

**PIDC Request for Proposals**  
**1100 Wharton Street**  
**Responses to Questions – (11/19/2018)**

Below are the questions that PIDC has received as of 11/19/2018 in connection with the RFP for 1100 Wharton Street. Responses are in red beneath each question.

Exhibits A, B & C can be found on the 1100 Wharton Street RFP page (<https://www.pidcphila.com/tools/property-development-rfps-rfqs/rfp-listing/1100-wharton-street>).

- 1. What are the parking requirements for a MUD development should we decide on building up? And are there height restrictions or capability requirements on this project?**

These requirements vary based on the use. Attached are the parking, off-street loading, use, and dimensional requirement tables from the zoning code. These cover all possible scenarios and will help answer your question. Please see Exhibit A.

Parking requirements only apply to new development or changes to existing structures/uses. If existing structures and uses remain unchanged (like the police or fire station) the parking requirements do not apply to those structures/uses. (See §14-305(9) of the Zoning Code). The parking requirements also do not apply if there is a use change in an existing structure if the use is allowed under the zoning code.

While the site is zoned ICMX (Industrial Commercial Mixed-Use), this may change soon. Councilmember Squilla introduced legislation to rezone the site to IRMX, Industrial Residential Mixed-Use. (Bill No. 180844) The Councilmember stated he plans to move the legislation to rezone the site in the New Year. This would alter the dimensional, use, and parking requirements. In Exhibit A tables include requirements for both the ICMX and IRMX zoning districts.

Some key differences between the districts are:

Parking: IRMX generally has lower parking requirements than ICMX.

Uses: ICMX permits more vehicular, distribution/storage, and industrial uses, but prohibits residential. IRMX allows residential uses but also requires a non-residential use on the site.

Height and Bulk: In ICMX, buildings can cover 100% of the lot and have height of 60 ft. In IRMX, the height and lot coverage depend on the uses. For a corner lot like 11000 Wharton, IRMX allows 80% lot coverage and a height 60 ft. If an industrial use, located anywhere on the site, accounts for a floor area equal to at least 50% of the ground floor area, the height limit is 72 ft. or the lot coverage is 90%. If the 72 ft. height option is chosen, the portion of the building above 60 ft. can only cover 55% of the lot. The maximum gross floor area is the same in both zoning districts at 500% of the lot.

- 2. Is there any broker compensation offered by the PIDC side or are we left to challenge the developer for consideration?**

Any broker compensation will need to be paid by the developer.

- 3. The exact property lines and site boundaries are not *explicitly* delineated in the RFP. Is there a survey of the overall lot available delineating lot lines, limits of disturbance, dimensions, etc.?**

Please see *Addendum #4 –Survey& Plan of Property* and the Legal Descriptions presented in Exhibit B on the 1100 Wharton Street RFP page (<https://www.pidcphila.com/tools/property-development-rfps-rfqs/rfp-listing/1100-wharton-street>).

4. Is the project required to go through the full certification process facilitated by the USGBC or should the project's design criteria meet or exceed what's required by the LEED Silver certification guidelines while not a full certification?

While the ordinance does not require LEED certification, we believe that a strong preference should be placed on the certification process because allows for an accountability process when it comes to building performance.

Section 13 of these regulations governs the administration of Code Section 17-111, which can be found in detail, here:

[https://www.phila.gov/CityPlanning/projectreviews/Regulations%20PDF/PCPC\\_Regulations\\_As\\_Amended\\_June272016.pdf](https://www.phila.gov/CityPlanning/projectreviews/Regulations%20PDF/PCPC_Regulations_As_Amended_June272016.pdf)

5. Is there a basement below the entire existing building? Partial basement?

Only below-grade area is the boiler room.

6. What year was the building constructed?

Unable to verify at the moment.

7. Is it historically protected in any way?

Not currently.

8. Is there a preference for redevelopment or demolition of the current Fleet Management structure?

Looking for the highest and best use of the parcel as well as what the local RCO and community believes would add value to the area.

9. Would the Police Headquarters entertain offers to relocate or incorporate their HQ into the proposed development plan?

We are open to reviewing the proposal, but it is not mandatory nor are we obligated to accept it and it should not be a main requirement to the proposal.

10. If relocating firehouse onsite, are there design requirements on the rebuild?

Yes. Please see Exhibit A and Exhibit C.

11. Does the City have any sense for the expected value for the Property?

The City bases the expected value based on two appraisals. Based on the appraisals received the City expects a minimum offer of \$7,400,000.00

12. Is it expected that Purchaser will pay full RE Transfer Tax on this deal since City is the seller?

Yes.

13. Would it be possible to access the building again prior to the RFP submission date?

We are unable to schedule additional site visits. The site tour, held on November 15, 2018, was the only opportunity to tour the Property.

14. It would appear that Fleet Management uses a lot across Reed Street that sits between the Acme and the row homes on Gerritt Street. Would there be any consideration for adding this parcel to the project?

No. The City will use this as parking.

15. Are there any drawings of the utilities serving the site including stormwater management?

We do not have any drawings of the utilities serving the site. We only have the infrastructure records for the water and sewer mains laid within City streets and Right of Ways. PWD does not have any stormwater management systems that we have constructed.

16. Specifically, what people and/or entities are required to sign the financial disclosure forms outlined in the RFP?

Each entity fills one a financial disclosure form, not the individuals in the company. However, respondents should review 17-1405 of the City Code to ensure that all contributions are accounted for.