

# 1301 Walknut - The Wencel Building: 72,200 S.F. Commercial Mixed-Use



## Project Information

- Zoning: DT-5
- Height: 55'
- Approved Modifications: Height (38' to 55'), stories (2 to 4)
- Size: 72,200 SF (56,600 above grade and 15,600 below grade)

## Development Fees

- Impact Fees & Taxes (DET & CFI) \$161,185
- Permitting Fees and Sales Tax \$420,856
- Plant Investment Fees \$624
- Affordable Housing \$180,475
- Total Development Review Fees \$36,818

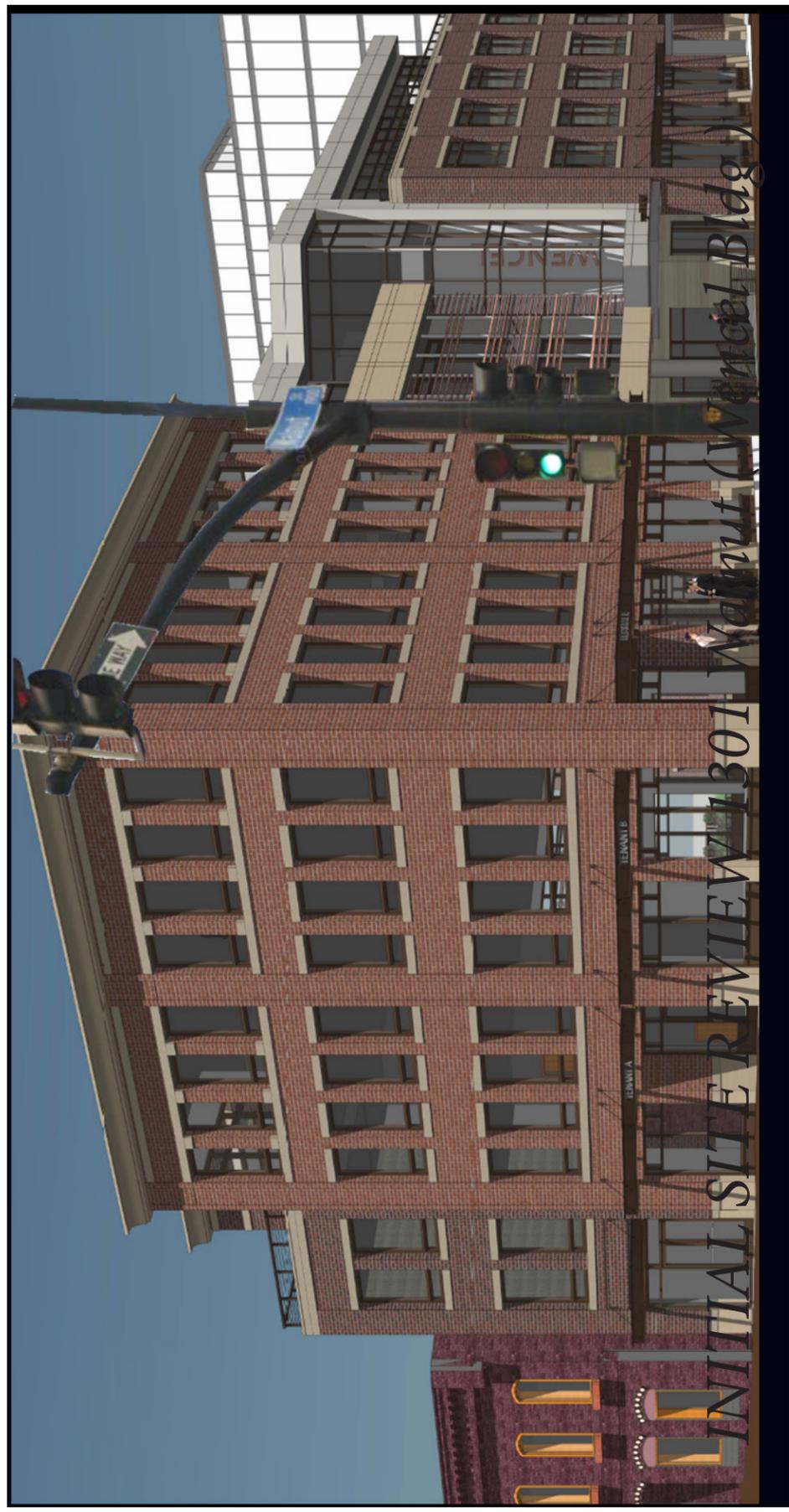
**TOTAL FEES & TAXES \$799,958**

| Categories   | I Like | I Don't Like |
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| Pedestrian Environment<br>• Landscaping<br>• Public Spaces |        |              |
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| Building Mass/Scale  |        |              |
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| Building Design  |        |              |
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| Quality of Materials & Construction                        |        |              |
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*INITIAL SITE REVIEW 1301 Walnut (Wencel Bldg.)*



