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tregom@ballardspahr.com

August 26, 2024

*Via E-mail*

Alex Smith  
Philadelphia Art Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19103

Re: 1 Citizens Bank Way, Philadelphia, PA (the "Property") – Phillies Team Store Expansion

Dear Mr. Smith,

On behalf of The Phillies (the "Applicant"), we submit the enclosed materials documenting the proposed 7,014 sq. ft. expansion to the stadium's existing Team Store located at the corner of S. 11<sup>th</sup> Street and Pattison Avenue (the "Proposal" or "Proposed Expansion").

The Proposed Expansion will be constructed primarily within a portion of an existing landscaped area adjacent to the current Team Store and will also include the conversion of existing stadium gross floor area to retail use. Six (6) existing trees will be removed from the landscaped area and the remaining landscaped area will be infilled with low-lying plants and vegetation to allow for increased visibility of the Team Store from the public right of way.

The design of the Proposed Expansion is intended to match the existing Team Store façade, including a similar canopy design, façade glazing system, and pink masonry.

The following submission materials will be provided electronically under separate cover for your review:

- Color photographs
- Perspective renderings
- Site plans

Alex Smith  
August 26, 2024  
Page 2

If you have any questions or require further information, please do not hesitate to contact us. We would be happy to meet with you at your convenience to go over the Proposal. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Meredith Trego". The signature is written in a cursive style with a large initial "M".

