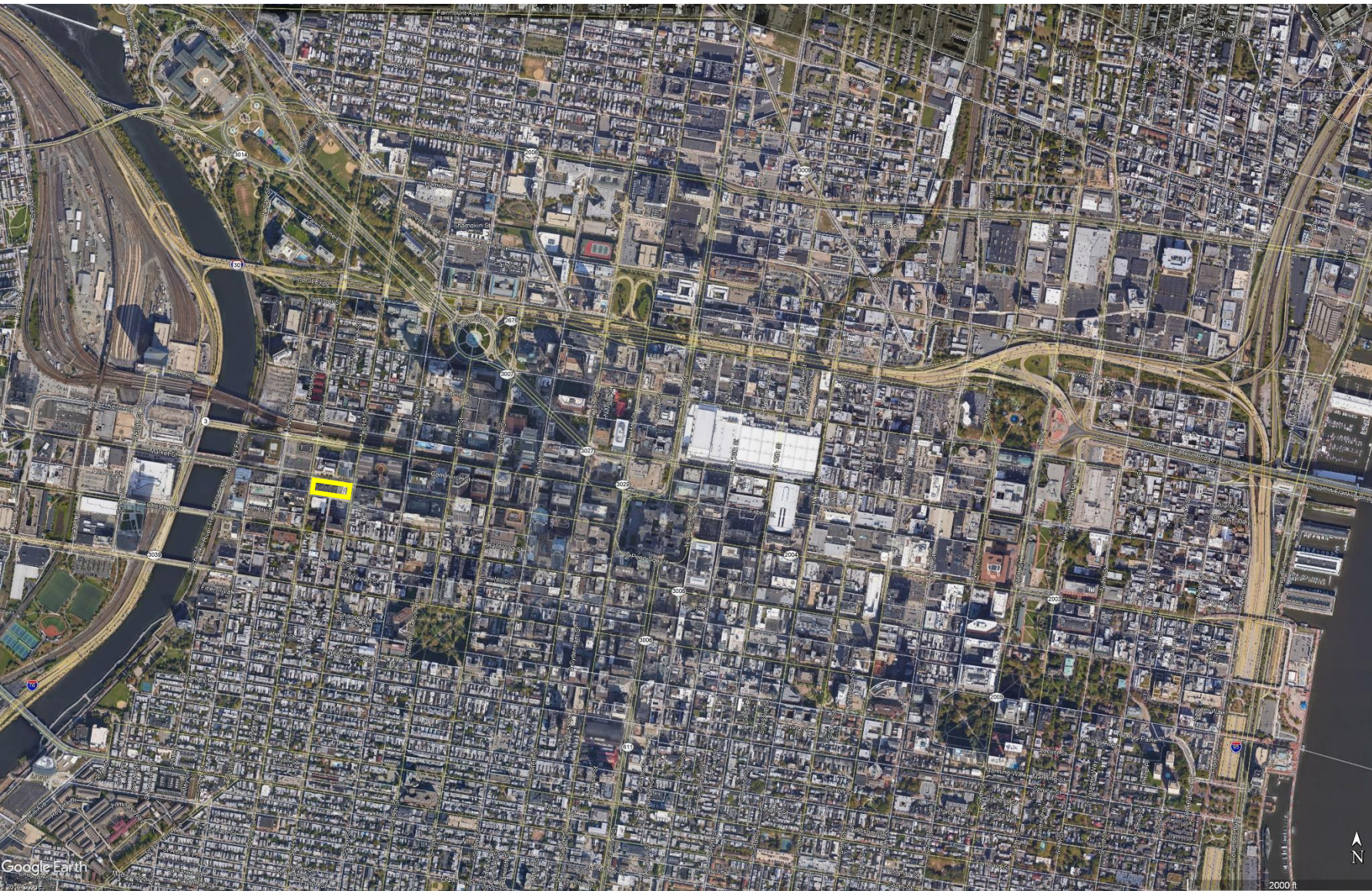


2120 Market Street

CCRA Presentation

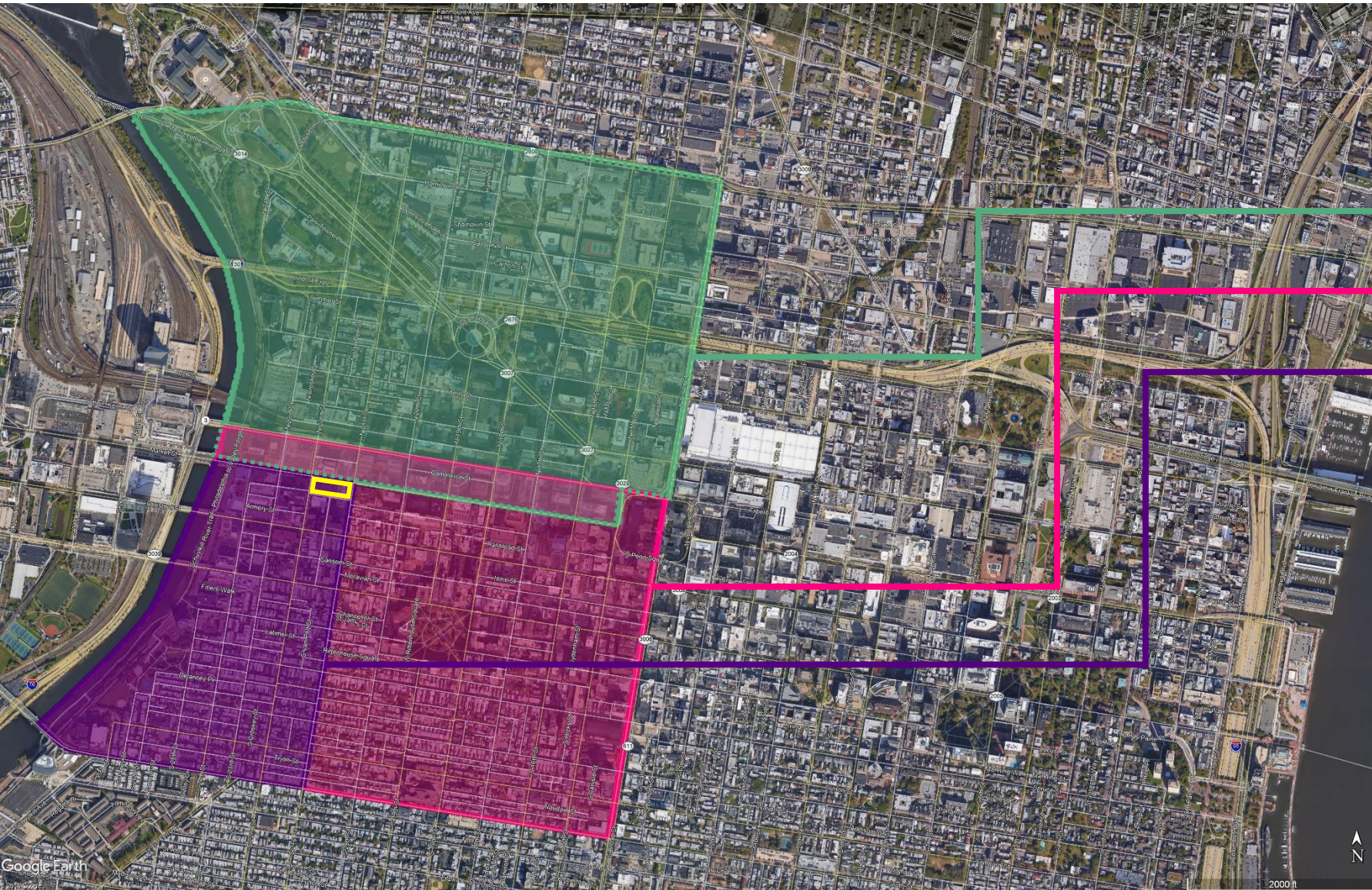
Discussion Outline

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