*APPROVED SITE REVIEW 1301 Walnut (Wencel Bldg.)*



# 1707 Walnut: 26 Units of Residential



## Project Information

- Zoning: DT-2
- Height: 38'
- Approved Modifications: Height (35' to 38'), stories (2 to 3), and rear yard setback (15' to 3')
- Unit Mix & Average Size: 1, 2 and 3 bedrooms; 700 SF - 1,370 SF
- Rents: \$2,600 - \$3,100

## Development Fees

- |                                   |           |
|-----------------------------------|-----------|
| • Impact Fees & Taxes (DET & CFI) | \$150,209 |
| • Permitting Fees and Sales Tax   | \$131,767 |
| • Plant Investment Fees           | \$206,624 |
| • Affordable Housing              | \$490,620 |
| • Review Fees                     | \$46,620  |

**TOTAL FEES & TAXES** **\$1,025,840**

| Categories   | I Like | I Don't Like |
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| Pedestrian Environment<br>• Landscaping<br>• Public Spaces |        |              |
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| Building Mass/Scale  |        |              |
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| Quality of Materials & Construction                        |        |              |
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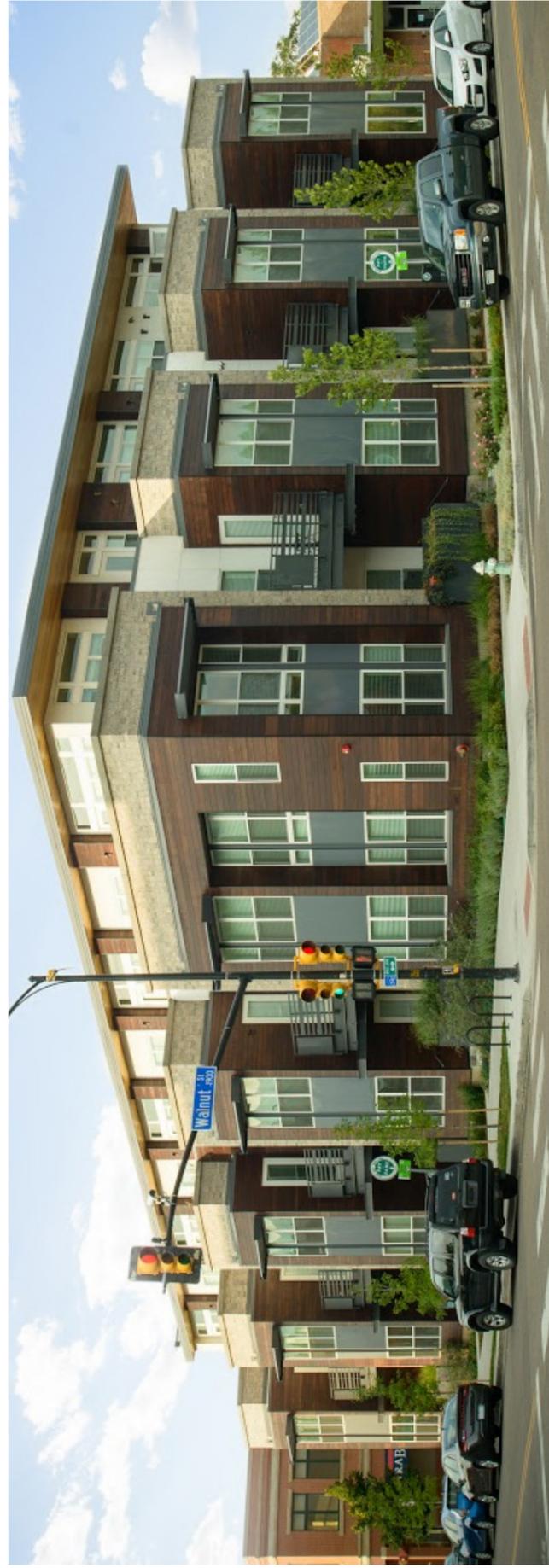
*2010 APPROVAL 11707 Walnut Street*



*APPROVED ADRs (2013 and 2014) 1707 Walnut Street*



*BUILT PROJECT 1707 Walnut Street*



# 1738 Pearl: 42,000 S.F. Commercial Mixed-Use



## Project Information

- Zoning: DT-2
- Height: 38' by-right
- Approved Modifications: Stories (2 to 3), and 3rd story (15' to 0')

## Development Fees

- Impact Fees & Taxes (DET & CFI) \$69,636
- Permitting Fees and Sales Tax \$228,386
- Plant Investment Fees \$5,340
- Affordable Housing N/A
- Review Fees \$22,657

**TOTAL FEES & TAXES \$326,019**

| Categories   | I Like | I Don't Like |
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| Pedestrian Environment<br>• Landscaping<br>• Public Spaces |        |              |
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| Building Mass/Scale  |        |              |
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| Quality of Materials & Construction                        |        |              |
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*INITIAL SUBMITTAL 1738 Pearl Street*



*APPROVED SITE REVIEW 1738 Pearl Street*





*INITIAL SUBMITTAL 901 Pearl Street (Eldridge Bldg.)*



*APPROVED SITE REVIEW 901 Pearl Street (Eldridge Bldg.)*