Meredith Trego

# PHILADELPHIA PHILLIES

## Ballpark Team Store Expansion

1 Citizens bank Way | Philadelphia | PA | 19148

Philadelphia Art Commission

Submission for Final Review | 11 September 2024



Ewing Cole

Architects and Engineers

Federal Reserve Bank Building  
100 N. 6th Street  
Philadelphia, PA 19106-1590

P: 215.923.2020

F: 215.574.9163



Pennoni Associates Inc

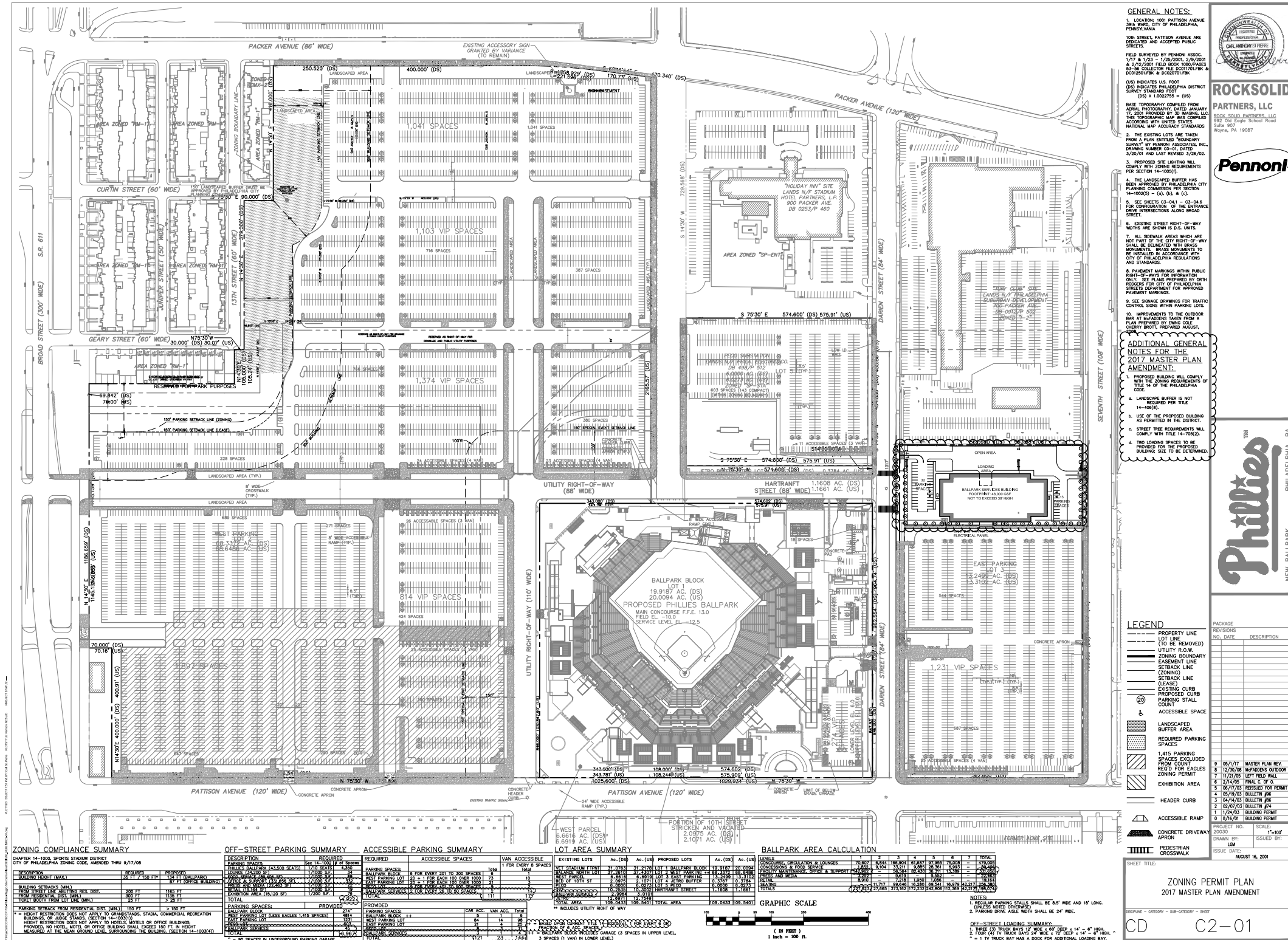
Civil Engineers

1900 Market Street  
Suite 300  
Philadelphia, PA 19103

P: 215.222.3000

F: 215.222.3588

# ORDINANCE APPROVED MASTER PLAN



**GENERAL NOTES:**

1. LOCATION: 1001 PATTON AVENUE, 3RD FLOOR, CITY OF PHILADELPHIA, PENNSYLVANIA.
2. THE EXISTING LOTS ARE TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY" BY PENNON ASSOCIATES, INC., DRAWING NUMBER C2-01, DATED 3/20/01 AND LAST REVISED 3/28/02.
3. PROPOSED SITE LIGHTING WILL COMPLY WITH ZONING REQUIREMENTS PER SECTION 14-100(5).
4. THE LANDSCAPED BUFFER HAS BEEN APPROVED BY PHILADELPHIA CITY PLANNING COMMISSION FOR SECTION 14-100(8) - (a), (b), & (c).
5. SEE SHEETS C2-01 - C2-04 FOR THE COMPLETION OF THE ENTRANCE DRIVE INTERSECTIONS ALONG BROAD STREET.
6. EXISTING STREET RIGHT-OF-WAY NOTING ARE SHOWN IN U.S. UNITS.
7. ALL SIDEWALK AREAS WHICH ARE NOT PART OF THE CITY RIGHT-OF-WAY SHALL BE DELINEATED WITH BRICKS OR MONUMENTS. BRICKS OR MONUMENTS TO BE INSTALLED IN ACCORDANCE WITH CITY OF PHILADELPHIA REGULATIONS AND STANDARDS.
8. PAYMENT MARKINGS WITHIN PUBLIC RIGHT-OF-WAYS FOR INFORMATION ONLY. SEE PLANS PREPARED BY CITY ENGINEERS FOR CITY OF PHILADELPHIA STREETS DEPARTMENT FOR APPROVED PAYMENT MARKINGS.
9. SEE SIGNAGE DRAWINGS FOR TRAFFIC CONTROL SIGNS WITHIN PARKING LOTS.
10. IMPROVEMENTS TO THE OUTDOOR MAINTENANCE ARE TAKEN FROM A PLAN PREPARED BY CHERRY BROTT, PREPARED AUGUST, 2001.

**ROCKSOLID PARTNERS, LLC**  
 ROCKSOLID PARTNERS, LLC  
 592 Old Eagle School Road  
 Suite 907  
 Wayne, PA 19087

**Pennoni**

**Phillies**  
 NEW BALLPARK PHILADELPHIA, PA

**ADDITIONAL GENERAL NOTES FOR THE 2017 MASTER PLAN AMENDMENT:**

1. PROPOSED BUILDING WILL COMPLY WITH THE ZONING REQUIREMENTS OF TITLE 14 OF THE PHILADELPHIA CODE.
2. LANDSCAPE BUFFER IS NOT REQUIRED PER TITLE 14-40(8).
3. USE OF THE PROPOSED BUILDING AS PRINTED IN THE DISTRICT.
4. STREET TREE REQUIREMENTS WILL COMPLY WITH TITLE 14-700(3).
5. TWO LOADING SPACES TO BE PROVIDED FOR THE PROPOSED BUILDING. SIZE TO BE DETERMINED.

**LEGEND**

- PROPERTY LINE (TO BE REMOVED)
- UTILITY R.O.W.
- ZONING BOUNDARY
- EASEMENT LINE
- SETRACK LINE (ZONING)
- SETRACK LINE (LEASE)
- EXISTING CURB
- PROPOSED CURB
- PARKING STALL COUNT
- ACCESSIBLE SPACE
- LANDSCAPED BUFFER AREA
- REQUIRED PARKING SPACES
- 1,415 PARKING SPACES EXCLUDED FROM COUNT (RECORD FOR EAGLES ZONING PERMIT)
- HEADER CURB
- ACCESSIBLE RAMP
- CONCRETE DRIVEWAY APRON
- PEDESTRIAN CROSSWALK

**PACKAGE REVISIONS**

NO.	DATE	DESCRIPTION
1	05/17/17	WATER PLAN REV
2	11/20/16	REVISIONS OUTDOOR MAINT
3	11/20/16	LEFT FIELD WALL
4	12/14/16	FINAL C.O.D.
5	08/17/17	REVISED FOR PERMIT
6	08/19/17	BULLETIN #6
7	04/14/17	BULLETIN #5
8	02/07/17	BULLETIN #4
9	1/24/17	BUILDING PERMIT
10	8/14/17	BUILDING PERMIT