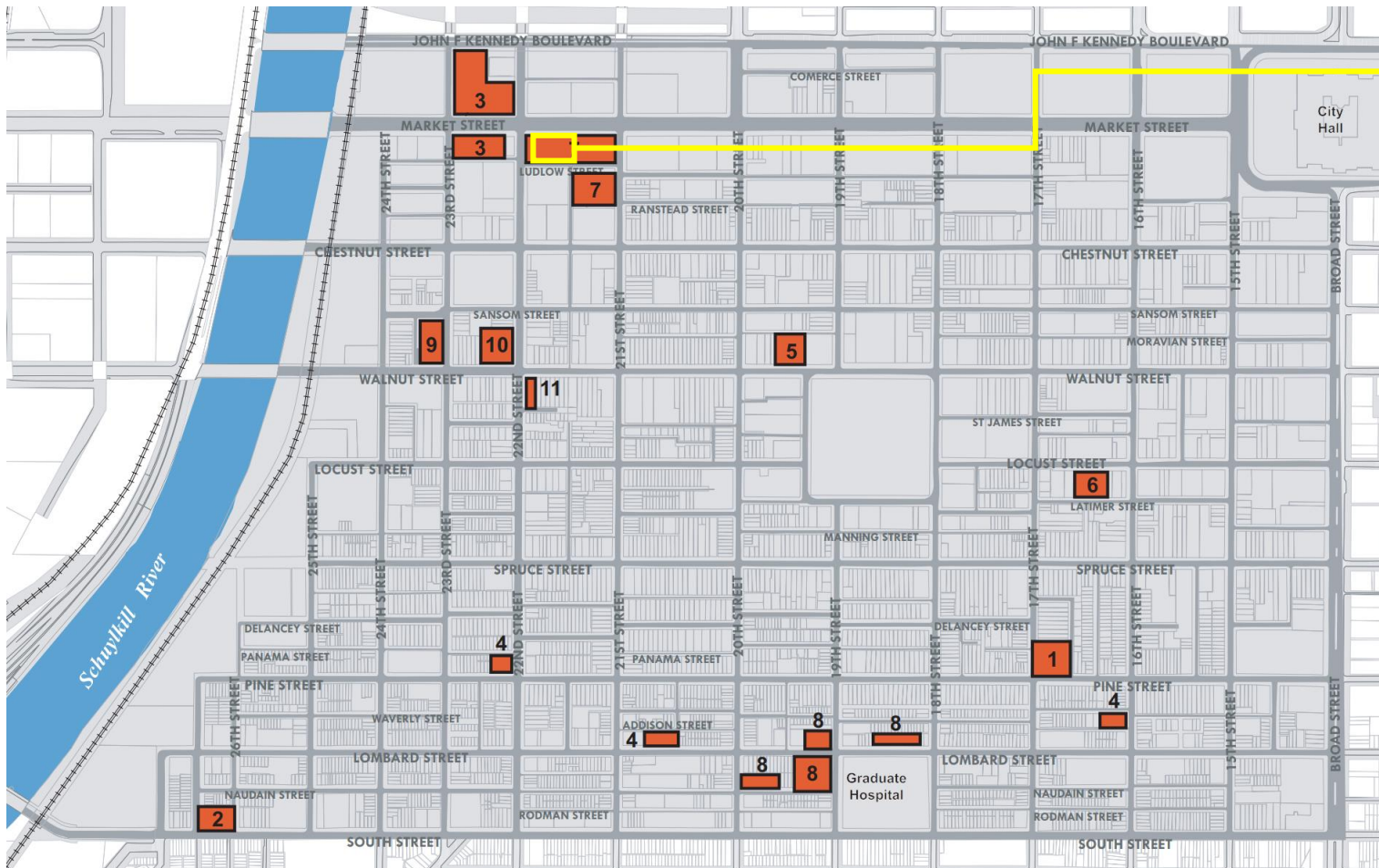




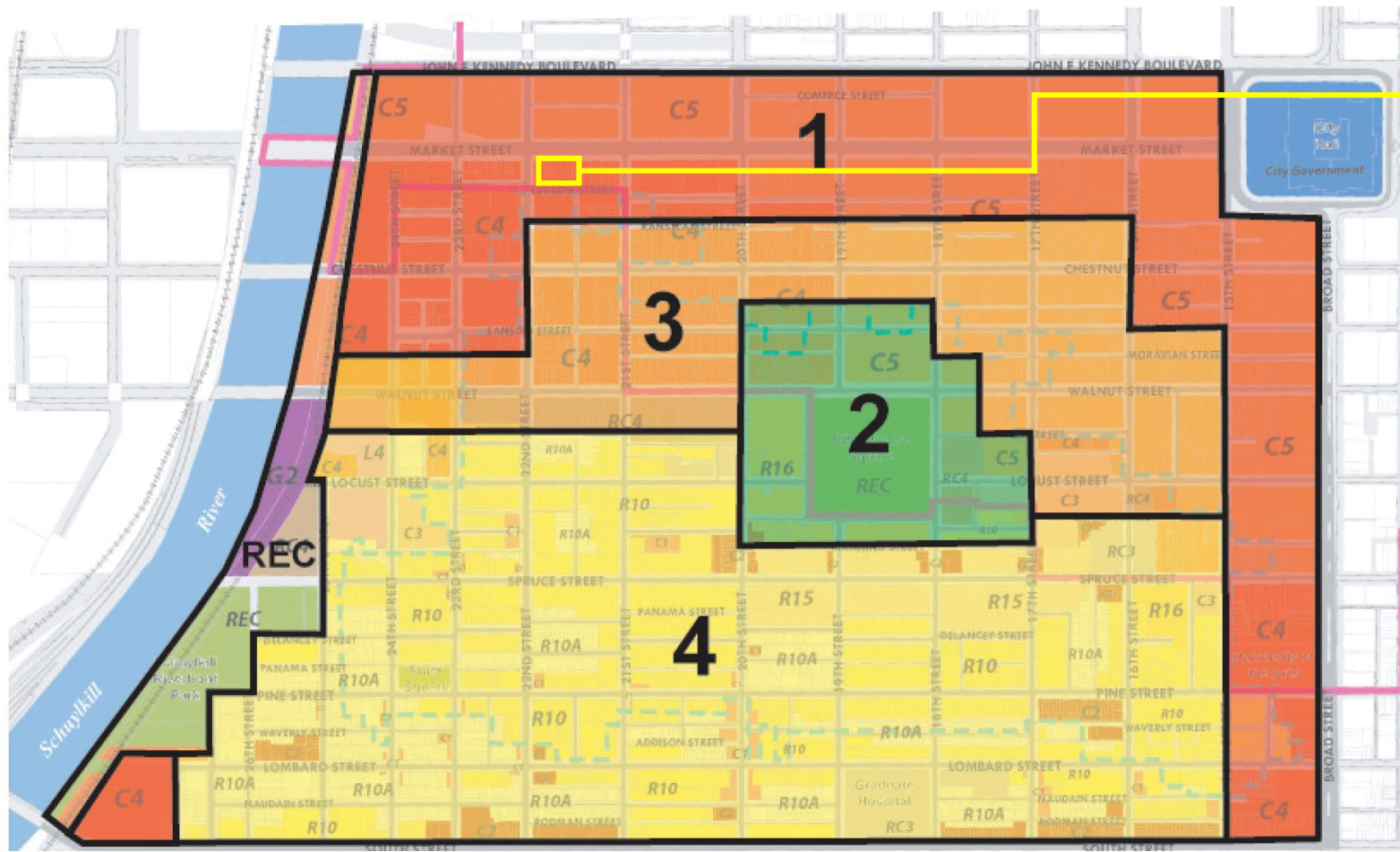


- LSNA** Logan Square
Neighborhood Association
- CCRA** Center City
Residents Association
- FSNA** Fitler Square
Neighborhood Association

