

March 6, 2020

Re: 2222 Market Street [includes 2206 Market St, 2208-10 Market St, 2212 Market St, 2214 Market St, 2216 Market St, 2218-20 Market St, 2222-24 Market St, 2226 Market St, 2228 Market St, 2230-34 Market St, 15-17 S. 23<sup>rd</sup> St, 2205-09 Ludlow St] (collectively, the "Property")

Dear Registered Community Organization or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the development described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

**Property Description:**

*The Property is situated within the block bounded by 22<sup>nd</sup> Street to the east, 23<sup>rd</sup> Street to the west, Market Street to the north and Ludlow Street to the south. The Property is located in the CMX-5 zoning district. The Property is currently comprised of a surface parking lot and, at 2206 Market Street, a building containing a restaurant on the first floor and apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floor.*

**Project Description:**

*The zoning application proposes to demolish the existing building and redevelop the Property for the new construction of a 19 story professional and business office building with below grade accessory parking and part of the first floor with retail and/or eating/drinking establishment uses permitted as of right.*

The Center City Residents' Association ("CCRA") as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of Civic Design Review to discuss the development at the following date, time and location:

**Public Meeting Date & Time:** March 19, 2020, 6:00 P.M.

**Location:** Church of the Holy Trinity, 1904 Walnut Street, Philadelphia, PA 19103. Please enter and exit through the two side doors facing Rittenhouse Square

Any interested parties may appear at the aforementioned RCO meeting and speak on the matter or file written comments with CCRA at the email address below.

We expect to be scheduled for a **PUBLIC MEETING** before the Civic Design Review Committee located at 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA 19102. The current date for the April meeting before the Civic Design Review Committee is April 7, 2020 at 1:00 P.M.

Any interested parties may appear at the aforementioned public meetings and speak on the matter or file written comments with the Civic Design Review Committee at Philadelphia City Planning Commission, Attn: Civic Design Review, 1515 Arch Street, 13<sup>th</sup> Floor, Philadelphia, PA 19102.

A copy of the Civic Design Review referral notice from the Department of Licenses and Inspections is attached.

THE CIVIC DESIGN REVIEW SUBMISSION CAN BE OBTAINED AT <https://www.cozen.com/notices/2222-market>.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Center City Residents Association  
centercityresidents@centercityresidents.org  
(215) 546-6719

Fitler Square Neighborhood Association  
vp@fitlersquareneighbors.org  
(215) 575-7000

Office of Councilman Kenyatta Johnson  
christopher.sample@phila.gov  
dillon.mahoney@phila.gov  
(215) 686-3412

IF YOU HAVE RECEIVED THIS NOTICE AS THE OWNER, MANAGING AGENT, OR OTHER RESPONSIBLE PERSON AT A MULTI-UNIT BUILDING, YOU ARE REQUESTED TO POST THIS NOTICE AT A PROMINENT PLACE IN A COMMON AREA OF YOUR BUILDING.

Sincerely,



Robert Careless

cc: *Christopher Sample (via email at christopher.sample@phila.gov)*  
*Dillon Mahoney (via email at dillon.mahoney@phila.gov)*  
*Planning Commission (via email at rco.notification@phila.gov)*  
*Civic Design Review Committee (via email at cdr@phila.gov)*  
*Center City Residents Association (via email at centercityresidents@centercityresidents.org)*  
*Fitler Square Neighborhood Association (vp@fitlersquareneighbors.org)*

Enclosure