QUARTERS | 1201 CALLOWHILL ST

Mixed-Use | Co-Living Residential Development
PROJECT SUMMARY

1201 Callowhill is a proposed 114,000 SF mixed use residential development featuring a ground floor commercial space fronting on 12th and Callowhill streets, a residential lobby, underground parking, bike storage, 65 apartment units, amenity space, and roof deck. Occupying an existing parking lot adjacent to the rail park, the building will bring increased density and activity around the elevated park.

While the program of a co-living residential space brings a modern lifestyle to the area, the project has been designed to bring a modern compliment to the existing industrial character of the neighborhood. Featuring a series of lit vertical fins and large windows, the façade brings a vibrant energy to the site. The inset commercial first floor grounds the building with a brick base, tying into the industrial materiality of its context. With a landscaped perimeter and perforated signage band, the design brings new life to the streetscape.

CONTENTS

1–2  Intro
3  CDR Application Form
4  Site Context
5  Site Photos
6  Existing Site Survey
7  Proposed Site Plan / Landscape Plan
8–10  Floor Plans
11  Sustainability Questionnaire
12  Site Sections
13–14  Elevations & Building Materials
15  Massing in Context
16–21  Rendered Perspectives
CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

LAI APPLICATION NUMBER: 1035332

What is the trigger causing the project to require CDR Review? Explain briefly.

Case 2: presence of RMX-2 on 12th street within 200'

PROJECT LOCATION

Planning District: Central Council District: 1

Address: 1201 Callowhill Street

Philadelphia, PA 19123

Is this parcel within an Opportunity Zone? Yes Census Tract 376 No Uncertain

If yes, is the project using Opportunity Zone Funding? Yes No X

CONTACT INFORMATION

Applicant Name: Jerry Roller Primary Phone: 215.928.9331

Email: jroller@jkrparchitects.com Address: 100 East Penn Square, Suite 1080

Philadelphia, PA 19107

Property Owner: Patriot Parking Inc. Developer 1201 Callowhill Associates

Architect: JKR P Architects

SITE CONDITIONS

Site Area: 20,139 SF

Existing Zoning: CMX-3 Are Zoning Variances required? Yes No X

Proposed Use: 6 Story Mixed Use Building

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

- 114,300 SF Mixed Use Building
  - 17,790 SF Underground Parking
  - 8,854 SF Office/Amenity/Roof
  - 3,989 SF Ground Floor Retail
  - 83,667 SF (65) Group Living Units (Floors 1-6) (239 beds)

Proposed # of Parking Units:

(41) spaces including 2 ADA and 3 electric | (22) Class IA Bicycle Parking spaces

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: 02.10.2020 Time: 7:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X

If yes, indicate the date hearing will be held:

Date: ____________________
QUARTERS | 1201 CALLOWHILL ST

TYPICAL AND ROOF PLAN

TYPICAL (2ND–6TH) FLOOR PLAN

- 3 BEDROOM
- 4 BEDROOM
- TRASH
- LAUNDRY
- ELEVATORS
- STAIR
- CO-WORKING

ROOF PLAN

- RETAIL
- AMENITY
- BACK OF HOUSE
- CIRCULATION
- 3 BEDROOM
- 4 BEDROOM

ROOF DECK
Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

### Categories
- Location and Transportation
- Sustainable Sites
- Civic Sustainable Design Checklist
- Financial

### Location and Transportation

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Does project meet benchmark?</th>
<th>If yes, please explain how. If no, please explain why not.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Access to Quality Transit</td>
<td>Yes. Located along the SEPTA Bust stop #23 and 45 located at the corner of Callowhill and 12th Streets</td>
<td></td>
</tr>
<tr>
<td>(2) Reduced Parking Footprint</td>
<td>All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.</td>
<td></td>
</tr>
<tr>
<td>(3) Green Vehicles</td>
<td>Yes, (3) Electric Spaces will be provided.</td>
<td></td>
</tr>
<tr>
<td>(4) Railway Setbacks [Excluding frontages facing trolley/light rail or enclosed subsurface rail lines or subways]</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>(5) Bike Share Station</td>
<td>Yes, an Indego station is across the street on 12th Street.</td>
<td></td>
</tr>
</tbody>
</table>

### Sustainable Sites

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Does project meet benchmark?</th>
<th>If yes, please explain how. If no, please explain why not.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(7) Previous Site Surfaces</td>
<td>The project will not provide irrigation for the site's peak watering month.</td>
<td></td>
</tr>
<tr>
<td>(8) Rainwater Management</td>
<td>Yes. - The proposed development provides vegetated area is approximately 3.006 SF which is (20%) of the required open area.</td>
<td></td>
</tr>
<tr>
<td>(9) Heat Island Reduction (excluding roofs)</td>
<td>No - However, all on-site stormwater is being managed on-site, conforming to the stormwater requirements of the Philadelphia Water Department</td>
<td></td>
</tr>
</tbody>
</table>

### Civic Sustainable Design Checklist

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Does project meet benchmark?</th>
<th>If yes, please explain how. If no, please explain why not.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Out Door Water Use</td>
<td>Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site’s peak watering month.</td>
<td></td>
</tr>
<tr>
<td>(C) Indoor Air Quality and Transportation</td>
<td>Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy.</td>
<td></td>
</tr>
<tr>
<td>(D) On-Site Renewable Energy</td>
<td>Produce renewable energy on-site that will provide at least 3% of the project’s predicted energy usage.</td>
<td></td>
</tr>
<tr>
<td>(E) Energy Commissioning and Energy Performance - Adherence to the New Building Code</td>
<td>PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.1-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC.</td>
<td></td>
</tr>
<tr>
<td>(F) Energy Commissioning and Energy Performance - Going beyond the code</td>
<td>The project will pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks:</td>
<td></td>
</tr>
</tbody>
</table>

### Financial

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Does project meet benchmark?</th>
<th>If yes, please explain how. If no, please explain why not.</th>
</tr>
</thead>
</table>

---

2. Title 4 The Philadelphia Building Construction and Occupancy Code
7. Title 4 The Philadelphia Building Construction and Occupancy Code
11. Section 99.04 504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways.
**CALLOWHILL ST ELEVATION**

- **A** - BRICK
- **B1** - DARK GRAY
- **B2** - LIGHT GRAY
- **C** - METAL PANEL
- **D** - CORRUGATED METAL PANEL
- **E** - WINDOW FRAME

**12TH ST ELEVATION**

- **A** - PERFORATED METAL PANEL
- **B1** - COPPER COLOR
- **B2** - PERFORATED METAL FIN
- **C** - METAL PANEL
- **D** - LIGHT GRAY
- **E** - BLACK

**MATERIAL KEY**

- **A** - BRICK
- **B1** - DARK GRAY
- **B2** - LIGHT GRAY
- **C** - METAL PANEL
- **D** - CORRUGATED METAL PANEL
- **E** - WINDOW FRAME
MATERIAL KEY

A  BRICK
   DARK GRAY

B1  PERFORATED METAL PANEL
    COPPER COLOR

B2  PERFORATED METAL FIN
    COPPER COLOR

C  METAL PANEL
   WHITE

D  CORRUGATED METAL PANEL
   LIGHT GRAY

E  WINDOW FRAME
   BLACK

NORTH ELEVATION

WEST ELEVATION