts both Walnut and Sansom Streets, between 8th and 9th. The primary entry faces Walnut Street, with back-of-house, loading and vehicle access on Sansom Street. The property is flanked to the east by a series of small historic brick buildings that make up the edge of Jeweler's Row. To the west is the renowned Walnut Street Theatre, and their future theater expansion, directly adjacent to the site. The Sansom side abuts two Septa-owned properties. The neighborhood can be characterized as having both a vibrant medical and academic community, as well as a robust business and commercial district. Some of the proximate neighbors include, Jefferson University academic and medical office buildings, Jefferson Hospital for Neuroscience, Wills Eye Hospital, Penn Medicine Washington Square, Jeweler's Row, along with a multitude of other office and retail venues.

## ZONING

CMX-5 – Center City Core Mixed-Use District

Lot Size: 23,471 SF

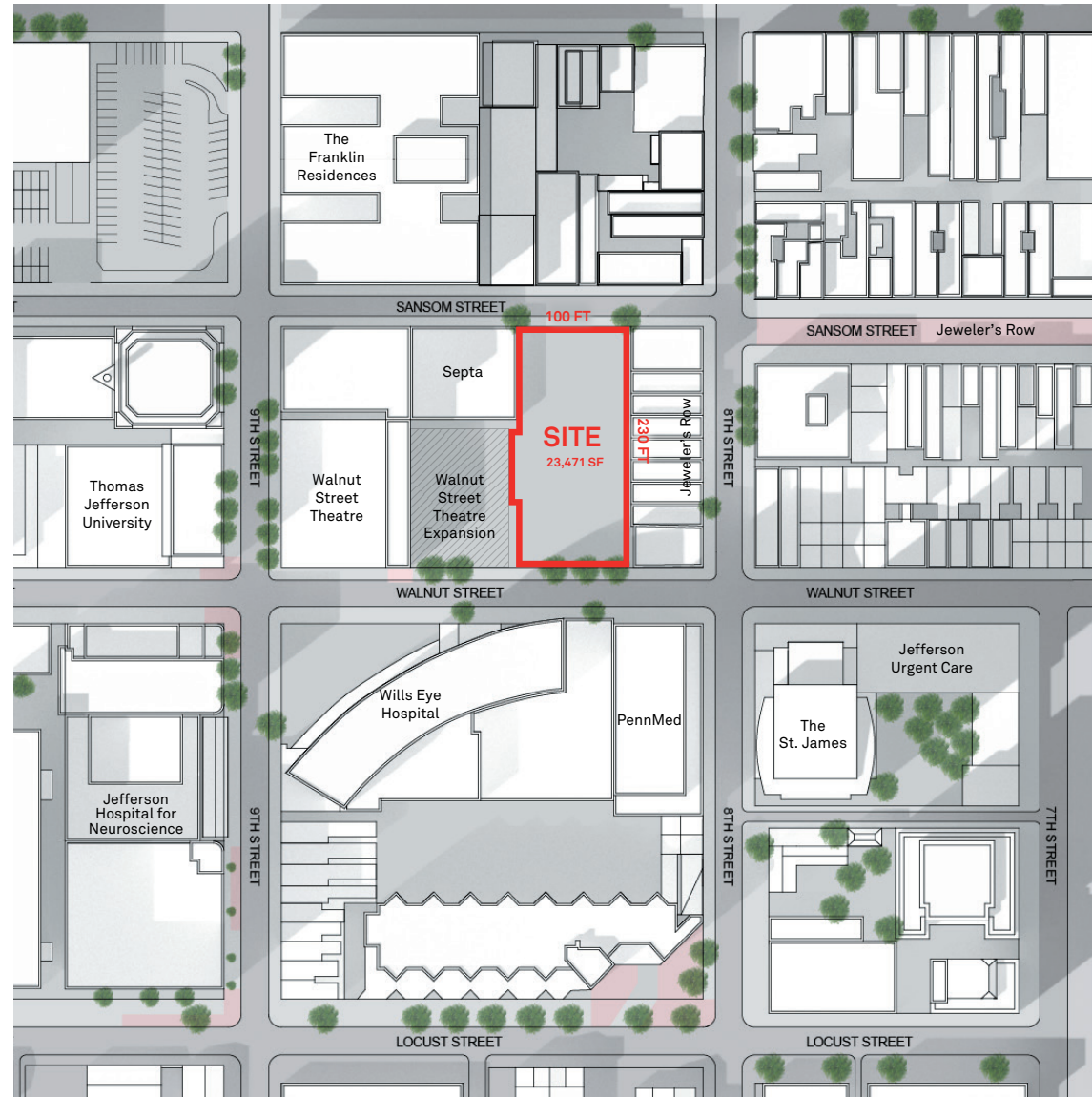
Buildable Area with Air Rights: 550,401 SF