Google Earth



POTENTIAL LARGE SCALE DEVELOPMENT SITE: 21ST AND MARKET PARKING AREAS AND UNDERUTILIZED BUILDINGS

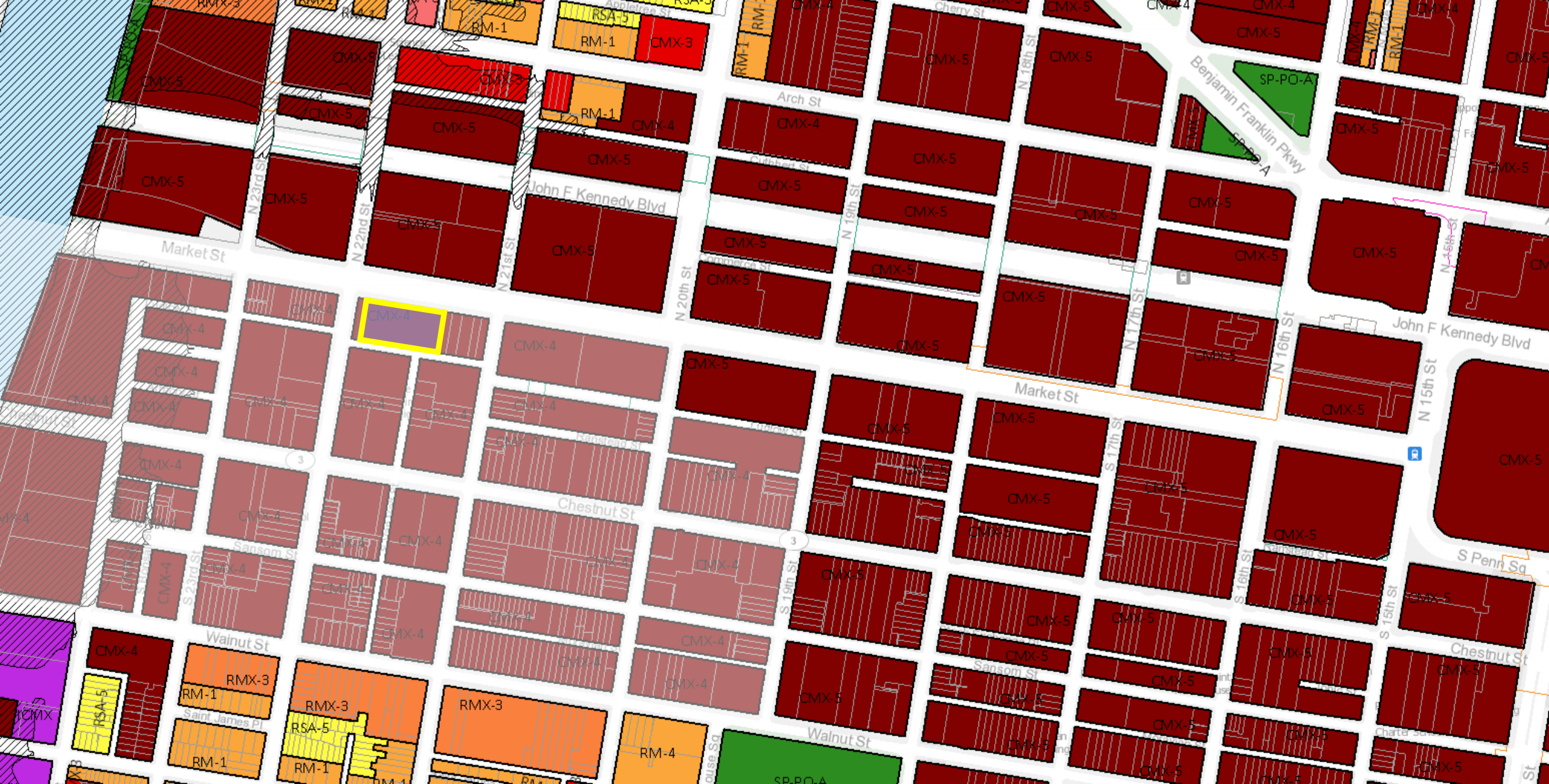


THRESHOLD HEIGHT
