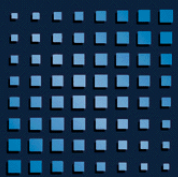


# NATIONAL PRODUCTS REDEVELOPMENT PROJECT UPDATE

## *How has the project changed over the past few months?*

The project is essentially identical to the one presented to and approved by the community. We have maintained good planning principles – underground parking, open space, pedestrian pathways, sensitive and responsive massing across the site, toddler park, preservation of National Products façade and 110-112 North 2nd Street and commitment to high quality materials for all elevations fronting public streets.

We did make some improvements to the project by making a couple of minor adjustments. We pulled the Bread Street building and stacked townhouses back from the property line widening Bread Street, simplified the footprint (maintaining the size as approved) of the Bread Street building and moved the entrance to the underground parking as far south as possible on the west side, away from Elfreth's Alley.



## *What variances will we need?*

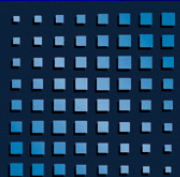
Again, since the project is essentially identical to the one presented to and approved by the community, the variances we are seeking are the same variances we always needed.

We will need building height variances for all the buildings except for the townhouses and stacked townhouses and building width variances for all of the buildings except for the townhouses and stacked townhouses facing the interior courtyards.

We will need a demolition variance for 128 North 2nd Street (on the west side) and for the National Products building, excluding the façade (on the east side).

Since we have asked to combine the various lots on each side into one lot (each side), we will need a variance to permit multiple structures with multiple uses (retail/commercial and residential) on a single lot.

To accommodate residents' requests to make any excess parking available to non-project residents, we have requested non-accessory, public parking variances for both the east and west side underground parking garages to give us the most flexibility to make excess parking available to the larger community. We have maintained a ratio of approximately one-to-one for parking spaces to our projected residential units (303 parking spaces to 320 residential units). We did request additional flexibility on the number and make up of units by applying for a range of residential units. This gives us the flexibility to react to market conditions by making a higher proportion of larger or smaller units available, depending on demand. The maximum of the range is reflected on the plans; however, the floor area ratio (FAR) remains constant, meaning the building footprints are set and are NOT subject to change.



# Plan Concept with Updated Plan Overlay

Changes Indicated in Green

## WEST PARCEL Overall Program

Stacked Townhouses 30  
Multi-Family Units (Max.) 191  
Retail/Commercial 11,252 SF  
Public Open Space 16,355 SF

## EAST PARCEL Overall Program

Townhouses 10  
Multi-Family Units (Max.) 181  
Retail/Commercial 7,286 SF  
Public Open Space 15,684 SF

