

Civic Design Review Submission
May 18, 2021

ODG V LLC - MULTIFAMILY HOUSING

417-25 Callowhill Street, City and County of Philadelphia, 19123



PROJECT SUMMARY

417 Callowhill Street is located in the Northern Liberties neighborhood of Philadelphia At the intersection of Fifth and Callowhill Streets. The site is bordered by the Gift of Life Family House to the east, Philadelphia Fire Fighters and Paramedics Union to the north, and Interstate 676 to the south.

The existing site is currently home to a 1-story building housing Golden Gate Electronics Inc. and Colonial Electric Supply. The site is zoned for 'CMX-3 Commercial Mixed Use'.

The project consists of one (1) seven-story structure; a second floor podium separates the first floor amenities and on-grade parking from the residential units above. A rooftop deck and second floor courtyard add 19,500 sf of exterior amenity space to the first floors 8,000 sf interior amenity. The project will have approximately 180,000 sf of residential space mixed between studio, one-bed, and two-bedroom room units. There will also be 70 on-grade parking spaces.

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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.

L&I APPLICATION NUMBER: ZP-2021-002269

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

The proposed project creates more than 100,000 sf of gross new floor area and contains more than 100 residential units.

PROJECT LOCATION

Planning District: Central Council District: District 1

Address: 417-25 Callowhill Street City and County of Philadelphia 19123

Is this parcel within an Opportunity Zone? Yes No Uncertain
 If yes, is the project using Opportunity Zone Funding? Yes No

CONTACT INFORMATION

Applicant Name: Justin Gebhard, AIA, LEED AP Primary Phone: 267 809 8108

Email: jgebhard@bernardon.com Address: 1315 Walnut Street, Suite 600, Philadelphia, Pennsylvania 19107

Property Owner: Linden ODG Philly LLC Developer TBD
 Architect: Bernardon

SITE CONDITIONS

Site Area: 1 Acre (43,582 sf)

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

Proposed Use: Multifamily Housing

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units): *A new 7-story Multifamily housing project will be constructed on the site. Providing 219 residential units in the forms of studio, 1- bedroom, and 2-bedroom units on floors 2 through 7. A 29,890sf Resident amenity will be provided on the first floor as well as second floor podium and rooftop deck.*

Proposed # of Parking Units: *71 parking spaces on grade will be provided.*

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

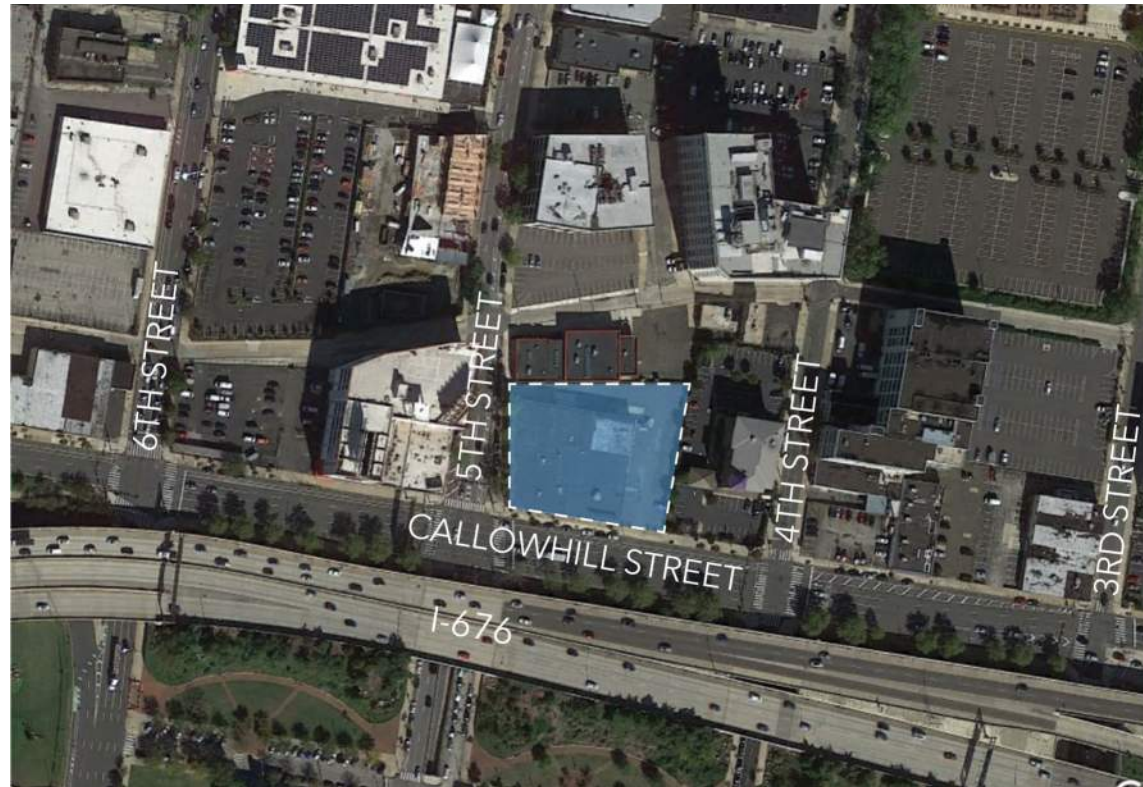
If no, indicate the date and time the community meeting will be held:
 Date: 5/24/20201 Time: 6:30 pm