LIMIT: 400 FT

1 400 ft 2 300 ft 3 300 ft 4 45 ft

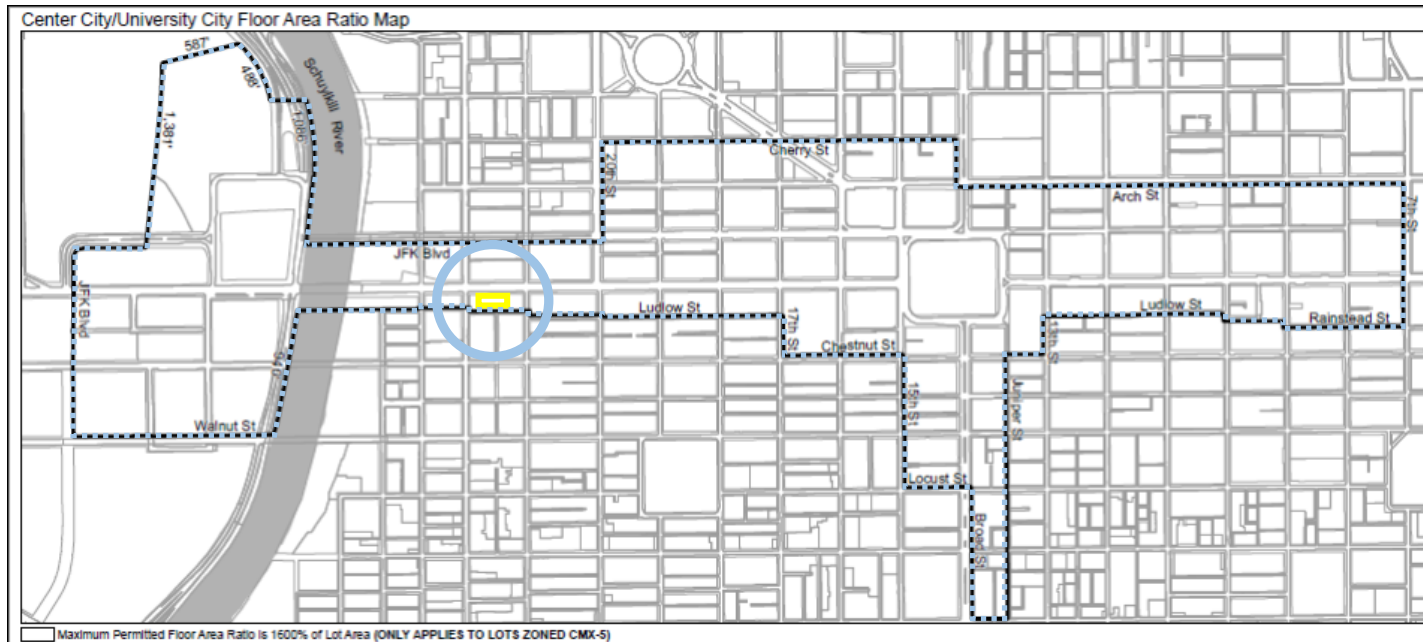
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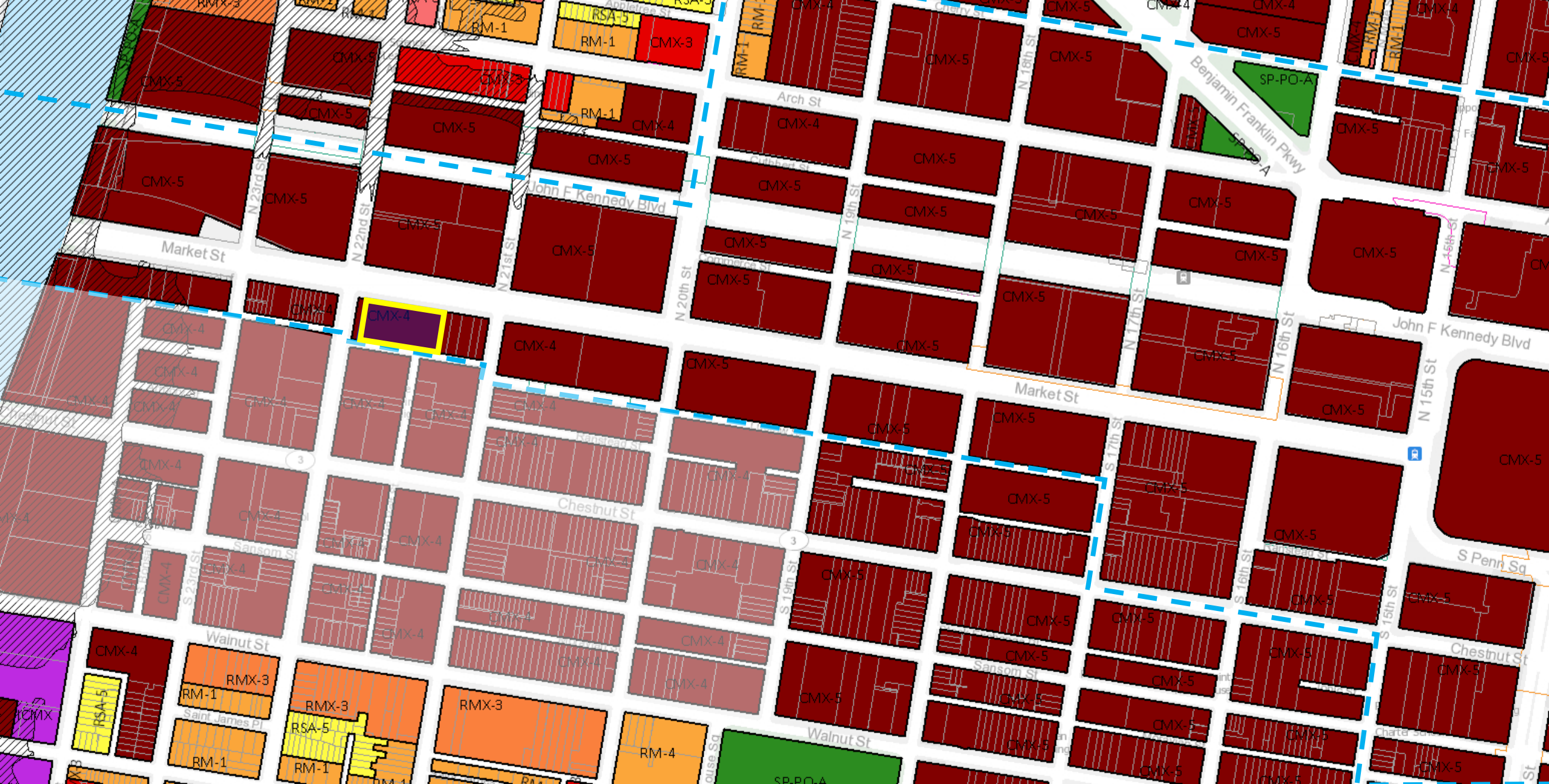