Buildable Area with Bonuses (800% of lot area):  
757,401 SF

Max Height (Walnut St.): 636 FT

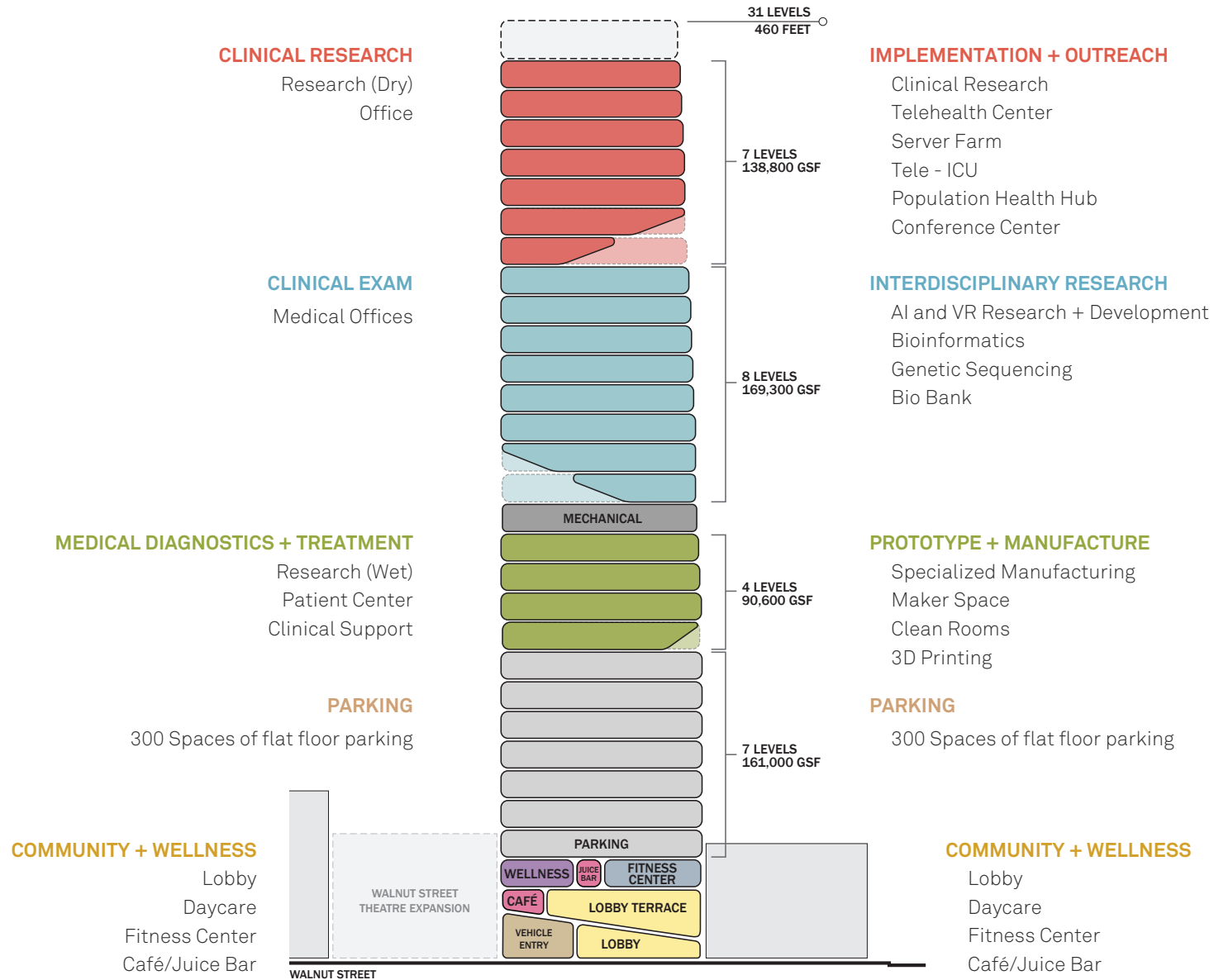
Use: Office

Parking Required: None



