Civic Design Review Submission
August 9, 2021

LINDEN ODG PHILLY LLC - MULTIFAMILY HOUSING

417-25 Callowhill Street, City and County of Philadelphia, 19123
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.
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: 2021-001269

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

<table>
<thead>
<tr>
<th>Planning District:</th>
<th>Central</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council District:</td>
<td>District 1</td>
</tr>
</tbody>
</table>

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

Is this parcel within an Opportunity Zone? Yes No x Uncertain

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

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
Architect: Bernardon

SITE CONDITIONS

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>1 Acre (43,582 sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning:</td>
<td>CMX-3</td>
</tr>
<tr>
<td>Are Zoning Variances required?</td>
<td>Yes No x</td>
</tr>
</tbody>
</table>

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 x

If yes, please provide written documentation as proof.

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

Date: 5/24/2021 Time: 6:30

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No x NA

If yes, indicate the date hearing will be held:

Date: N/A
LINDEN ODG PHILLY MULTIFAMILY BUILDING

SITE CONTEXT

AERIAL VIEW OF SITE

AERIAL VIEW LOOKING NORTH EAST

AERIAL VIEW LOOKING WEST

AERIAL VIEW LOOKING SOUTH
LINDEN ODG PHILLY MULTIFAMILY BUILDING
SITE CONTEXT
AN AUDIBLE WARNING ALARM WILL SOUND AS CARS EXIT THE BUILDING
BEFORE
PRIOR TO CDR COMMENT:
MARQUEE PROJECTION INTO SIDEWALK 3'-6" ROW

AFTER
IN RESPONSE TO CDR COMMENT:
MARQUEE PROJECTION INTO SIDEWALK 0'-0" ROW
RESPONSE LETTER ITEMS 1A & 1B

LINDEN ODG PHILLY MULTIFAMILY BUILDING
AMENITY PRECEDENT
EXHIBIT C
SECOND FLOOR - 42" HIGH RAISED BED PLANTINGS - NATIVE POLLINATORS

**TREES and SHRUBS**

- *Cornus alternifolia* 'Pagoda', Dogwood
  - Spring interest
  - Height: 15’

- *Clethra alnifolia* 'Sweet Pepperbush', Sweet Pepperbush
  - Fall interest
  - Height: 3’-8’

- *Hamamelis virginiana* 'Harvest Moon', Witch Hazel
  - Fall interest
  - Height: 15’

- *Kalmia latifolia* 'Tinkerbell', Mountain Laurel
  - 4 season interest, evergreen
  - Height: 3’

- *Ilex verticillata* 'Berry Poppins' and 'Mr. Poppins', Winterberry
  - 4 season interest
  - Height: 3’-4’

- *Hamamelis virginiana* 'Deryk Hall', Witch Hazel
  - Fall interest
  - Height: 15’

- *Clethra alnifolia* 'Sweet Pepperbush', Sweet Pepperbush
  - Summer interest
  - Height: 3’-8’

- *Dryopteris marginalis*, Marginal Wood Fern
  - 4 season interest, evergreen
  - Height: 1’-3’

- *Osmunda cinnamomea*, Cinnamon Fern
  - Early summer interest
  - Height: 3’-5’

- *Rhododendron* 'Delaware Valley White', Azalea
  - Evergreen
  - Height: 2’-4’

**GRASSES, FERNS, and PERENNIALS**

- *Panicum virgatum* 'Northwind', Switchgrass
  - 4 season interest
  - Height: 4’-6’

- *Chelone lyonii*, Pink Turk’s Head
  - Summer and fall interest
  - Height: 2’-4’

- *Liriomyza virginica* 'Cinnamon Fern', Cinnamon Fern
  - Early summer interest
  - Height: 3’-5’

- *Asclepias syriaca*, Milkweed
  - Summer interest
  - Height: 3’-5’

- *Salvia coccinea*, Scarlet Sage
  - Summer interest
  - Height: 3’-5’

- *Asilina coccinea*, Scarlet Sage
  - Summer interest
  - Height: 3’-5’

- *Helianthus annuus*, Sunflower
  - Summer interest
  - Height: 3’-5’

- *Verbena bonariensis*, Verbena
  - Summer interest
  - Height: 3’-5’

- *Liatris spicata*,Gayfeather
  - Summer interest
  - Height: 3’-5’