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:
 Date: N/A





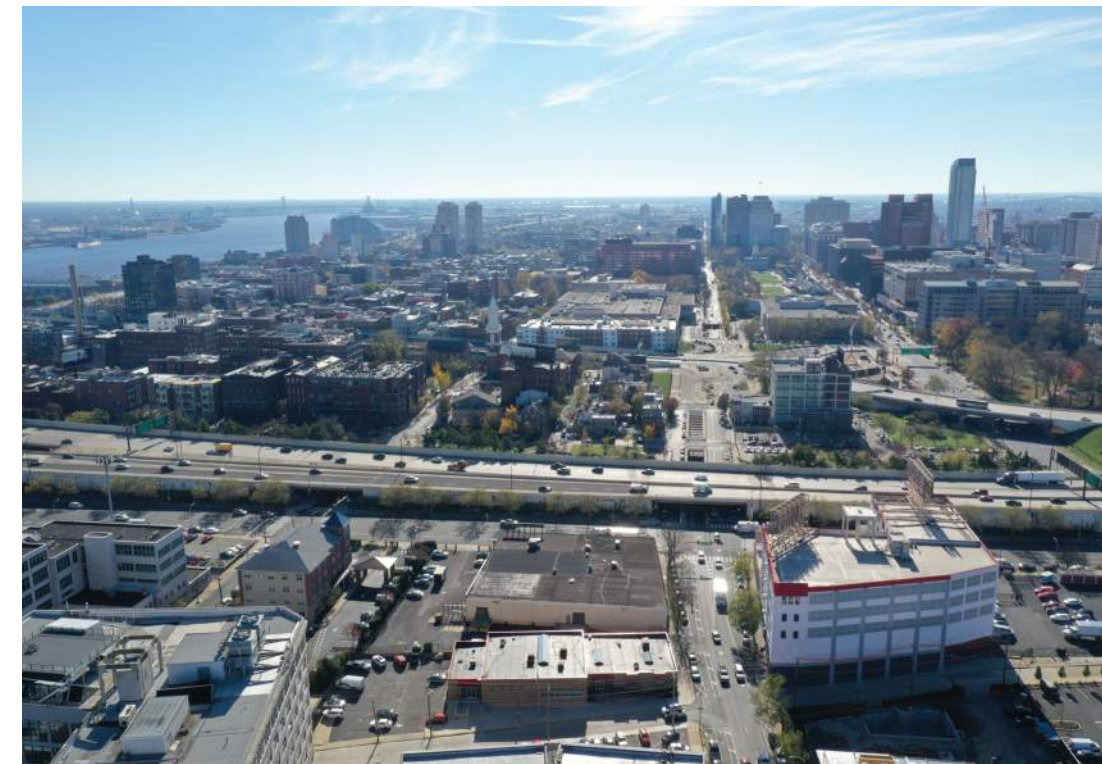
AERIAL VIEW OF SITE



AERIAL VIEW LOOKING NORTH EAST



AERIAL VIEW LOOKING WEST



AERIAL VIEW LOOKING SOUTH



NORTHWEST CORNER OF SITE FACING SOUTHEAST



SOUTHWEST CORNER OF SITE FACING NORTH EAST



NORTHEAST CORNER OF SITE FACING SOUTHWEST



SOUTHERN EDGE OF SITE FACING NORTHWEST



SOUTHERN EDGE OF SITE FACING WEST



CENTER OF SITE FACING EAST



CENTER OF SITE FACING NORTHEAST



NORTH SIDE OF SITE FACING SOUTHEAST



SOUTHEAST CORNER OF SITE FACING NORTHWEST



SOUTHEAST ON CALLOWHILL STREET LOOKING NORTH WEST



SOUTHEAST ON CALLOWHILL STREET LOOKING NORTHEAST



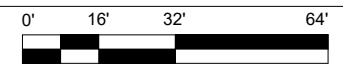
SOUTH ON CALLOWHILL STREET LOOKING NORTH







