Discussion Outline

- Neighborhood Orientation
- Zoning Overview
- Development Program
- Discussion
- Action Items
LSNA Logan Square Neighborhood Association
CCRA Center City Residents Association
FSNA Fitler Square Neighborhood Association
POTENTIAL LARGE SCALE DEVELOPMENT
SITE: 21ST AND MARKET PARKING AREAS AND UNDERUTILIZED BUILDINGS
THRESHOLD HEIGHT LIMIT: 400 FT
Discussion Outline

- Neighborhood Orientation
- Zoning Overview
- Development Program
- Discussion
- Action Items
The maximum floor area ratio for lots zoned CMX-5 located within the boundaries of the Center City/University City Floor Area Ratio Map is increased to 1,600% of lot area.
PHILADELPHIA 2035 CENTRAL DISTRICT PLAN

Zoning Overview

PRIORITY RECOMMENDATIONS
SOUTHWEST QUADRANT

- Residential Single-Family Attached: RSA-1; RSA-2; RSA-3; RSA-4; RSA-5
- Residential Two-Family Attached: RFA-1
- Residential Multi-family: RM-1; RM-2; RM-3; RM-4
- Auto-Oriented Commercial: CA-1; CA-2
- Neighborhood Commercial Mixed-Use: CMX-1; CMX-2; CMX-0.5
- Community/Center City Commercial Mixed-Use: CMX-3; CMX-4
- Center City Core Commercial Mixed-Use: CMX-5
- Light Industrial: I-1
- Medium Industrial: I-2
- Industrial Commercial Mixed-Use: IMX
- Industrial Residential Mixed-Use: IRMX
- Institutional Development: SP-INS
- Recreation: SP-PD-A; SP-PD-F
- Zoning Change:

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
<th>Reason for Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. West Market Street</td>
<td>CMX-4</td>
<td>CMX-5</td>
</tr>
</tbody>
</table>
June 5th Memorial Park
Philadelphia FD Engine 43
7-Eleven
The Murano
John Fox Towers
Mutter Museum
2121 Market Street, Trader Joe's

216-38 Market Street
≈ 30,500 SF
NEIGHBORHOOD MEETINGS

2121 MARKET (PMC)  DATE: SEPTEMBER 4
THE MURANO  DATE: SEPTEMBER 12
FRIENDS OF THE MEMORIAL  DATE: SEPTEMBER 6
THE COLLEGE OF PHYSICIANS  DATE: SEPTEMBER 24

2040 MARKET (PMC)  DATE: SEPTEMBER 4
Discussion Outline

- Neighborhood Orientation
- Zoning Overview
- Development Program
- Discussion
- Action Items
PROGRAM

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR (&lt; %1600)</td>
<td>477,695 SF</td>
</tr>
<tr>
<td>Gross Office</td>
<td>328,040 SF</td>
</tr>
<tr>
<td>Office</td>
<td>311,177 SF</td>
</tr>
<tr>
<td>Office Amenity</td>
<td>10,768 SF</td>
</tr>
<tr>
<td>Office Lobby</td>
<td>5,981 SF</td>
</tr>
<tr>
<td>Residential</td>
<td>145,036 SF</td>
</tr>
<tr>
<td>Residential Amenity</td>
<td>131,830 SF</td>
</tr>
<tr>
<td>Residential Lobby</td>
<td>8,991 SF</td>
</tr>
<tr>
<td>Back of House</td>
<td>4,619 SF</td>
</tr>
<tr>
<td>Non FAR</td>
<td>57,550 SF</td>
</tr>
<tr>
<td>Parking</td>
<td>28,928 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>28,621 SF</td>
</tr>
<tr>
<td>Total</td>
<td>535,245 SF</td>
</tr>
</tbody>
</table>

MIXED USE
CONTEXT

THE MURANO ± 475'

2040 MARKET ST ± 160'

2121 MARKET ± 138'

SITE

2116 CHESTNUT ST ± 336'

RIVER WEST CONDOMINIUM ± 151'

COLLEGE OF PHYSICIANS ± 53'

JOHN FOX TOWERS ± 155'

PECO ± 384'
Discussion Outline

- Neighborhood Orientation
- Zoning Overview
- Development Program
- Discussion
- Action Items