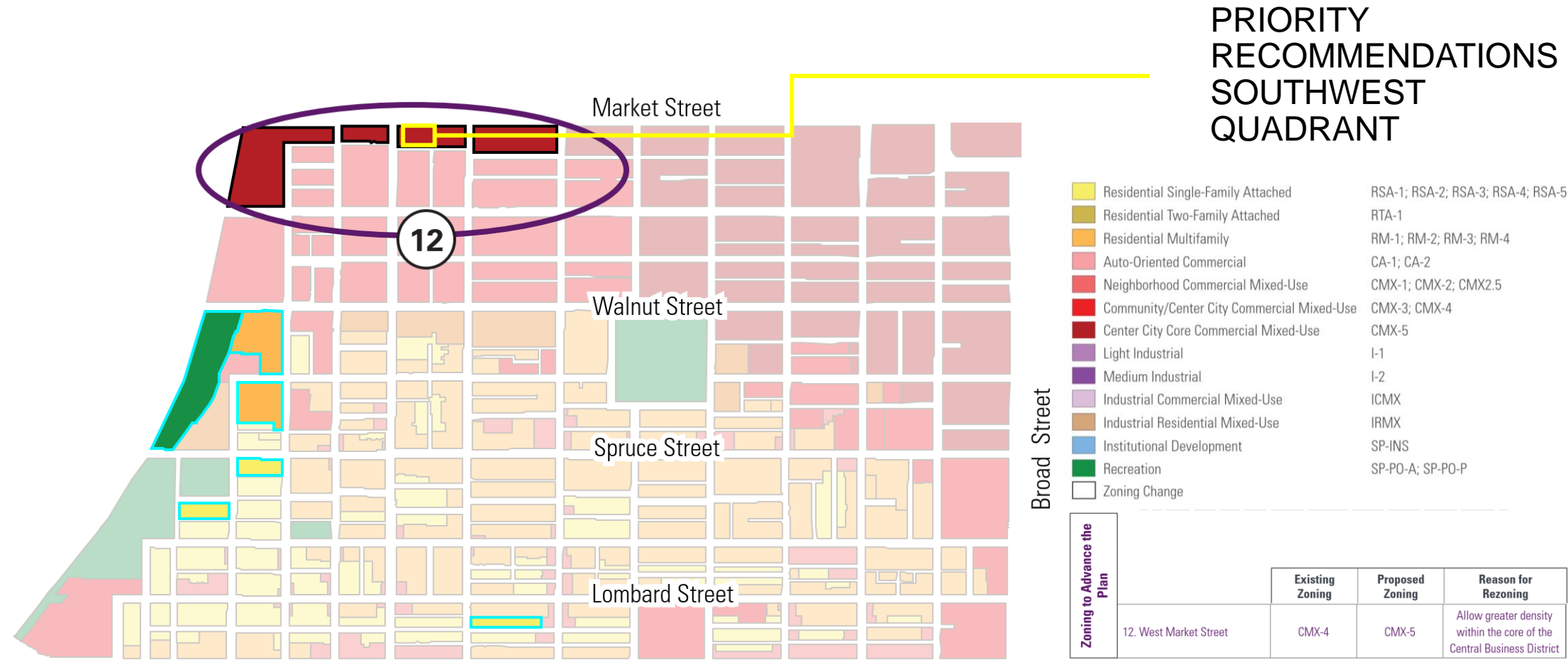
- CENTER CITY/
UNIVERSITY CITY
FLOOR AREA RATIO
MAP

Philadelphia Zoning Code Table14-701-3, footnote 2



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.