## CLINICAL CARE PROGRAM

## TRANSFORMATIVE CARE PROGRAM ALTERNATIVE PROGRAMMING





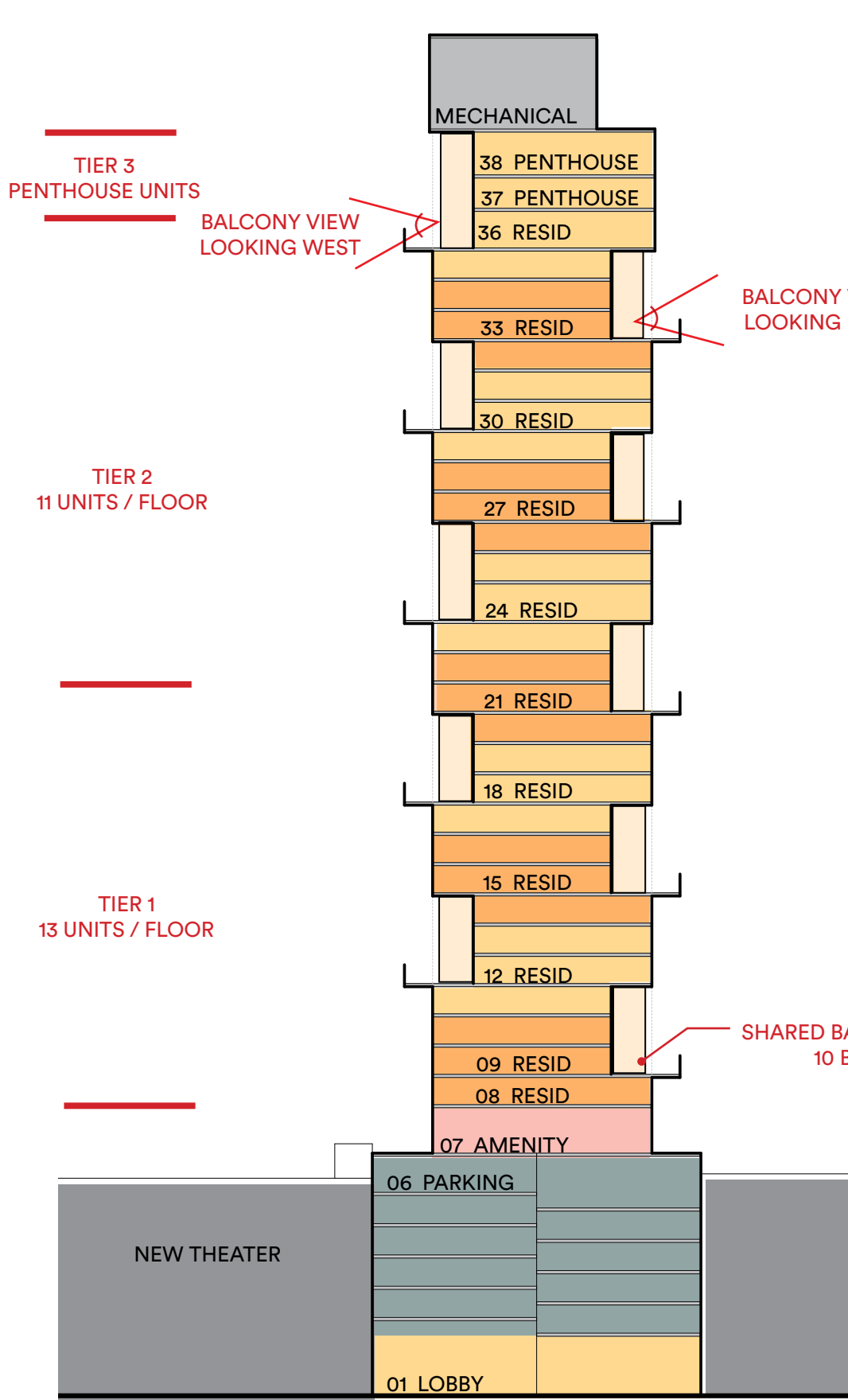




10 | 805 WALNUT STREET

DEVELOPMENT STUDY #2  
MULTI-FAMILY BUILDING