**ZONING PERMIT PLAN**  
 2017 MASTER PLAN AMENDMENT

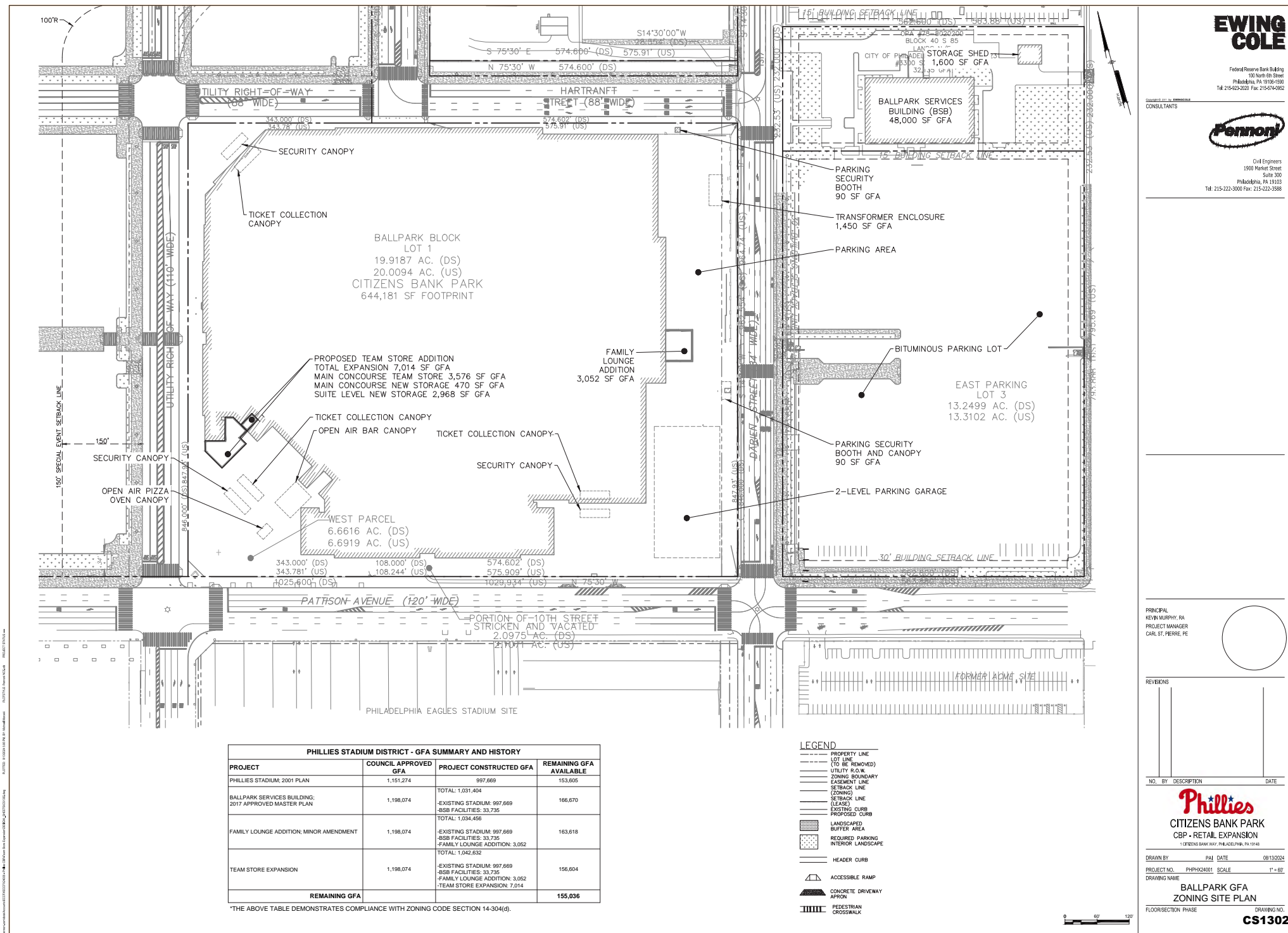
CD C2-01



## BALLPARK TEAM STORE EXPANSION



# PROPOSED ZONING



**EWING COLE**

Federal Reserve Bank Building  
100 North 6th Street  
Philadelphia, PA 19106-1590  
Tel: 215-629-2020 Fax: 215-674-0562

CONSULTANTS



Civil Engineers  
1900 Market Street  
Suite 300  
Philadelphia, PA 19103  
Tel: 215-222-3000 Fax: 215-222-3588

PRINCIPAL  
KEVIN MURPHY, RA  
PROJECT MANAGER  
CARL ST. PIERRE, PE

REVISIONS

NO. BY DESCRIPTION DATE



**PHILLIES**  
CITIZENS BANK PARK  
CBP - RETAIL EXPANSION  
1 CITIZENS BANK WAY, PHILADELPHIA, PA 19146

DRAWN BY: PAJ DATE: 08/13/2024

PROJECT NO.: PHPR024001 SCALE: 1" = 60'