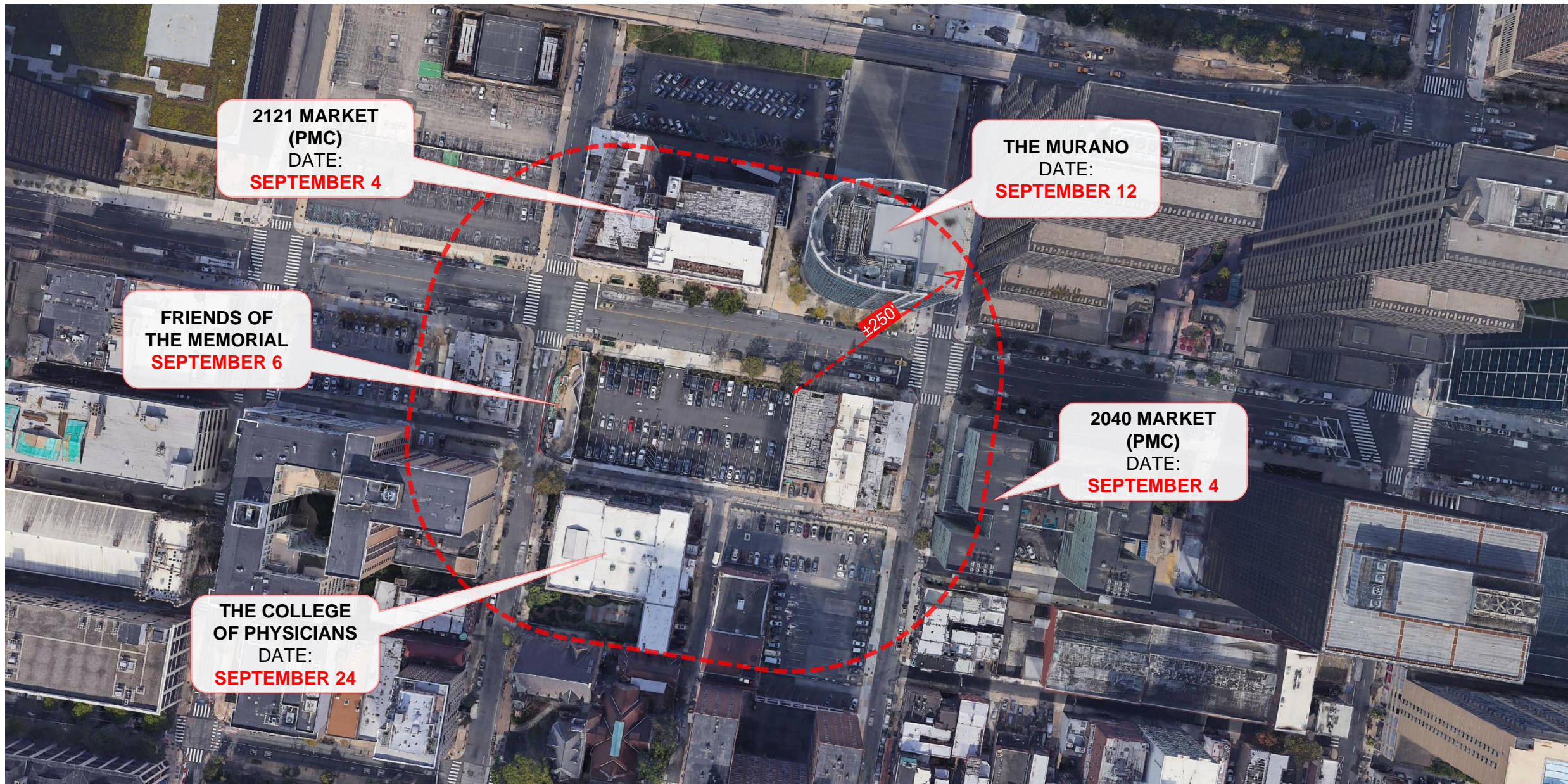


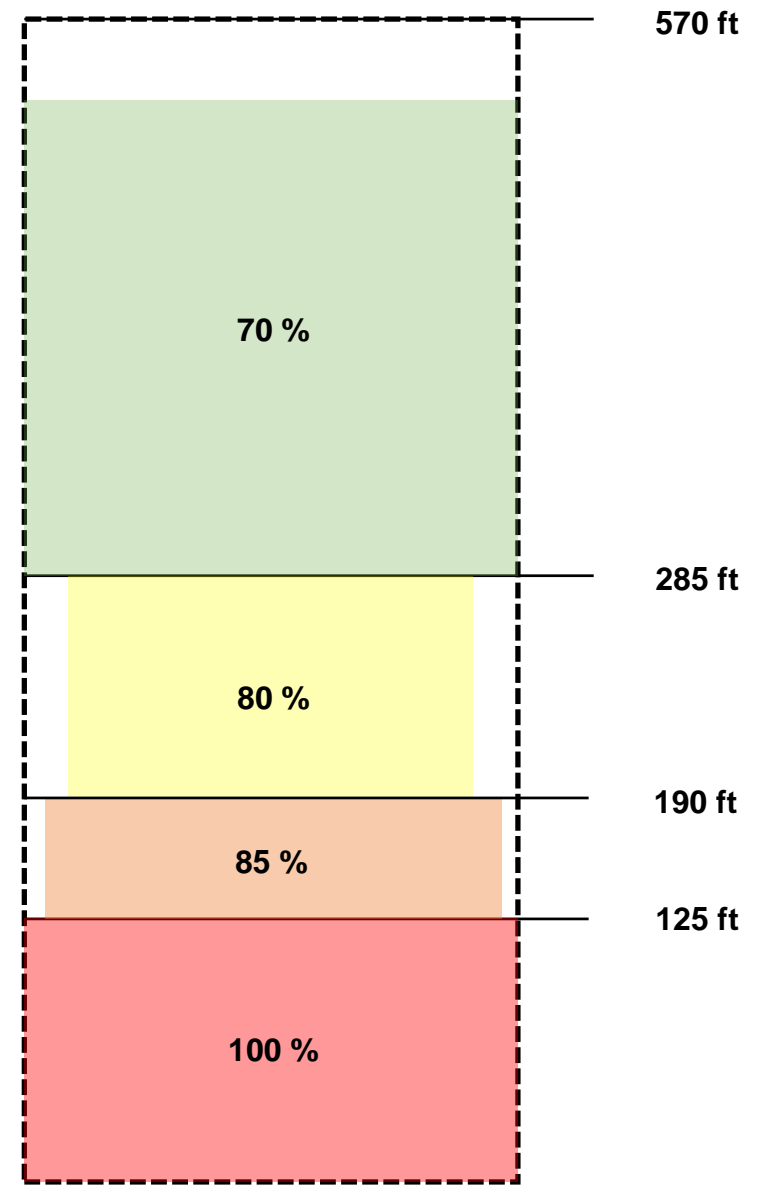
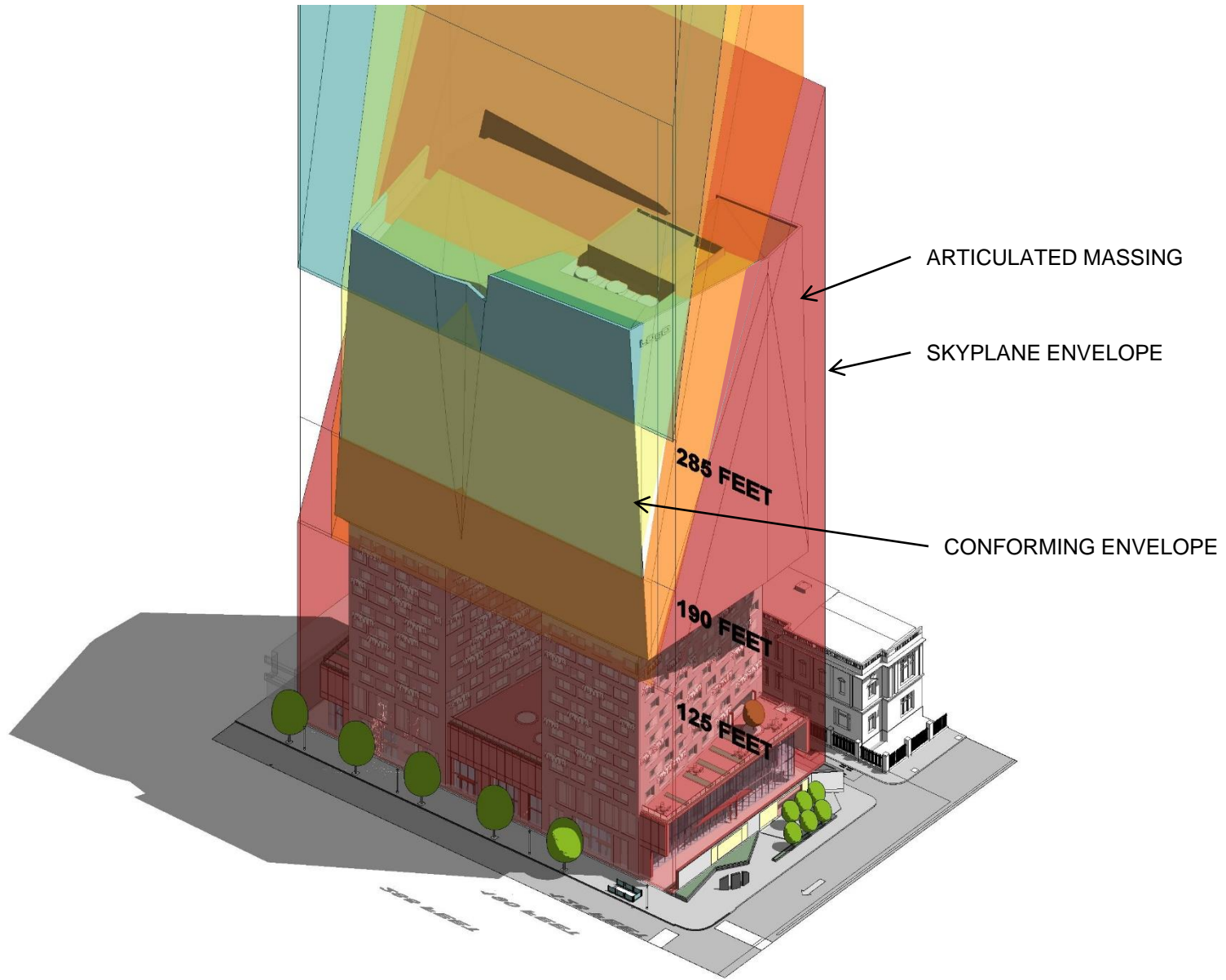