1 FIRST FLOOR PLAN
SCALE 1/32" = 1'-0"

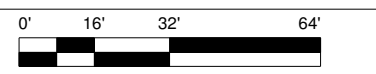


First Floor Plan





1 SECOND FLOOR PLAN
SCALE 1/32" = 1'-0"



Trees

(Suggestion Only)



Shrubs

(Suggestion Only)



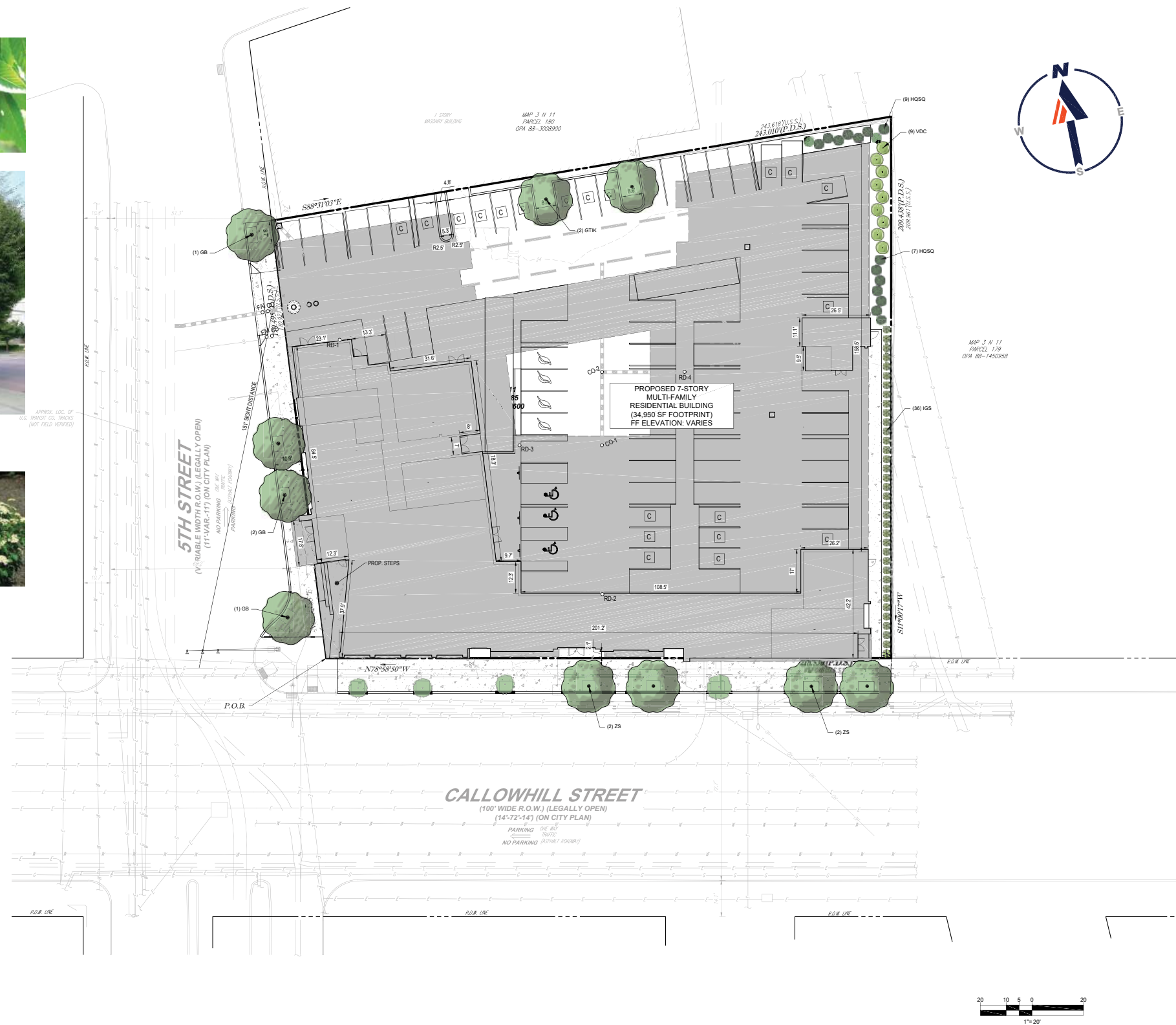
GENERAL NOTES:

1. THIS PLAN IS INTENDED TO SHOW LANDSCAPE INTENT FOR ZONING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.

PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GB	4	GINGO BILOBA (MALE ONLY)	MADENHAIR TREE	2.5' CAL	B&B
GTK	2	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5' CAL	B&B
ZS	4	ZELKOVA SERRATA	ZELKOVA	2.5' CAL	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HQSQ	16	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	36	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"	CONTAINER
VDC	9	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3-4'	B&B

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-7552(c)(2)(a) STREET TREE REQUIREMENTS	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 35 LF. TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS AS LONG AS 15 FEET OF SPACE IS PROVIDED BETWEEN TRUNKS.	LENGTH ALONG 5TH STREET = 147 LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 147 / 35 = 4.2 OR 4 STREET TREES PROVIDED: 4 GB (4 STREET TREES)	COMPLIES
		LENGTH ALONG CALLOWHILL STREET = 219 LF REQUIRED: 219 / 35 = 6.2 OR 6 STREET TREES PROVIDED: 4 EXISTING TO REMAIN PLUS 4 ZS (8 STREET TREES)	COMPLIES
14-8035(b)(1) PARKING LOT SCREENING	PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 6 FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER. (a) TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 35 FEET OF FRONTAGE (b) SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FEET OF FRONTAGE AND MUST HAVE A MATURE HEIGHT OF AT LEAST TWO FEET.	PARKING IMPROVEMENT LENGTH ALONG 5TH STREET = 19 LF REQUIRED: 19 / 35 = 0.5 OR 1 STREET TREE PROVIDED: 1 GB (1 TREE, ALSO COUNTING TOWARDS REQUIREMENT 14-7552(c)(2)(a) ABOVE) PARKING IMPROVEMENT LENGTH ALONG 5TH STREET = 19 LF REQUIRED: (19 / 25) x 3 = 2.28 OR 2 SHRUBS PROVIDED: SCREEN WALL TO MEET THE INTENT OF THIS REQUIREMENT	COMPLIES
14-8035(a) PARKING LOT LANDSCAPING	(1) A MINIMUM OF TEN PERCENT (10%) OF THE INTERIOR SURFACE PARKING LOT IN ALL DISTRICTS AND OFF-STREET LOADING AREAS IN ALL DISTRICTS EXCEPT I-2, I-3, AND I-P, CALCULATED AS THE TOTAL OF AREA IN ALL SURFACE PARKING SPACES AND SURFACE DRIVE AISLES, SHALL BE PLANTED WITH LANDSCAPE. (5) ONE TREE SHALL BE PLANTED PER 300 S.F. OF INTERIOR LANDSCAPE AREA. A MINIMUM OF 30% OF	TOTAL OPEN AIR PARKING LOT AREA = 6,006 SF REQUIRED (10%): 601 SF LANDSCAPE AREA PROVIDED (11.3%): 686 SF LANDSCAPE AREA REQUIRED PARKING LOT LANDSCAPE AREA = 601 SF REQUIRED: 601 / 300 = 2.003 OR 2 TREES	COMPLIES