DRAWING NAME: BALLPARK GFA ZONING SITE PLAN

FLOORSECTION PHASE: DRAWING NO. CS1302

## BALLPARK TEAM STORE EXPANSION





# EXISTING SITE AERIAL



BALLPARK TEAM STORE EXPANSION

# EXISTING CONDITIONS



View from southeast side of existing team store



View from south side of existing team store



View from northeast side of existing team store



View from northeast side of existing team store

## BALLPARK TEAM STORE EXPANSION





# EXISTING CONDITIONS



CB way and Pattison looking NE



CB way and Pattison looking SW



CB way and Hartranft looking SE

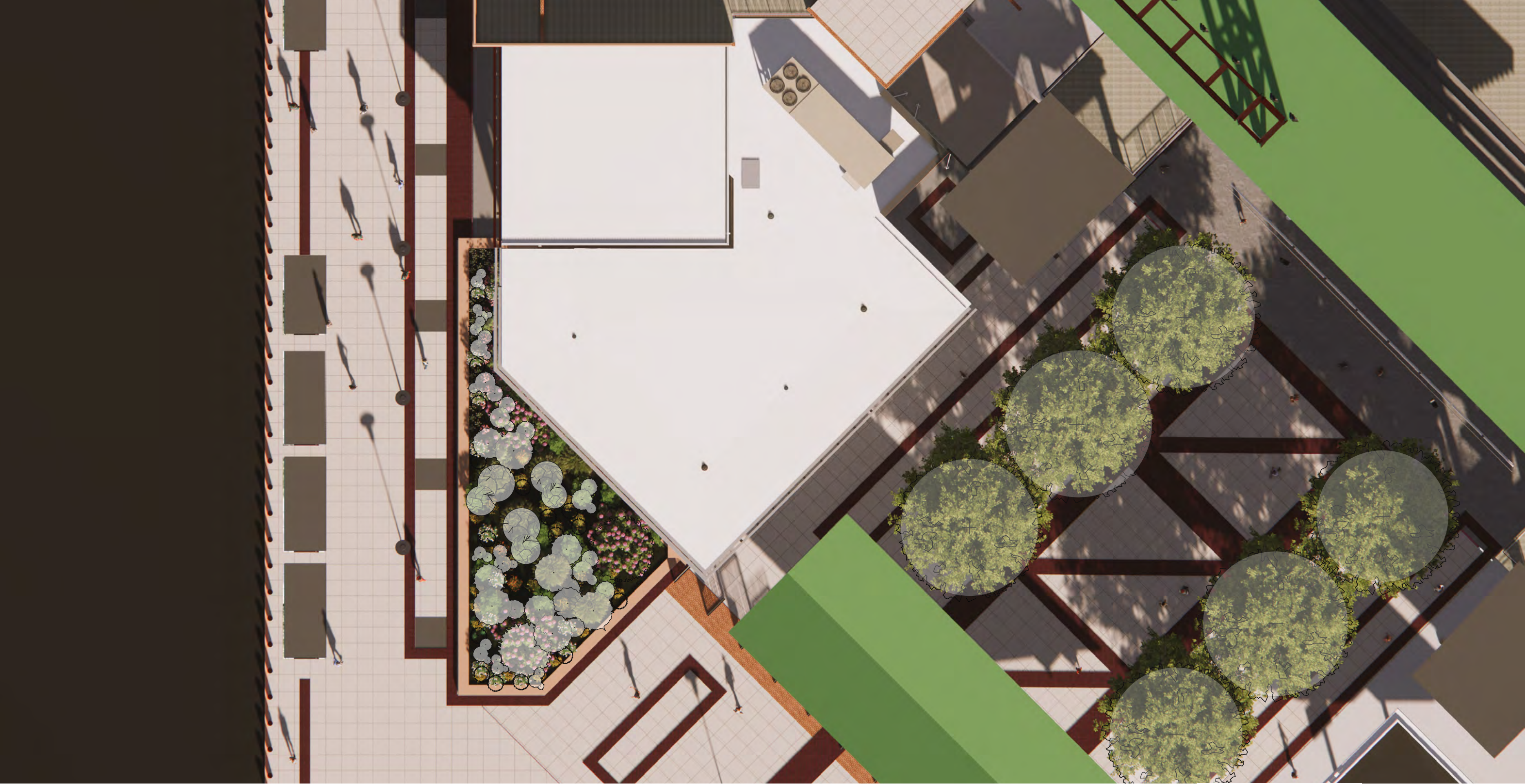


CB way and Pattison looking SE

BALLPARK TEAM STORE EXPANSION



# PROPOSED SITE PLAN



BALLPARK TEAM STORE EXPANSION



# PROPOSED FLOOR PLAN (GAME DAY)



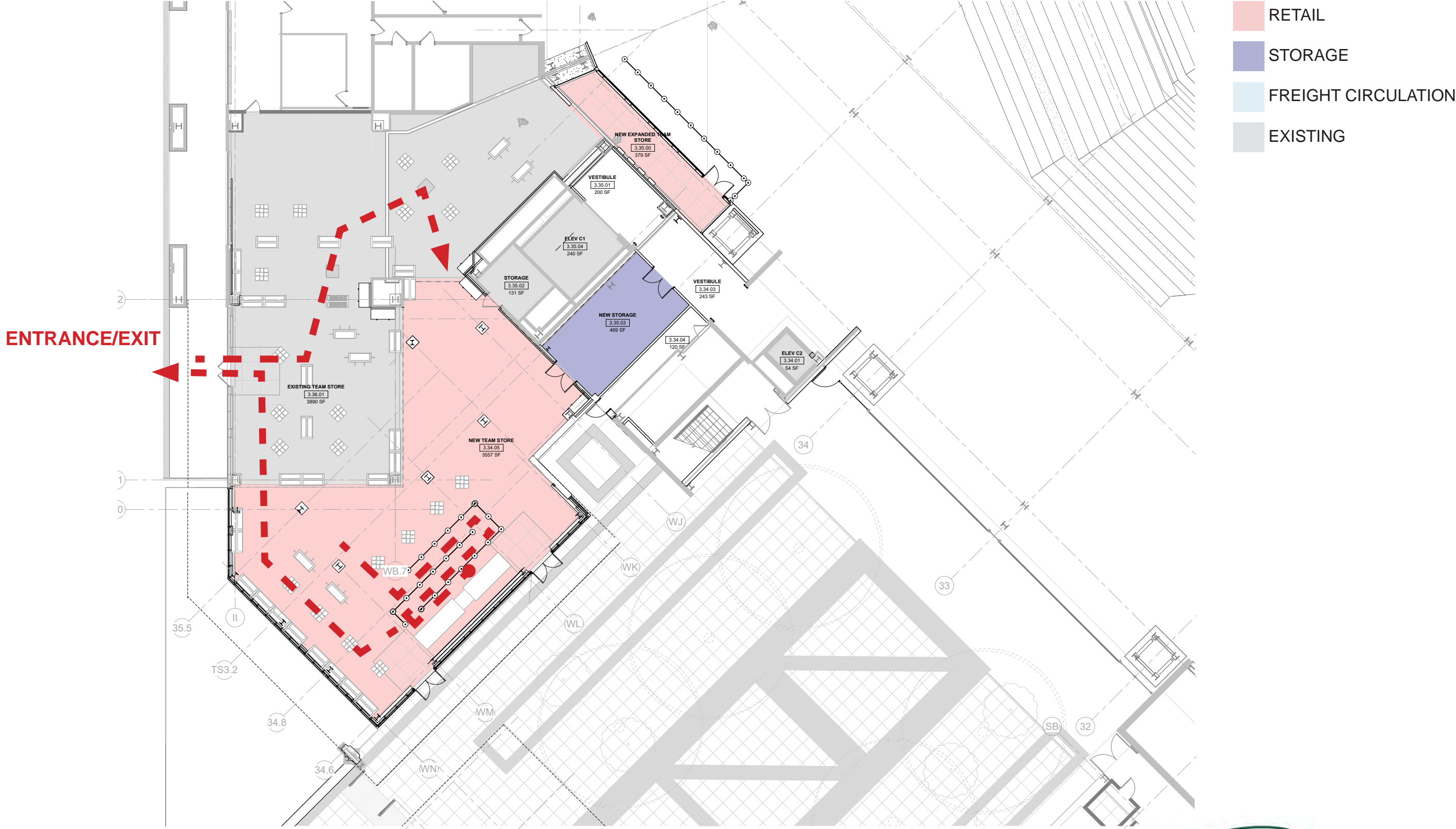
- RETAIL
- STORAGE
- FREIGHT CIRCULATION
- EXISTING