# BUILDING SECTION



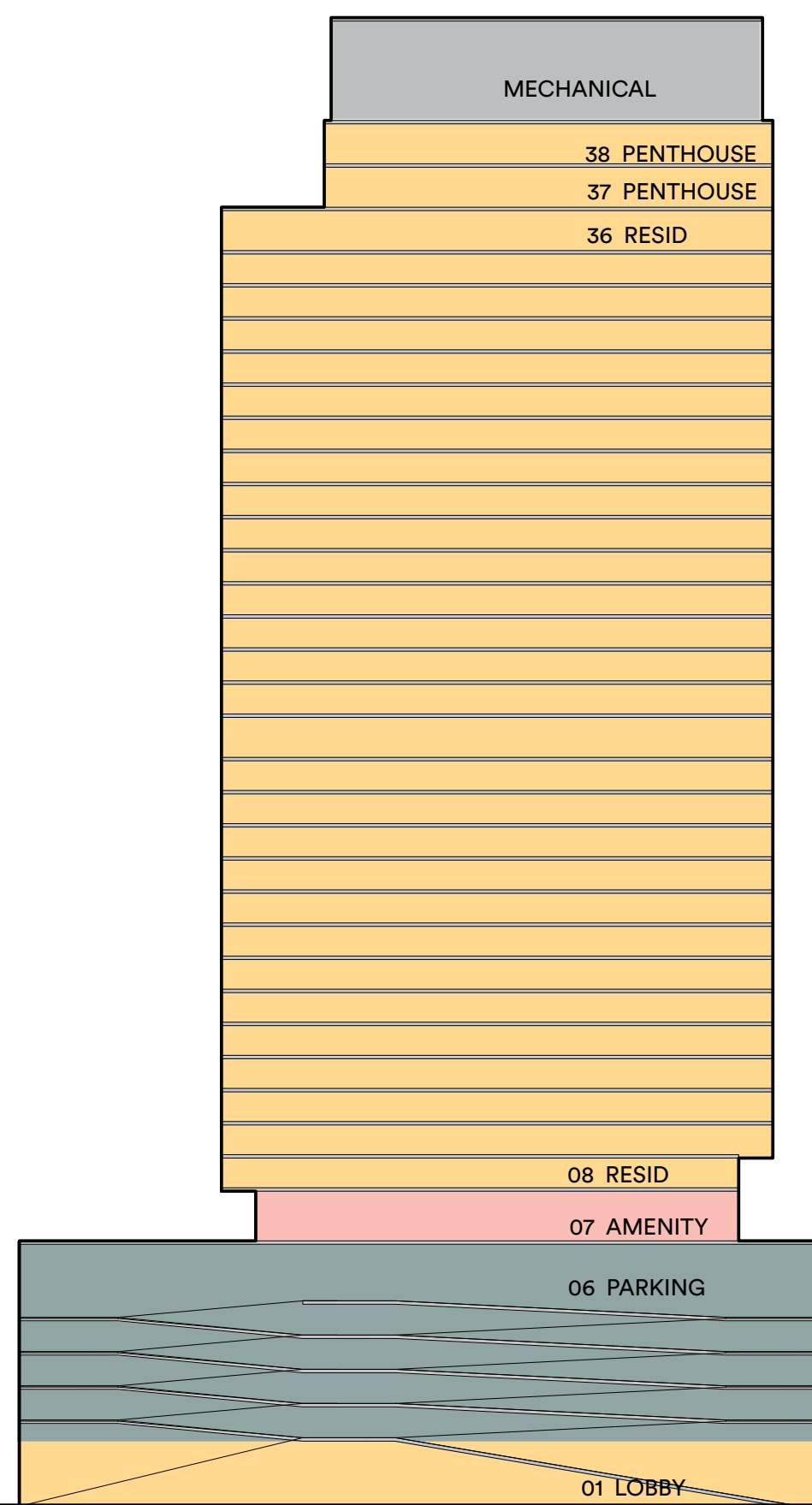
BUILDING SECTION LOOKING NORTH



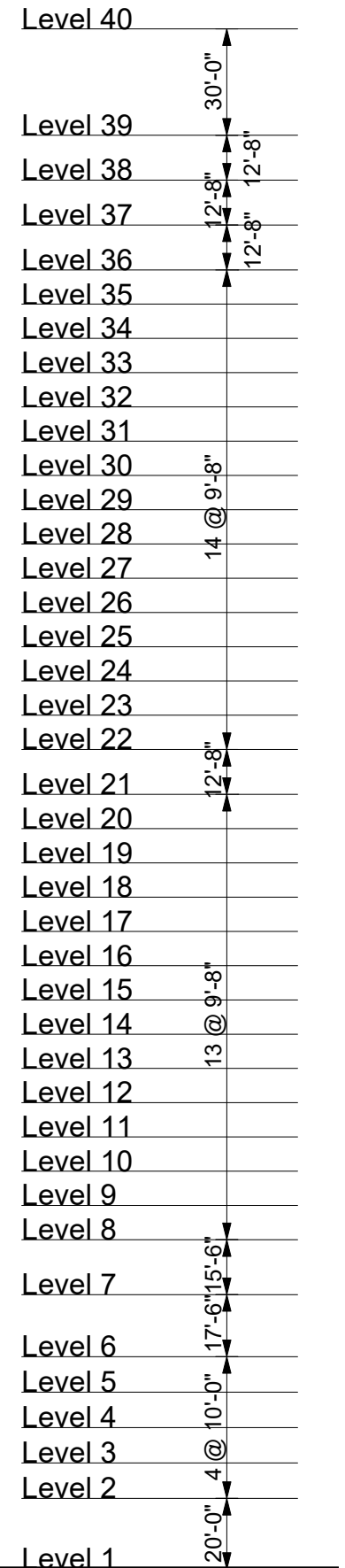
**TOP OF BUILDING 435'-0"**  
**TOP OF RESIDENTIAL 405'-0"**