center city / university city floor area
ratio map



2116-38 MARKET STREET
≈ 30,500 SF









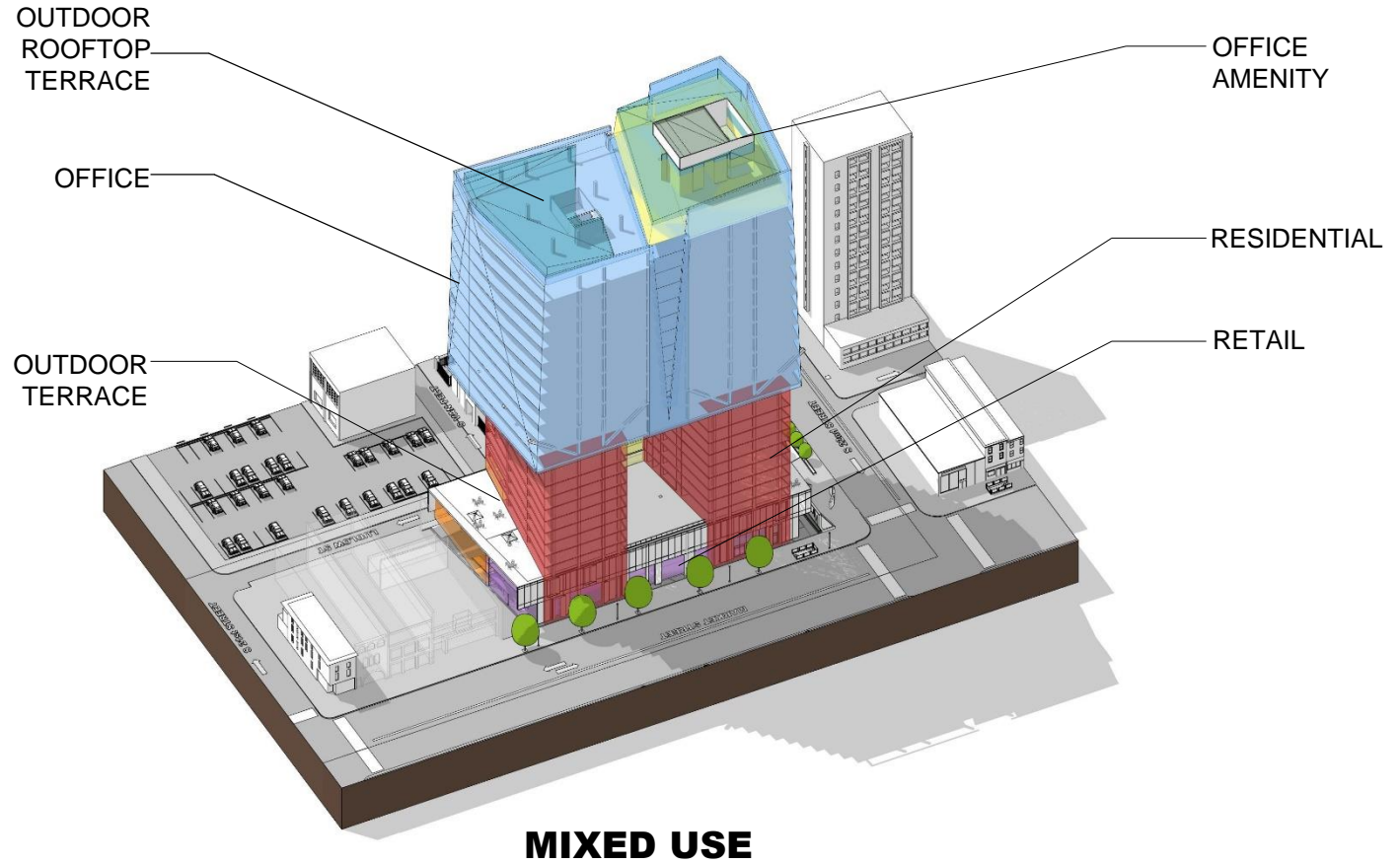


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PROGRAM

	FAR (< %1600)	477,695 SF
	GROSS OFFICE	328,040 SF
	OFFICE	311,177 SF
	OFFICE AMENITY	10,768 SF
	OFFICE LOBBY	5,981 SF
	RESIDENTIAL	145,036 SF
	RESIDENTIAL	131,830 SF
	RESIDENTIAL AMENITY	8,991 SF
	RESIDENTIAL LOBBY	4,215 SF
	BACK OF HOUSE	4,619 SF
	NON FAR	57,550 SF
	PARKING	28,928 SF
	RETAIL	28,621 SF
	TOTAL	535,245 SF



CONTEXT

THE MURANO
± 475'

2040 MARKET ST
± 160'

2121 MARKET
± 138'

2116 CHESTNUT ST
± 336'

RIVER WEST CONDOMINIUM
± 151'

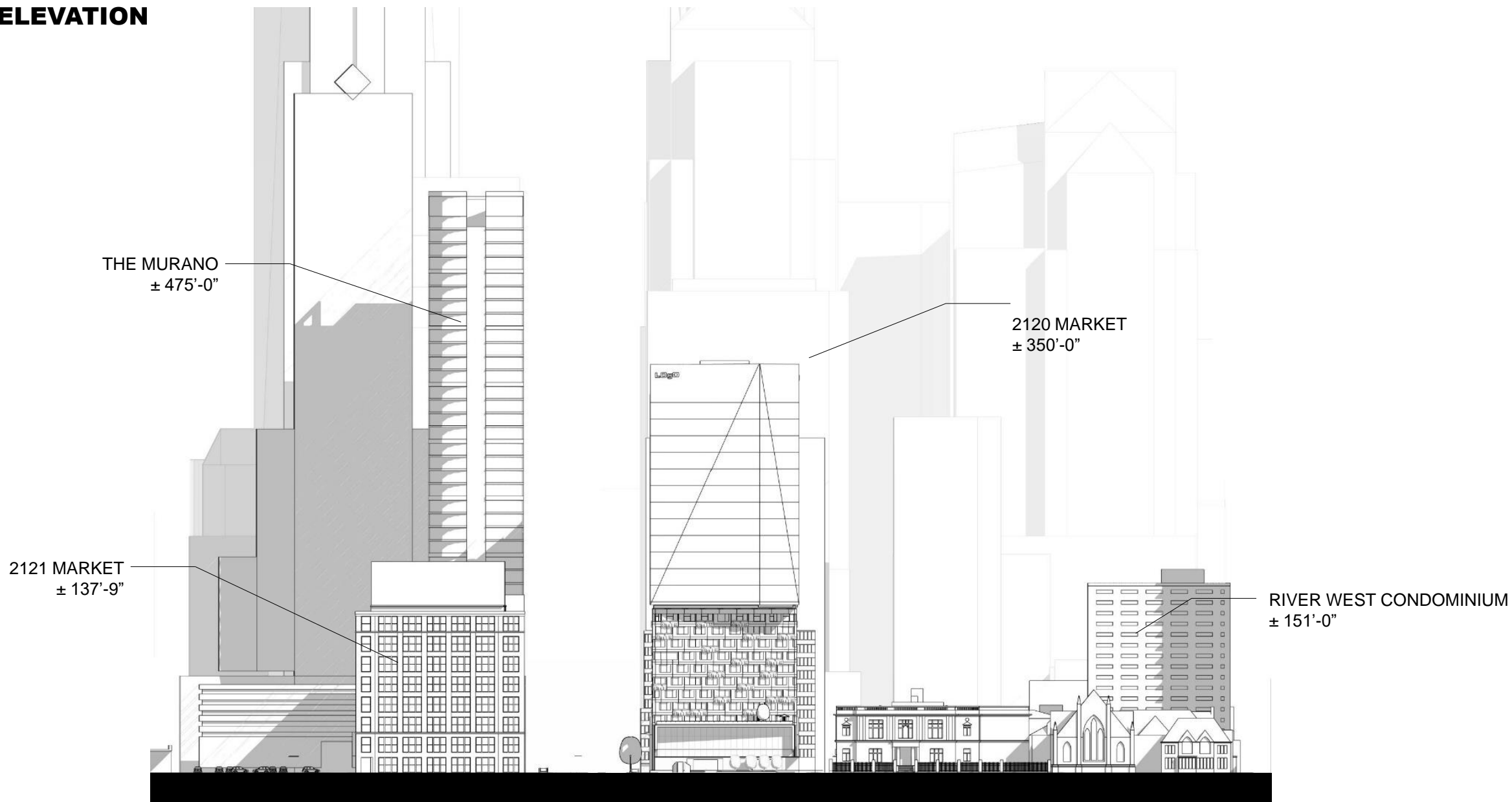
COLLEGE OF PHYSICIANS
± 53'

JOHN FOX TOWERS
± 155'