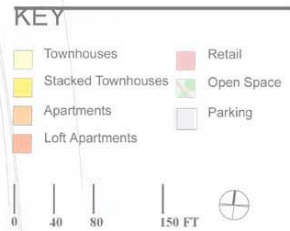
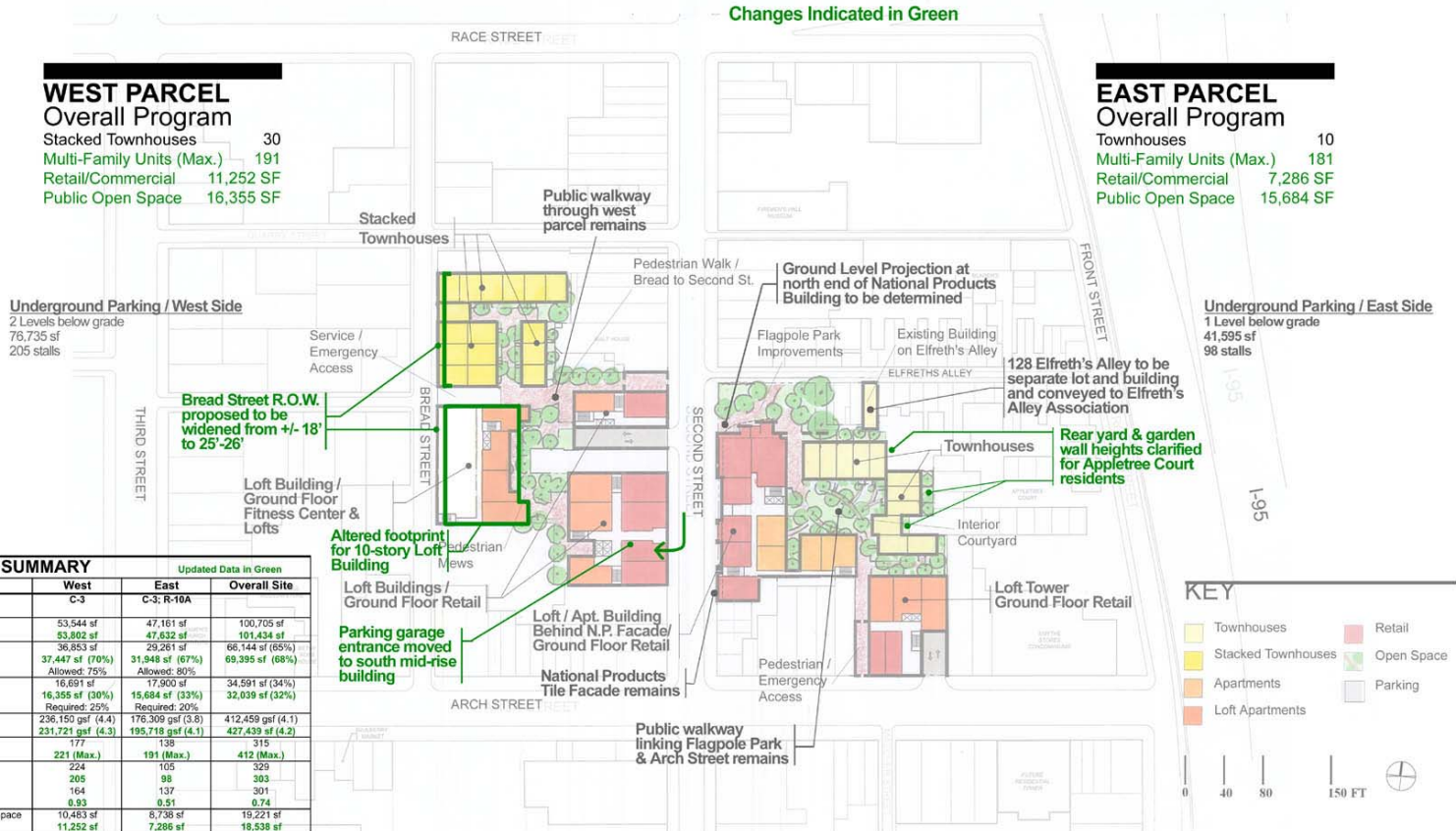
**Underground Parking / West Side**  
2 Levels below grade  
76,735 sf  
205 stalls

**Underground Parking / East Side**  
1 Level below grade  
41,595 sf  
98 stalls

**Bread Street R.O.W.**  
proposed to be  
widened from +/- 18'  
to 25'-26'

**128 Elfreth's Alley** to be  
separate lot and building  
and conveyed to Elfreth's  
Alley Association  
  
**Rear yard & garden  
wall heights clarified  
for Appletree Court  
residents**

PROJECT SUMMARY	Updated Data in Green		
	West	East	Overall Site
Zoning (District)	C-3	C-3; R-10A	Overall Site
Land Area	53,544 sf	47,161 sf	100,705 sf
Occupied Area	33,802 sf	47,832 sf	101,434 sf
Open Space	16,691 sf	17,300 sf	34,591 sf (34%)
Floor Area / F.A.R.	236,150 gsf (4.4)	176,309 gsf (3.8)	412,459 gsf (4.1)
Limit: 4.5	231,721 gsf (4.3)	195,718 gsf (4.1)	427,439 gsf (4.2)
Dwelling Units	177	138	315
Parking (stalls)	224 (Max.)	105	329
Stalls Required	205	98	303
Stalls/DU Ratio	1.64	1.37	3.01
Retail/Commercial Space	10,483 sf	8,738 sf	19,221 sf
	11,252 sf	7,286 sf	18,538 sf



Matrix Residential Properties, LLC  
Cranbury, New Jersey

**NATIONAL PRODUCTS SITE**  
100 Block North Second Street  
Philadelphia, Pennsylvania

**BARTON & ASSOCIATES**  
ARCHITECTS • PLANNERS

Barton & Associates, L.P., 700 E. Main Street, 3rd Floor  
Barton & Associates, Inc., Norristown, PA 19381-4122  
Thomas C. Barton, III, AIA, p 610-950-2800 f 610-950-2868  
© 2003 Barton & Associates, Architects & Planners All Rights Reserved.

1 of 5  
REVISED  
18.02117  
DATE  
FEB. 18, 2003  
NOV 5, 2003