**PODIUM 77'-6"**

**GRADE 0'-0"**



BUILDING SECTION LOOKING EAST



# AREA TABULATION



## 805 WALNUT

805 WALNUT TOWER AREA SUMMARY																	825 WALNUT THEATER AREAS		
FLOOR	PLATE	GSF	RESIDENTIAL							PARKING	SPACES	MECH/BOH	MECH PH	LOADING	RETAIL	ROOF	ORIGINAL	EXPANSION	
			NRSF	Circulation	West Terraces	East Terraces	Lobby / Amenities	Efficiency	Units										
ROOF	40	5,000																	
MECH PH	39	9,183										5,000							
PENTHOUSE	38	9,478	9,478	7,727	1,751				81.5%	6									
	37	11,036	9,478	7,727	1,751				81.5%	6									
UPPER TIER	36	11,666	11,036	9,100	1,936	630			82.5%	11									
	35	11,036	11,036	9,100	1,936				82.5%	11									
	34	11,036	11,036	9,100	1,936				82.5%	11									
	33	11,666	11,036	9,100	1,936	630			82.5%	11									
	32	11,036	11,036	9,100	1,936				82.5%	11									
	31	11,036	11,036	9,100	1,936				82.5%	11									
	30	11,666	11,036	9,100	1,936	630			82.5%	11									
	29	11,036	11,036	9,100	1,936				82.5%	11									
	28	11,036	11,036	9,100	1,936				82.5%	11									
	27	11,666	11,036	9,100	1,936	630			82.5%	11									
	26	11,036	11,036	9,100	1,936				82.5%	11									
	25	11,036	11,036	9,100	1,936				82.5%	11									
	24	11,666	11,036	9,100	1,936	630			82.5%	11									
23	11,036	11,036	9,100	1,936				82.5%	11										
22	11,036	11,036	9,100	1,936				82.5%	11										
LOWER TIER	21	11,666	11,036	9,100	1,936		630		82.5%	13									
	20	11,036	11,036	9,100	1,936				82.5%	13									
	19	11,036	11,036	9,100	1,936				82.5%	13									
	18	11,666	11,036	9,100	1,936	630			82.5%	13									
	17	11,036	11,036	9,100	1,936				82.5%	13									
	16	11,036	11,036	9,100	1,936				82.5%	13									
	15	11,666	11,036	9,100	1,936	630			82.5%	13									
	14	11,036	11,036	9,100	1,936				82.5%	13									
	13	11,036	11,036	9,100	1,936				82.5%	13									
	12	11,666	11,036	9,100	1,936	630			82.5%	13									
PARKING	6	16,000	16,000		1,504				0.0%	13	14,496	37							
	5	23,900	23,900		1,504						22,396	54							
	4	23,900	23,900		1,504						22,396	50							
	3	23,900	23,900		1,504						22,396	54							
	2	17,064	17,064		1,504						15,560	23							
LOBBY	1	23,900	23,900		3,249			6,630			4,127		5,204		4,690	0	0		
<b>TOTALS</b>		<b>507,885</b>	<b>476,944</b>	<b>278,634</b>	<b>70,415</b>	<b>3,150</b>	<b>3,150</b>	<b>6,630</b>	<b>75.7%</b>	<b>359</b>	<b>101,371</b>	<b>218</b>	<b>5,204</b>	<b>5,000</b>	<b>4,690</b>	<b>0</b>	<b>0</b>	<b>47,810</b>	<b>22,740</b>
<b>ATTRIBUTABLE FAR AREA</b>		<b>462,254</b>																	

CMX-5 ZONING	ADDRESS	*SITE AREA	PARCEL A	PARCEL B + C	***NET SITE		
			ALLOWABLE FAR (12)	ALLOWABLE FAR (12)	**EXISTING FAR	ATTRIBUTABLE FAR	
PARCEL A	PARCEL 1 805 Walnut	14,354	172,248				462,254
	PARCEL 2 804 Sansom	10,000	120,000				
PARCEL B	PARCEL 3 815-823 Walnut	12,563		150,756		22,740	
PARCEL C	PARCEL 4 825 Walnut	3,463		41,556		47,810	576,130
	PARCEL 5 827 Walnut	13,510		162,120			
		53,890	<b>292,248</b>	<b>354,432</b>	<b>70,550</b>	<b>576,130</b>	<b>462,254</b>
			<b>646,680</b>				<b>113,876</b>

9100	9100	7727	Original Theater	Theater Exp	New Theater	Total
			27,020	20,790	22,740	70,550

\* Site Area as calculated from 5.9.16 SK-2 Parkway Distributed Plot Plan  
 \*\* Areas are approximate.  
 \*\*\* Possible Option:  
 Zoning Code 14-202(b)(.8) excludes commercial service (theatre) from contributing to FAR when complying with 14-803(4)(b) Garage Design Standards, which would then allow the development to exclude theater expansion areas.