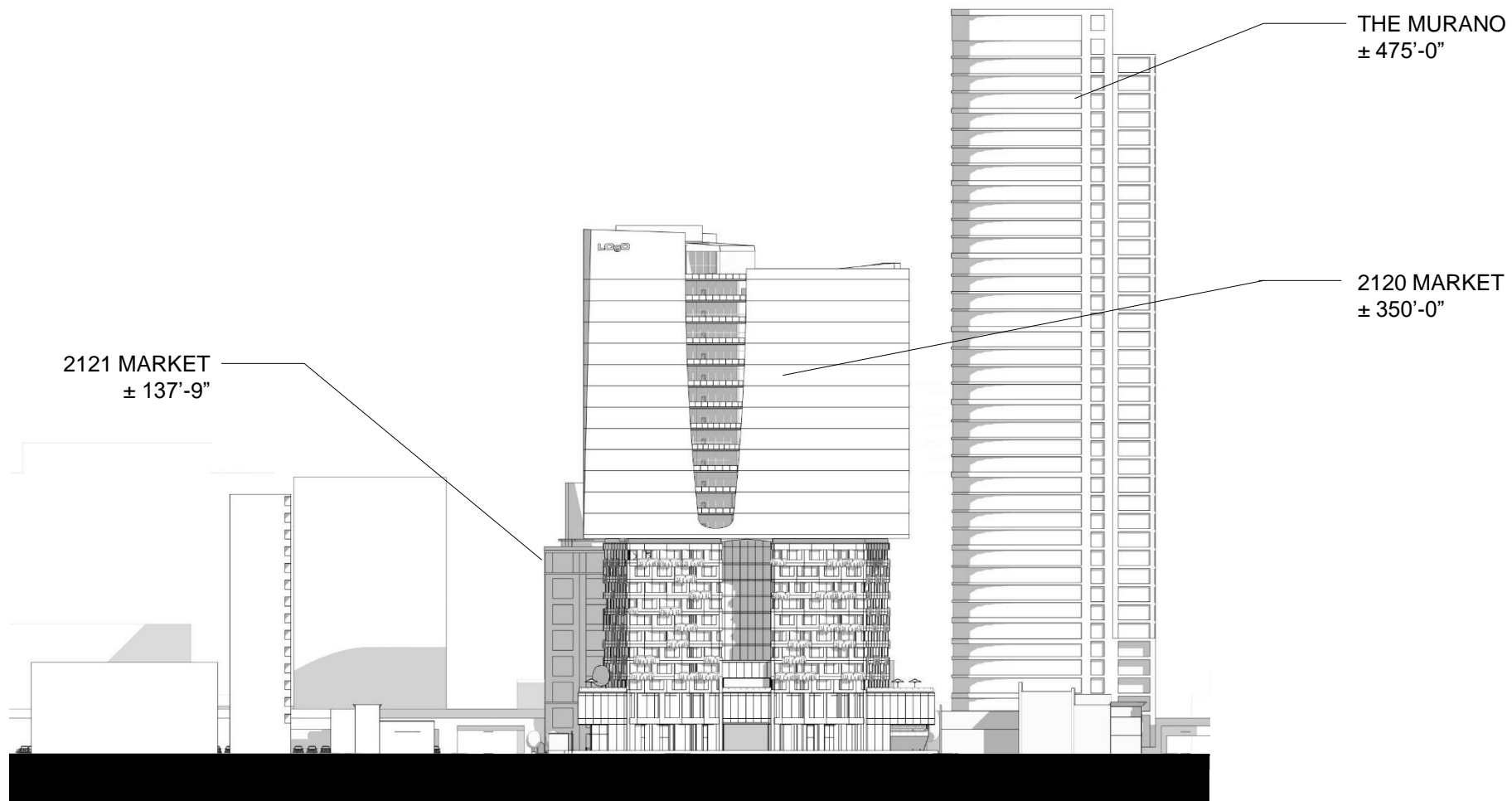
PECO
± 384'



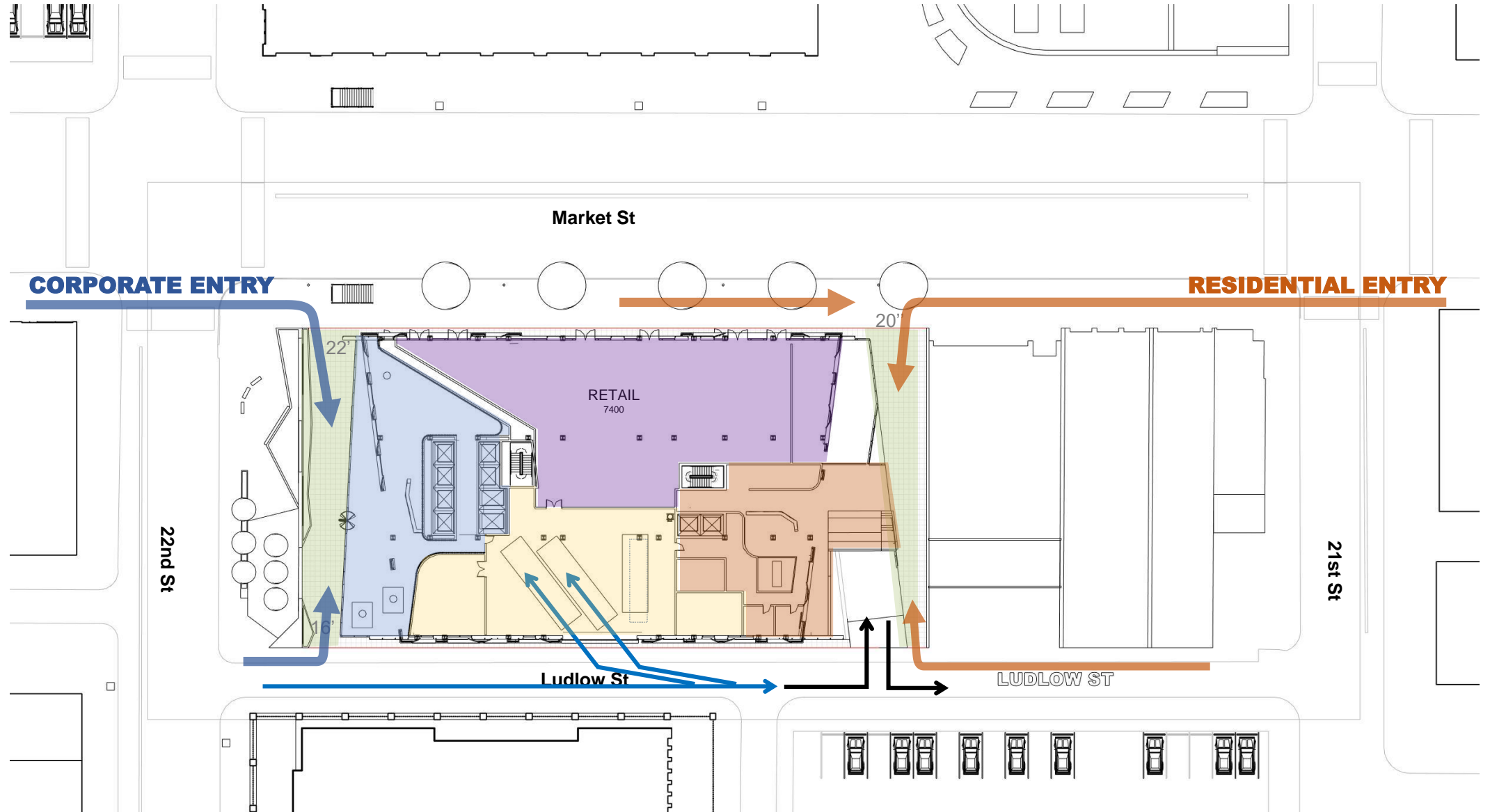
WEST ELEVATION



SOUTH ELEVATION



01 GROUND FLOOR





VIEW FROM MARKET STREET LOOKING WEST



VIEW FROM 22ND STREET LOOKING NORTH

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