BALLPARK TEAM STORE EXPANSION



# PROPOSED FLOOR PLAN (NON-GAME DAY)



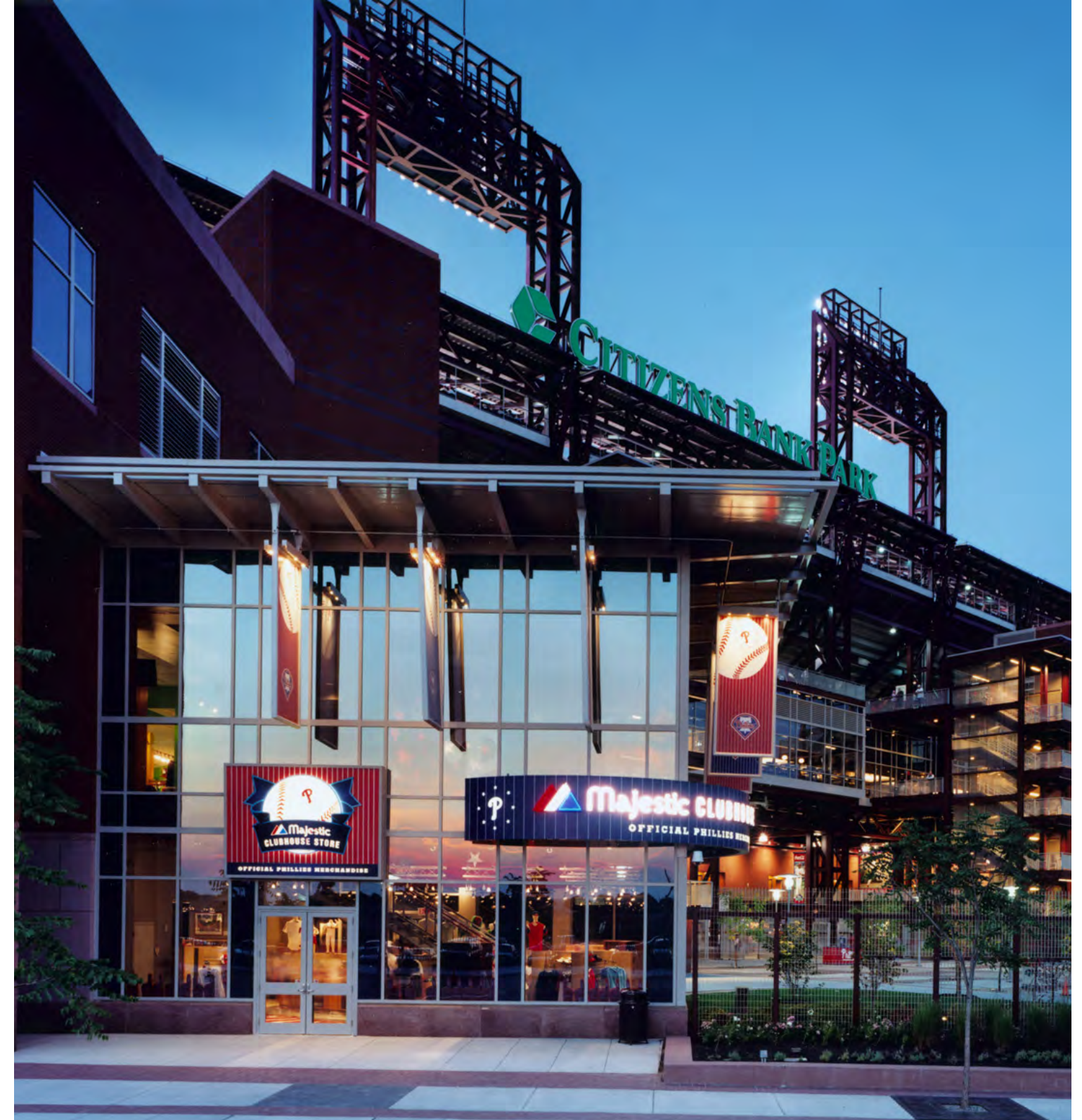
BALLPARK TEAM STORE EXPANSION



# ORIGINAL CONDITIONS



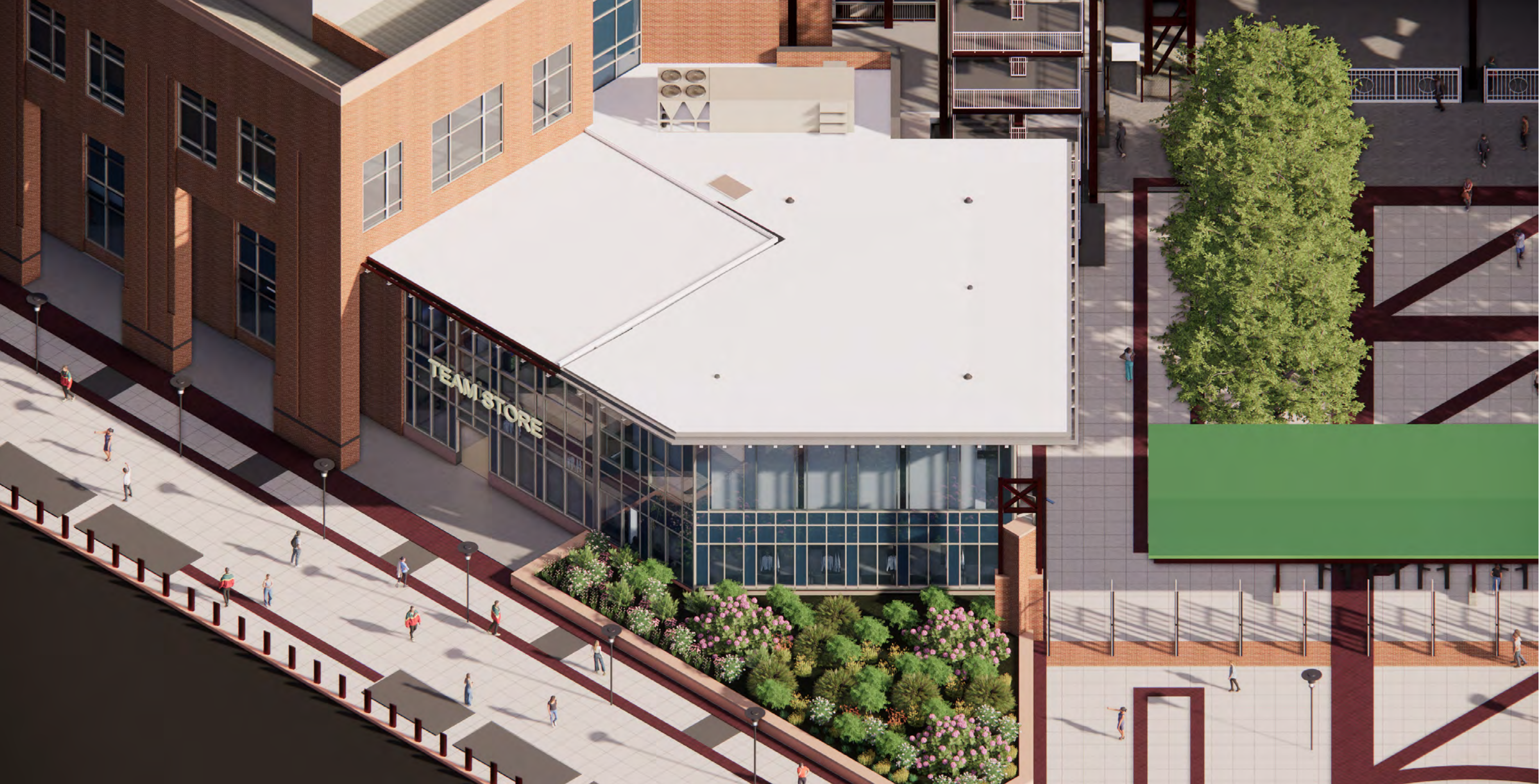
2004 view of 3rd base gate from CB Way



2004 view of Team Store west elevation

## BALLPARK TEAM STORE EXPANSION

# AERIAL PERSPECTIVE



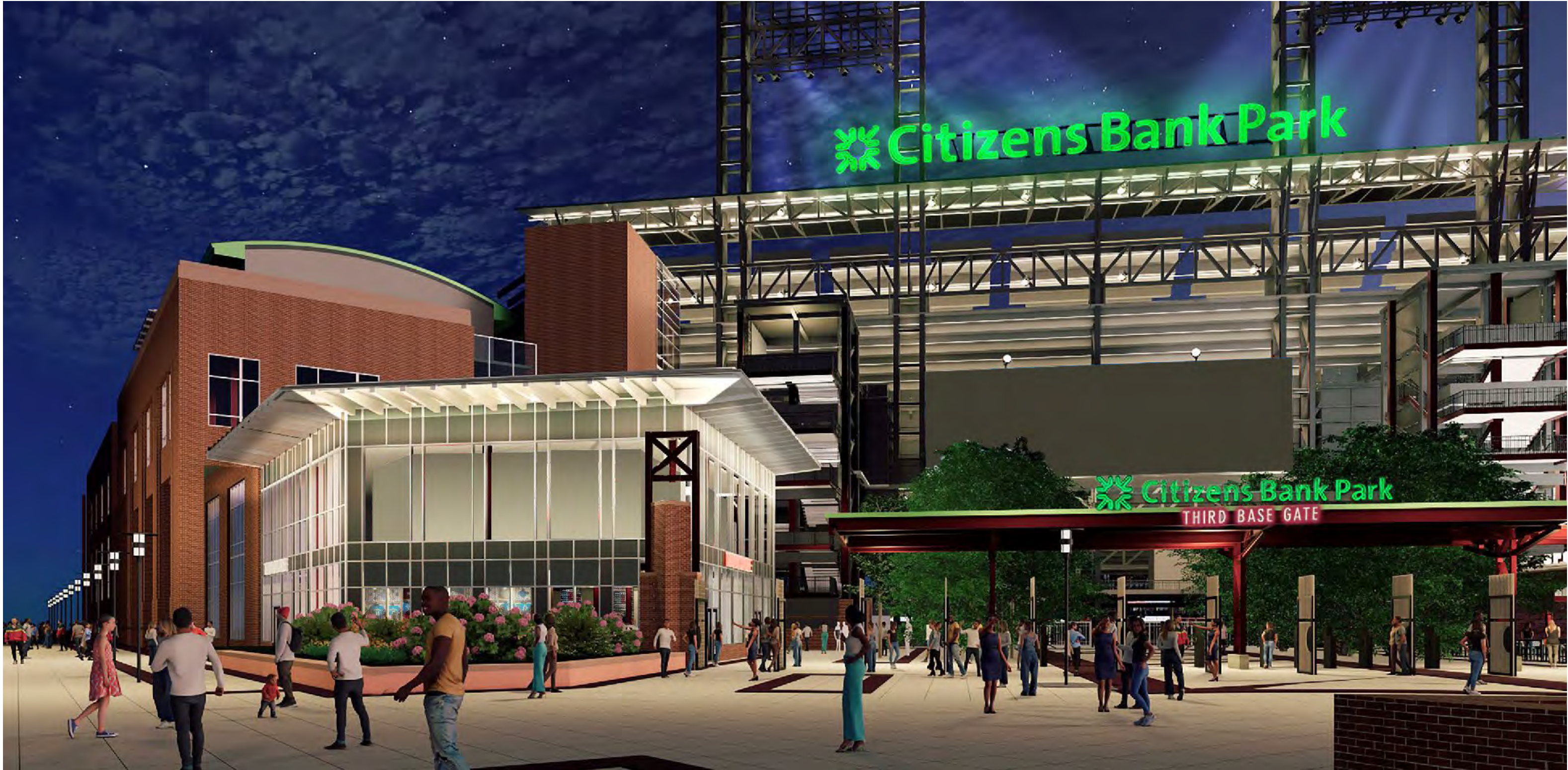
BALLPARK TEAM STORE EXPANSION

# AERIAL PERSPECTIVE



BALLPARK TEAM STORE EXPANSION

# 3RD BASE GATE ENTRANCE PERSPECTIVE



BALLPARK TEAM STORE EXPANSION





# CITIZENS BANK WAY PERSPECTIVE - WEST FACADE



BALLPARK TEAM STORE EXPANSION



