EDGEWATER | 230 N 23RD ST

Residential Development
PROJECT SUMMARY

230 N. 23rd Street is a proposed 145,473 SF residential development featuring luxury amenities including a co-office/club room, in-ground pool, gym, residential lobby, adjacent parking, bike storage, and roof deck. 180 units will be housed in the building, offering a range of occupancy types from studios to 2-bedroom options. Occupying an existing parking lot, the building will be a Phase II addition to the Edgewater Complex located on 2323 Race Street. The project has been designed to complement the waterfront community which is minutes from the best restaurants and entertainment, dog trails, and nature walks offering peace and quiet in this robust city. Large windows and balconies offer great views to residents while the familiar red brick allows for a seamless blend into the traditional but contemporary community fabric.
The project creates more than 100,000 sf of new gross floor area and creates more than 100 dwelling units.

PROJECT LOCATION

<table>
<thead>
<tr>
<th>Planning District:</th>
<th>CTR Center City Overlay District – Benjamin Franklin Parkway Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>230 N. 23rd St. Philadelphia, PA 19103</td>
</tr>
<tr>
<td>Is this parcel within an Opportunity Zone?</td>
<td>Yes</td>
</tr>
<tr>
<td>If yes, the project using Opportunity Zone Funding?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Jonathan Broh, AIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td><a href="mailto:jbroh@jkrparchitects.com">jbroh@jkrparchitects.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>100 East Penn Square, Suite 100 Philadelphia, PA 19107</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Edgewater Owner, LLC</td>
</tr>
<tr>
<td>Developer:</td>
<td>Federal Capital Partners</td>
</tr>
<tr>
<td>Architect:</td>
<td>JKRP Architects</td>
</tr>
</tbody>
</table>

SITE CONDITIONS

- Site Area: 37,442 SF
- Existing Zoning: RMX-3 Residential
- Are Zoning Variances required? Yes
- Present Use: Parking lot
- Proposed Use: Residential Building
- Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units): 145,473 SF building.
  - Ground Floor: Res. Common Spaces & Building Systems – 12,947 SF, 12 Residential Units – 7,900 SF;
  - 2nd through 7th floors: 168 Residential Units – 124,626 SF;
  - Residential Roof Deck Amenity Space – 5,043 SF
- Proposed 180 units
- Proposed # of Parking Units: Adjacent parking garage will house the required 54 parking spaces for the project.

COMMUNITY MEETING

- Community meeting held: Yes [x] No [ ]
- If yes, please provide written documentation as proof.
- If no, indicate the date and time the community meeting will be held:
  - Date: [ ] Time: [ ]

ZONING BOARD OF ADJUSTMENT HEARING

- ZBA hearing scheduled: Yes [x] No [ ] NA [ ]
- If yes, indicate the date hearing will be held:
  - Date: July 23, 2020 - 7PM
SITE VICINITY MAP NOT TO SCALE

1. PROPERTY KNOWN AS MAP 2 N 15, PARCEL 208, OPA 88-1554500 AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.

2. AREA (P.D.S.) = 36,808.5 S.F. OR 0.84500 AC.

3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY LEGEND AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND ABANDONED.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

7. MAPS SHOWING THE LOCATION OF UNDERGROUND ELECTRIC FACILITIES, PLATS 3620 & 4354, PROVIDED BY PECO.

8. MAPS SHOWING THE LOCATION OF UNDERGROUND TELECOMMUNICATIONS FACILITIES, PROVIDED BY VERIZON.

9. MAP SHOWING UNDERGROUND UTILITY LOCATIONS BASED UPON SUL SURVEY PERFORMED AND PREPARED NO. DESCRIPTION OF REVISION

10. MAP SHOWING UNDERGROUND UTILITY LOCATIONS BASED UPON SUL SURVEY PERFORMED AND PREPARED.

11. MAPS SHOWING THE LOCATION OF UNDERGROUND WATER AND SEWER FACILITIES PROVIDE BY THE PHILADELPHIA WATER DEPARTMENT.

12. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.

13. PLAN IS MADE PER THE SPECIFICATIONS OF THE CONTRACTORS.

14. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS PAINTED ARROWS

15. DEPRESSED CURB


REFERENCES:

1. MAP 2 N 15 OF THE OFFICIAL TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY, PANEL 183 OF 230", MAP NUMBER 420757 0183 G, MAP REVISED: JANUARY 17, 2007.