#11 - 219 S. 13<sup>TH</sup> STREET

# 11 | 219 S. 13<sup>TH</sup> STREET

## OVERVIEW

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### ZONING:

CMX-5 - 9,020 SF

### FLOOR AREA RATIO:

FAR 12 = 108,240 SF

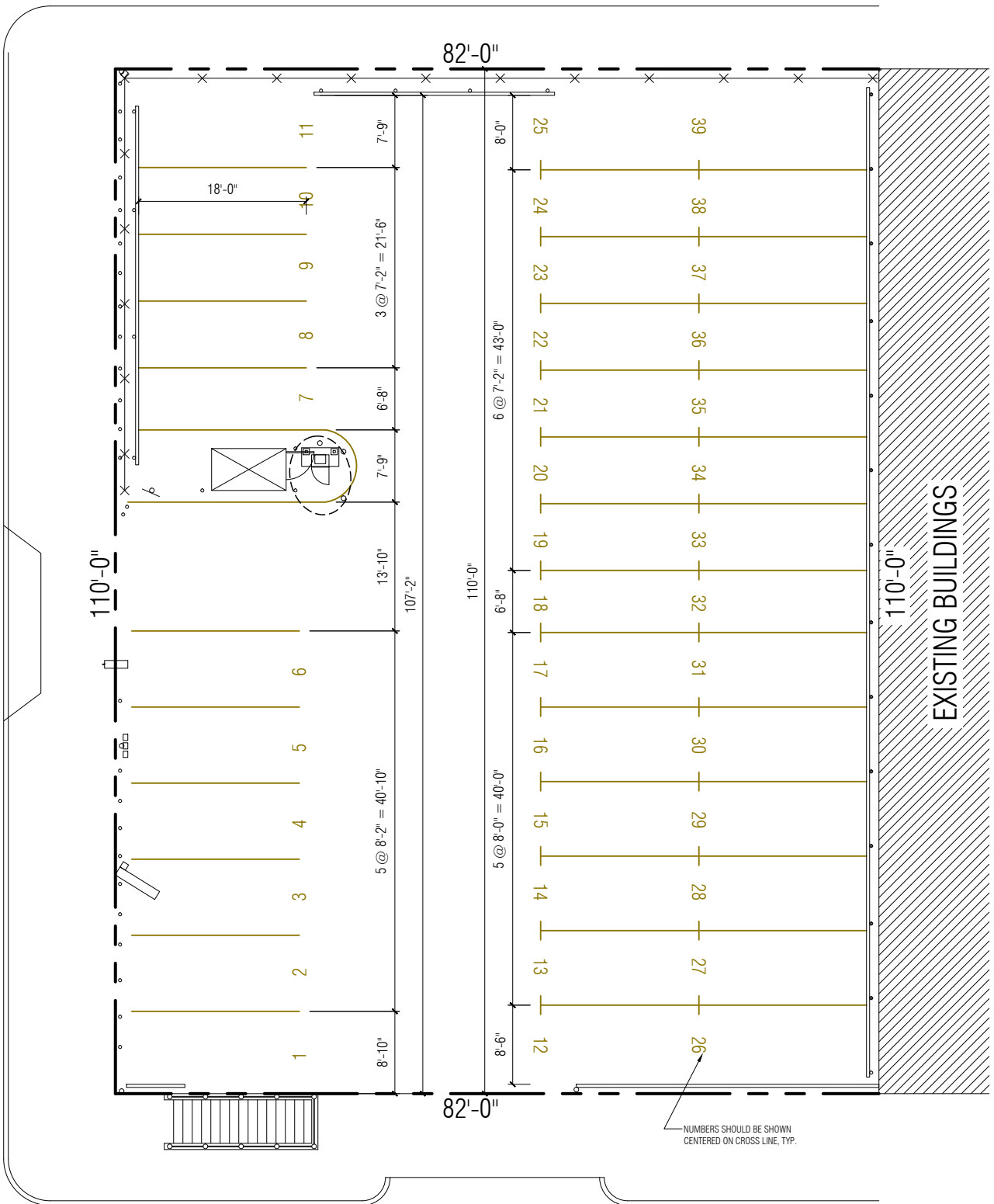




# SITE PLAN: 219 S. 13<sup>TH</sup> STREET

ST. JAMES STREET

THIRTEENTH STREET



LOCUST STREET

### PARKING SUMMARY

TOTAL LEASED LOT AREA:	9020 S.F.
TOTAL CAPACITY:	39 SPACES
SELF PARK SPACES:	25
ATTENDANT PARK SPACES:	14



## 13TH & LOCUST STREET LOT EXISTING SITE PLAN -- 2-15-12

SCALE: 1/16" = 1'-0"