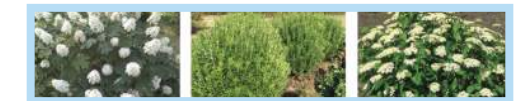
EXPOSED AGGREGATE CONCRETE



ASPHALT PAVING



GRAVEL/DECOMPOSED GRANITE



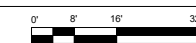
PLANTING ZONE

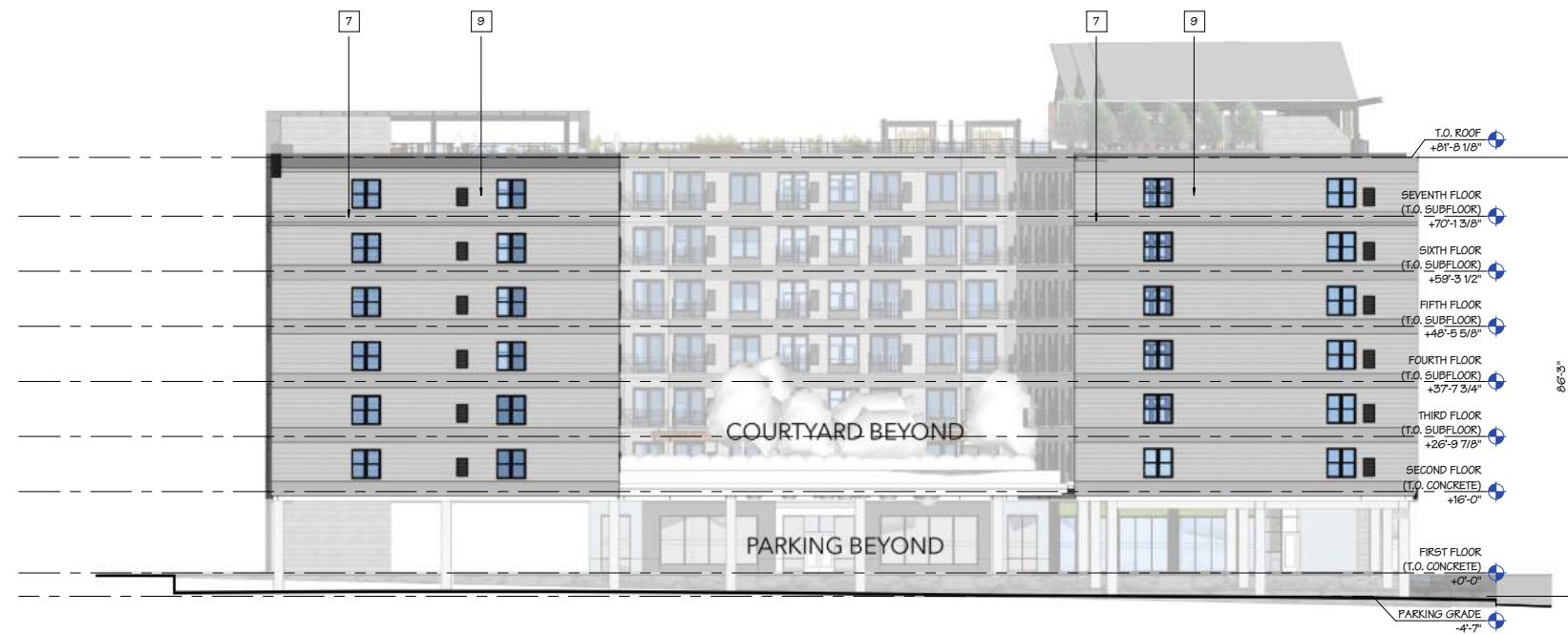


1 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



2 EAST ELEVATION
SCALE 1/16" = 1'-0"






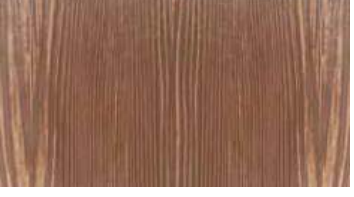
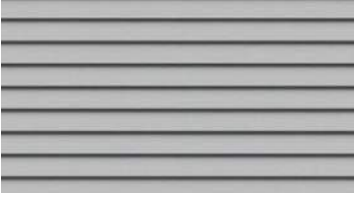