# SOUTH EAST FACADE PERSPECTIVE



BALLPARK TEAM STORE EXPANSION



# PERSPECTIVE - CB WAY & PATTISON VIEW



BALLPARK TEAM STORE EXPANSION



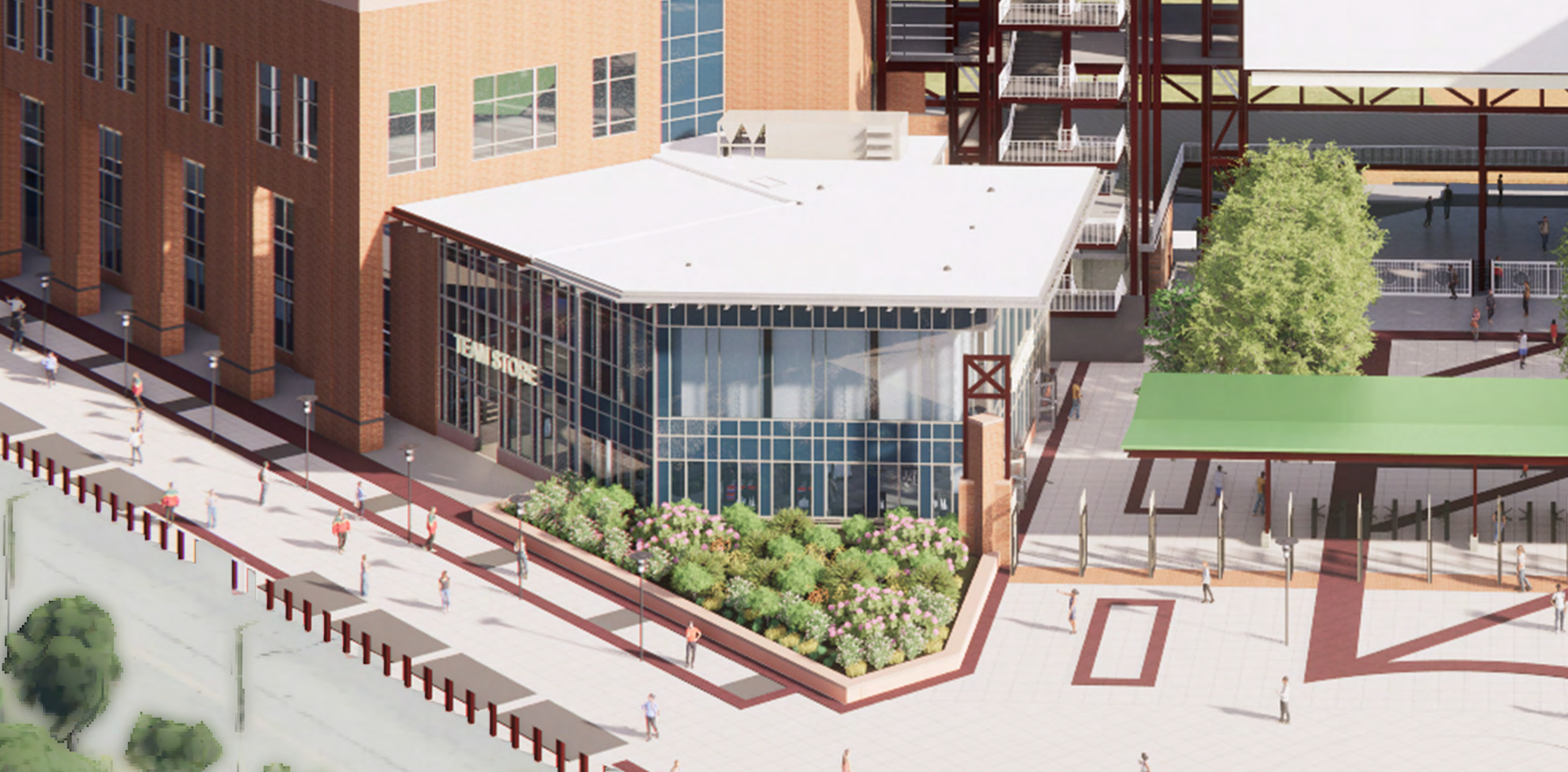
# 3/4 PERSPECTIVE - PASS AND STOW VIEW



BALLPARK TEAM STORE EXPANSION



# AERIAL PERSPECTIVE



BALLPARK TEAM STORE EXPANSION

# MATERIALITY



SIMILAR CANOPY DESIGN

GLAZING SYSTEM TO MATCH THE EXISTING TEAM STORE

PINK GRANITE BASE TO MATCH EXISTING

BALLPARK TEAM STORE EXPANSION



# MATERIALITY



CANOPY IS  
INSPIRED BY  
EXISTING CANOPY

PAINTED ALUMINUM  
GLAZING SYSTEM



STOREFRONT  
DOORS AND  
WINDOWS TO  
MATCH ORIGINAL



PINK GRANITE BASE  
TO MATCH EXISTING



RED MASONRY  
TO MATCH  
THE EXISTING  
CONDITION

BALLPARK TEAM STORE EXPANSION



# PROPOSED ELEVATIONS



WEST ELEVATION

BALLPARK TEAM STORE EXPANSION





# PROPOSED ELEVATIONS



SOUTH ELEVATION

BALLPARK TEAM STORE EXPANSION



# PROPOSED ELEVATIONS



SOUTHWEST ELEVATION

BALLPARK TEAM STORE EXPANSION



# PROPOSED ELEVATIONS

- 1 EXTERIOR CANOPY SYSTEM TO MATCH EXISTING TEAM STORE
- 2 GLAZING SYSTEM TO MATCH EXISTING TEAM STORE
- 3 SPANDREL GLASS TO MATCH THE EXISTING PANELS
- 4 EXISTING TEAM STORE ENTRY DOOR
- 5 PINK GRANITE BASE TO MATCH EXISTING