3. CITY PLAN ENTITLED "PLAN REVISING THE LINES AND GRADES ON A PORTION OF CITY PLAN NO. 307 BY BUILDING FOOTPRINT AREA TOP OF DEBRIS SUPERVISORS.

4. BUILDING STREET EXTENSION (I-676) MORE OR LESS AND BY STRIKING FROM THE CITY PLAN SUMMER STREET FROM BONSALL STREET NORTHWESTERLY TO THE VINE STREET EXTENSION (I-676) MORE OR LESS," PROVIDED BY BUILDING FOOTPRINT AREA TOP OF DEBRIS SUPERVISORS.

5. MAPS SHOWING THE LOCATION OF UNDERGROUND ELECTRIC FACILITIES, PLATS 3620 & 4354, PROVIDED BY PECO.

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11. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
MATERIAL KEY

A. BRICK
   - CLASSIC RED
B. BRICK
   - BLACK
C. COMPOSITE METAL PANEL
   - DARK BLUE
D. COMPOSITE METAL PANEL
   - MEDIUM BLUE
E. COMPOSITE METAL PANEL
   - LIGHT BLUE
F. COMPOSITE METAL PANEL
   - YELLOW
G. CORRUGATED METAL PANEL
   - LIGHT GRAY
H. CORRUGATED METAL PANEL
   - BRICK RED
I. CAST STONE
   - NATURAL

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

EDgewater | 230 N 23rd ST
ELEVATIONS
**SITE PLAN**

**MATERIAL KEY**

- **A** BRICK CLASSIC RED
- **B** BRICK BLACK
- **C** COMPOSITE METAL PANEL DARK BLUE
- **D** COMPOSITE METAL PANEL MEDIUM BLUE
- **E** COMPOSITE METAL PANEL LIGHT BLUE
- **F** CORRUGATED METAL PANEL BRICK RED
- **G** COMPOSITE METAL PANEL YELLOW
- **H** CAST STONE NATURAL

**WEST ELEVATION**

**SOUTH ELEVATION**

**EAST ELEVATION**
MASSING LOOKING NORTH EAST

MASSING LOOKING SOUTH WEST
EDGEWATER | 230 N 23RD ST
RENDERING - INTERIOR COURTYARD
Civic Sustainable Design Checklist – Updated September 3, 2019

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 adaptions from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

### Categories

<table>
<thead>
<tr>
<th>Categories</th>
<th>Benchmark</th>
<th>Does project meet benchmark? If yes, please explain why not.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location and Transportation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Access to Quality Transit</td>
<td>Locate a functional entry of the project within a 5-mile (800-meter) walking distance of existing or planned bus, streetcar, or ride share stops, bus rapid transit stops, light or heavy rail stations.</td>
<td>If yes, please explain why.</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>Yes. The building will use an adjacent existing garage for parking.</td>
</tr>
<tr>
<td>(3) Green Vehicles</td>
<td>Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug in electric vehicles and alternative fuel vehicles.</td>
<td>Yes. Of 9 required parking spaces at the rear of the site, 6 will be for car share and green vehicles.</td>
</tr>
<tr>
<td>(4) Railway Setbacks [Excluding frontages facing freight, light rail, or enclosed subsurface rail lines or subways]</td>
<td>To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building’s exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance)</td>
<td>NA. Project does not front a railway.</td>
</tr>
<tr>
<td>(5) Bike Share Station</td>
<td>Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.</td>
<td>No. Project will not incorporate a bike share.</td>
</tr>
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</table>

### Water Efficiency

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<th>Project requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(6) Outdoor 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>
</tr>
</tbody>
</table>

### Sustainable Sites

<table>
<thead>
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<th>Project requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(7) Pervious Site Surfaces</td>
<td>Provides vegetated and/or pervious open space that is 30% or greater of the site’s Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.</td>
</tr>
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### Energy and Atmosphere

<table>
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<tr>
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<th>Project requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(10) 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 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 2016 IECC.</td>
</tr>
</tbody>
</table>

### Innovation

<table>
<thead>
<tr>
<th>Innovation</th>
<th>Project requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(14) Innovation</td>
<td>Any other sustainable measures that could positively impact the public realm.</td>
</tr>
</tbody>
</table>