3 NORTH ELEVATION
SCALE 1/16" = 1'-0"

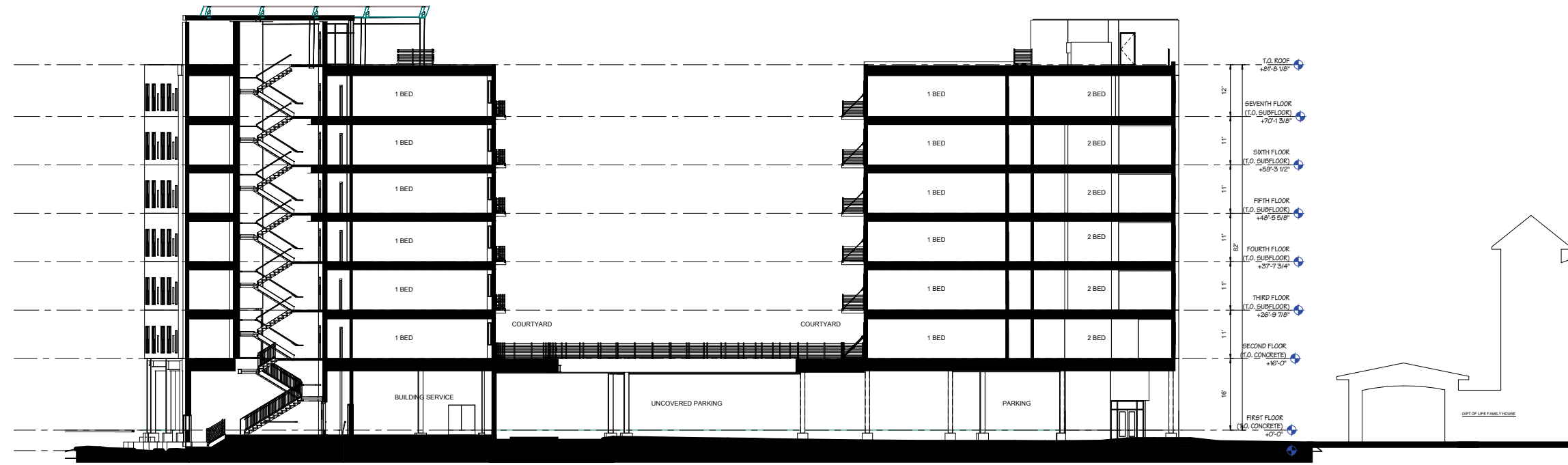


4 WEST ELEVATION
SCALE 1/16" = 1'-0"



- 1  James Hardie Aspyre Reveal Panel w/ surround trim - "Night Grey"
Cementitious prefinished panel
- 2  CupaClad - Natural Slate
Slate rainscreen cladding
- 3  Glen-Gery; 51 DDX (red)
Thin brick
- 4  Glen-Gery; Sioux City Brick - "Ebonite Smooth"
Face brick
- 5  Longboard Tongue & Groove, 6" V-Groove "Light National Walnut"
Prefinished aluminum wood look
- 6  ATAS Metafor - "Black"
Prefinished aluminum panel

- 7  James Hardie HardiePlank Lap Siding - Smooth, 5 1/4" - "Grey Slate"
Cementitious prefinished siding
- 8  Woodtone Rustic Series Fiber Cement Lap Siding - "Summer Wheat"
Prefinished fibercement siding
- 9  James Haride HardiePlank Lap Siding - Smooth, 8 1/4" - "Light Mist"
Cementitious prefinished siding
- 10  Metal Werks Econo-wall- "Black"
Metal panel rain screen
- 11  James Hardie Aspyre V-Groove - "Light Mist"
Prefinished fibercement lap siding



1 EAST-WEST BUILDING SECTION
SCALE 3/32" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
SCALE 1" = 10'-0"

















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	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes: the 47 bus line at 4th and Callowhill is less than 1/4 mile away. Additionally, the Spring Garden Station on the Market Frankford line is within 1/2 mile.
(2) Reduced Parking Footprint	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.	Yes: unenclosed parking on the first floor of the building, and represents less than 20% of site area and is located in the rear yard.
(3) Green Vehicles	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.	No, We will provide two spaces minimum.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	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) ⁱ	Yes: N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Yes: the project will incorporate an Indigo bike share station.

Water Efficiency		
(6) Outdoor Water Use	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.	Plantings proposed for the Parking Lot landscape areas will not require irrigation.
Sustainable Sites		
(7) Pervious Site Surfaces	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.	10% vegetation area is provided in accordance with parking lot landscape requirements. The design team will look for opportunities to increase landscaping within rooftop amenity space.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	Current plan does not anticipate development of a Green Street or to manage off-site runoff. The site will provide stormwater management in compliance with PWD regulations.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	YES: Will conform with a combination of both A and B
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	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 90.01-2016. 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. ⁱⁱ	The project will be in compliance with 2018 IECC. The design intent is comply with Reduced Lighting Power (C406.1.2)
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The project intends to employ sustainable and efficient MEP system including, -Increased HVAC system efficiency beyond code minimum for amenity areas. -Reduced lighting power density from what is required by code.



Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	At this time the project is not pursuing third party certification (Energy Star, LEED, etc.)
(12) Indoor Air Quality and Transportation	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. ^{iv}	This site is located within 1000 ft of highway. A Minimum of MERV 13 filters should be used.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No: we are not utilizing any opportunities for the site to generate energy for the project.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes: Bike racks, gravel and decomposed granite in place of hard surfaces will positively impact the public realm.

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
 See also, "The Commercial Energy Code Compliance" information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>
 and the "What Code Do I Use" information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1
 For Energy Star: www.energystar.gov
 For Passive House, see www.phius.org

^{iv} 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