WEST ELEVATION

BALLPARK TEAM STORE EXPANSION

# PROPOSED ELEVATIONS

- 1 EXTERIOR CANOPY SYSTEM TO MATCH EXISTING TEAM STORE
- 2 GLAZING SYSTEM TO MATCH EXISTING TEAM STORE
- 3 SPANDREL GLASS TO MATCH THE EXISTING PANELS
- 4 GLAZED ENTRY DOOR WITH SIDELIGHT AND TRANSOM TO MATCH THE EXISTING TEAM STORE DOOR
- 5 PINK GRANITE BASE TO MATCH EXISTING



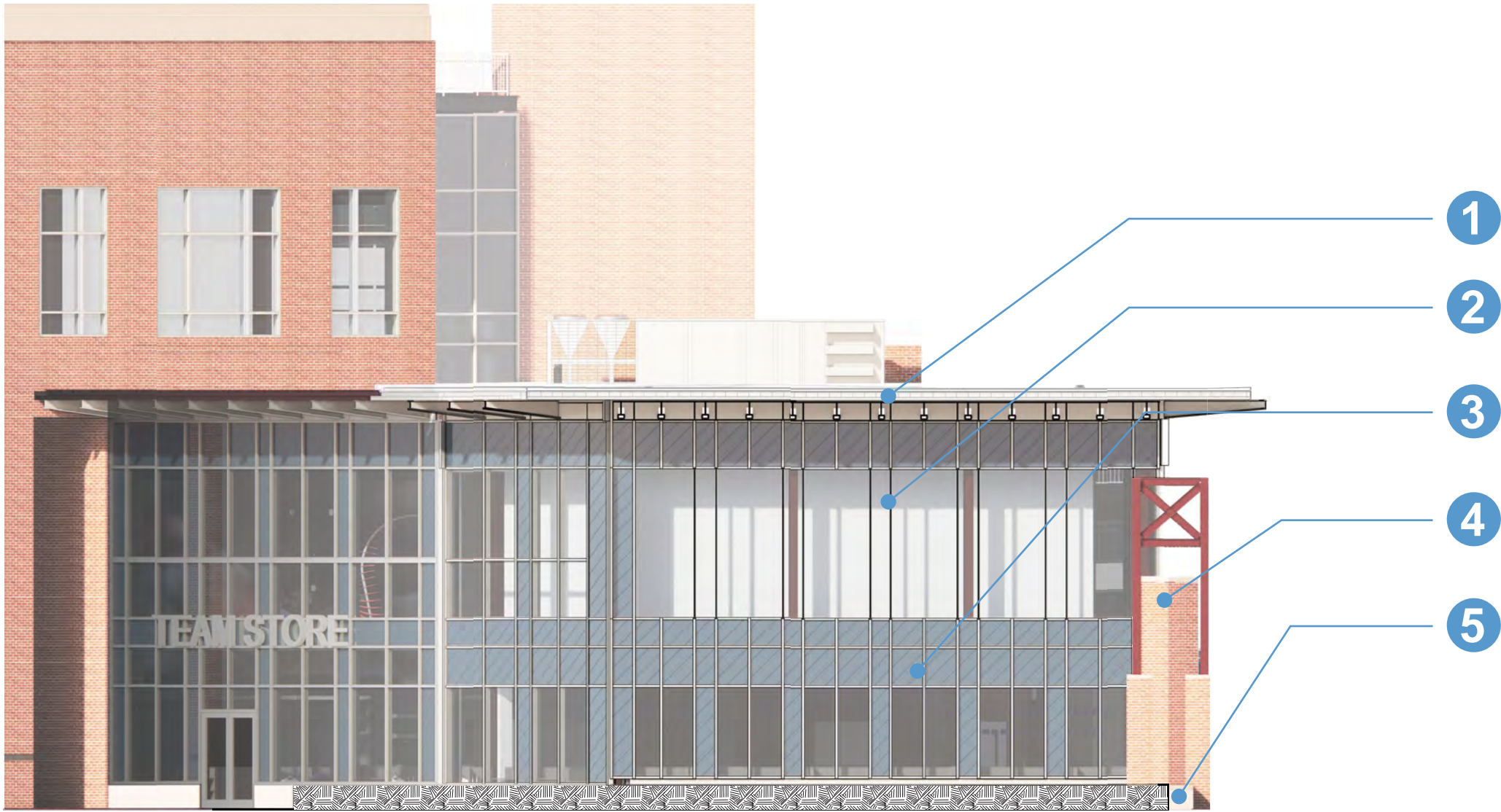
SOUTH ELEVATION

BALLPARK TEAM STORE EXPANSION



# PROPOSED ELEVATIONS

- 1 EXTERIOR CANOPY SYSTEM TO MATCH EXISTING TEAM STORE
- 2 GLAZING SYSTEM TO MATCH EXISTING TEAM STORE
- 3 SPANDREL GLASS TO MATCH THE EXISTING PANELS
- 4 ENTRANCE PILLAR TO BE REMAINED
- 5 PINK GRANITE BASE TO MATCH EXISTING



SOUTHWEST ELEVATION

BALLPARK TEAM STORE EXPANSION