13LOCUST\_CURRENTPLAN\_021512/AEG



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11 | 219 S. 13<sup>TH</sup> STREET

DEVELOPMENT STUDY  
MULTI-FAMILY BUILDING

# SITE // ZONING

## LOT

**AREA** 9,020 SF  
**WIDTH** 82'  
**LENGTH** 110'



## CMX-5

### PERMITTED USE

COMMERCIAL / MIXED- USE

### LOT COVERAGE

< 65' HIGH	100%	=	9,020 SF / FLOOR
65' - 300' HIGH	75%	=	6,765 SF / FLOOR

**FAR** 1200% = 108,240 SF

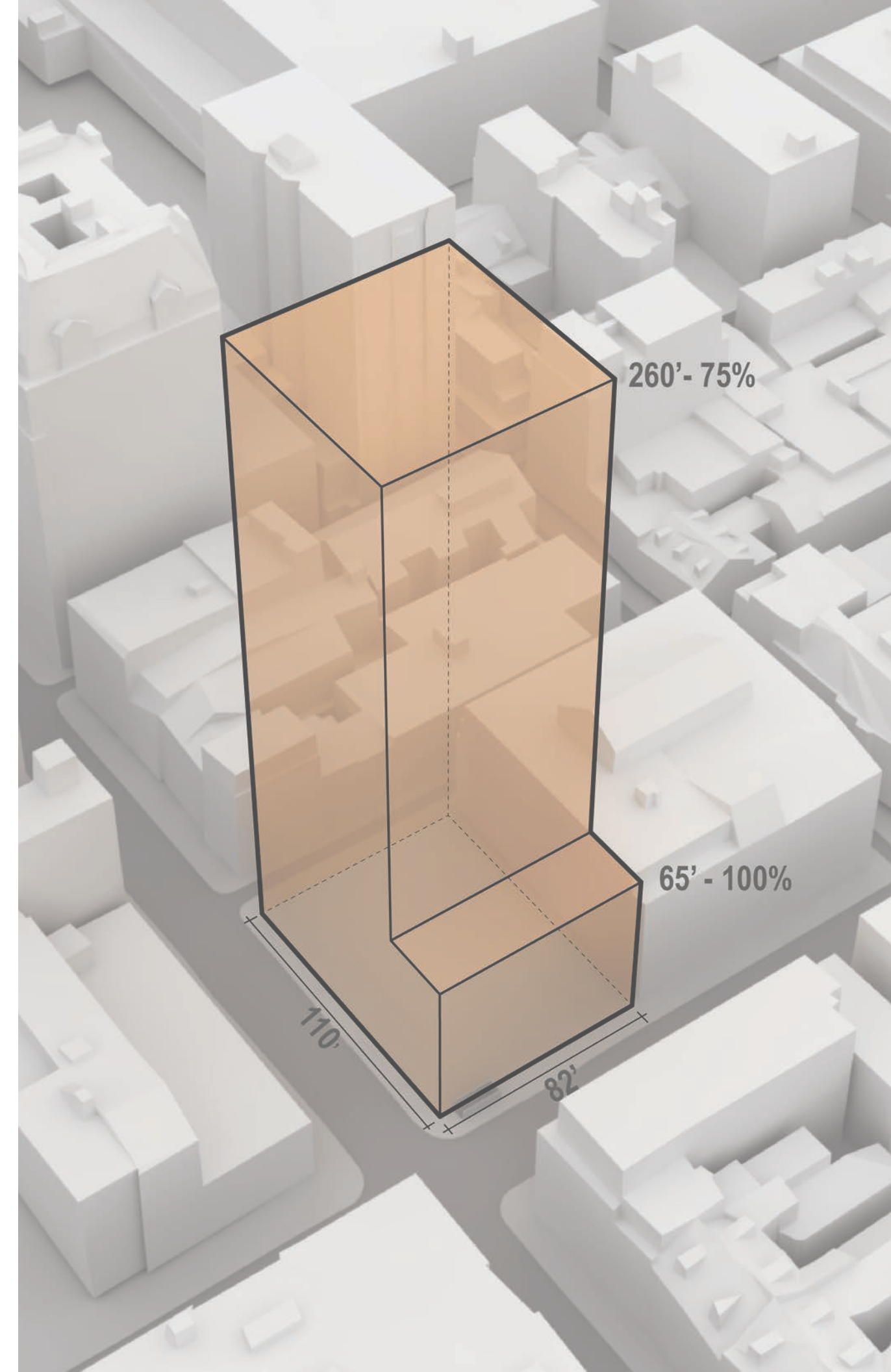
**HEIGHT** 260'

**SETBACKS** N/A

### PARKING

MULTI-FAMILY	3 SPOTS / 10 UNITS
SINGLE-ROOM RESIDENCE*	N/A

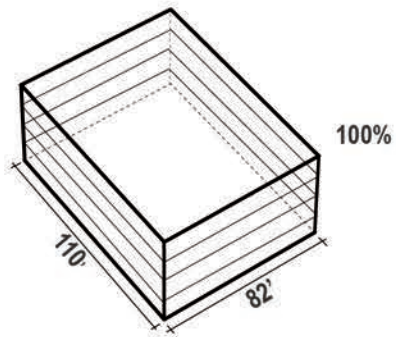
\* A BUILDING CONTAINING ROOMS RENTED AS LIVING QUARTERS WITHOUT PRIVATE BATHROOMS. EXAMPLES INCLUDE DORMITORIES, ROOMING HOUSES, AND SUPPORTED INDEPENDENT LIVING.



# SITE // BUILDOUT

VA

36,080 SF  
FAR = 4

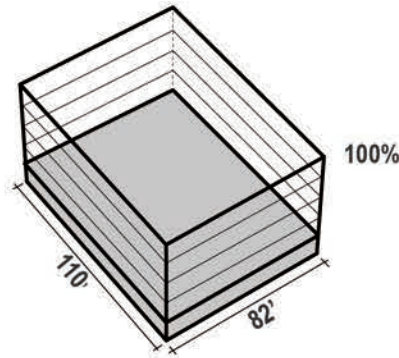


4 STORIES

WOOD

VA  
IA

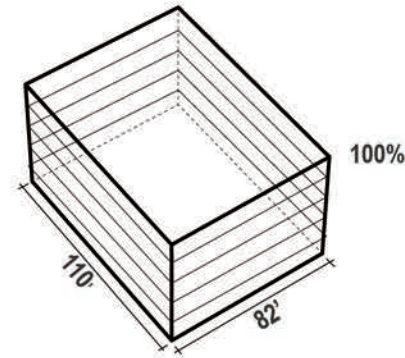
45,100 SF  
FAR = 5



5 STORIES

WOOD  
+  
PLINTH

IIIB

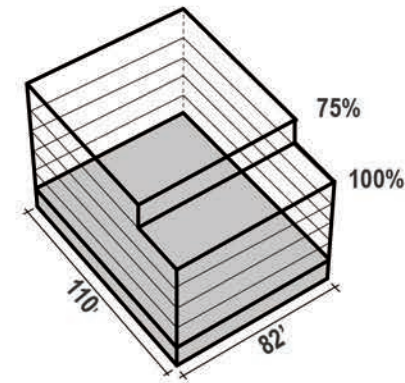


5 STORIES

NON-COMBUSTIBLE  
EXT. WALLS  
+  
COMBUSTIBLE  
INT. WALLS

IIIB  
IA

51,865 SF  
FAR = 5.75



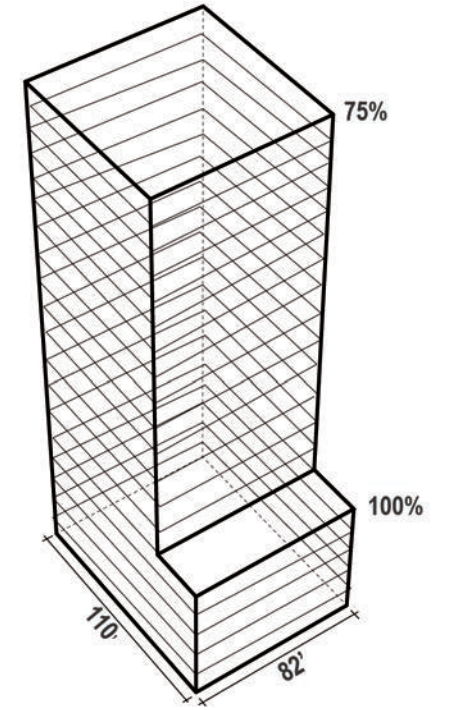
6 STORIES

NON-COMBUSTIBLE  
EXT. WALLS  
+  
COMBUSTIBLE  
INT. WALLS  
+  
PLINTH

HIGH RISE CODE

I

108,240 SF  
FAR = 12



STORIES LIMITED BY  
FAR / MAX HEIGHT

POURED IN PLACE CONCRETE /  
STRUCTURAL STEEL



2222 Market Street, Philadelphia



THANK YOU FOR YOUR INTEREST.

Questions or inquiries are welcome.

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