- *Monarda didyma*, Beebalm
  - Summer interest
  - Height: 3’-5’

- *Coreopsis tripteris*, Tickseed
  - Summer interest
  - Height: 3’-5’

- *Echinacea purpurea*, Purple Coneflower
  - Summer interest
  - Height: 3’-5’

- *Echinacea pallida*, Pale Coneflower
  - Summer interest
  - Height: 3’-5’

- *Eryngium giganteum*, Sea Holly
  - Summer interest
  - Height: 3’-5’

- *Eupatorium purpureum*, Joe Pye Weed
  - Summer interest
  - Height: 3’-5’

- *Gaillardia pulchella*, Blanketflower
  - Summer interest
  - Height: 3’-5’

- *Astragalus alpinus*, Alpine Milkvetch
  - Summer interest
  - Height: 3’-5’

- *Campanula tunicata*, Harebell
  - Summer interest
  - Height: 3’-5’

- *Coneflower* 'Great White', Great White Coneflower
  - Summer interest
  - Height: 3’-5’

- *Coreopsis verticillata*,Tickseed
  - Summer interest
  - Height: 3’-5’

- *Convolvulus arvensis*, Field Bindweed
  - Summer interest
  - Height: 3’-5’

- *Erodium cicutarium*,Hound’s Tongue
  - Summer interest
  - Height: 3’-5’

- *Helenium autumnale*,Sunflower
  - Summer interest
  - Height: 3’-5’

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- *Helenium autumnal
LINDEN ODG PHILLY MULTIFAMILY BUILDING
HARDSCAPE PLAN

EXPOSED AGGREGATE CONCRETE
ASPHALT PAVING
GRAVEL/DECOMPOSED GRANITE
PLANTING ZONE
EXHIBIT E - SCREENING OF EXPOSED AREA OF PARKING LOT
<table>
<thead>
<tr>
<th></th>
<th>Material Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>James Hardie Aspyre Reveal Panel w/ surround trim - “Night Grey”</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>Cementitious prefinished panel</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>CupaClad - Natural Slate</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Slate rainscreen cladding</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Glen-Gery; 51 DDX (red)</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td>Thin brick</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Glen-Gery; Sioux City Brick - “Ebonite Smooth”</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>Face brick</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Longboard Tongue &amp; Groove, 6” V-Groove “Light National Walnut”</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>Prefinished aluminum wood look</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>ATAS Metafor - “Black”</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Prefinished aluminum panel</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>James Hardie HardiePlank Lap Siding - Smooth, 5 1/4” - “Grey Slate”</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cementitious prefinished siding</td>
<td></td>
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<tr>
<td>8</td>
<td>Woodtone Rustic Series Fiber Cement Lap Siding - “Summer Wheat”</td>
<td></td>
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<tr>
<td></td>
<td>Prefinished fibercement siding</td>
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<td>9</td>
<td>James Hardie HardiePlank Lap Siding - Smooth, 8 1/4” - “Light Mist”</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cementitious prefinished siding</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Metal Werks Econo-wall - “Black”</td>
<td></td>
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<tr>
<td></td>
<td>Metal panel rain screen</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>James Hardie Aspyre V-Groove - “Light Mist”</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Prefinished fibercement lap siding</td>
<td></td>
</tr>
</tbody>
</table>
RESPONSE LETTER ITEM 3D

520 HAMILTON, ALLENTOWN, PA, RECIPIENT OF THE GRAND PROJECT OF THE YEAR FOR A MID-RISE BUILDING IN THE 2019 MULTIFAMILY EXECUTIVE AWARD
LINDEN ODG PHILLY MULTIFAMILY BUILDING
RENDERINGS
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 adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

<table>
<thead>
<tr>
<th>Categories</th>
<th>Benchmark</th>
<th>Does project meet benchmark? If yes, please explain why.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location and Transportation</td>
<td>(1) Access to Quality Transit</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>(2) Reduced Parking Footprint</td>
<td>Yes, unenclosed parking on the first floor of the building, and represents less than 30% of the site area.</td>
</tr>
<tr>
<td></td>
<td>(3) Green Vehicles</td>
<td>No. We will provide two spaces minimum.</td>
</tr>
<tr>
<td></td>
<td>(4) Railway Setbacks (Excluding frontages facing through/fixed light or enclosed subsurface rail lines or subways)</td>
<td>Yes: NA.</td>
</tr>
<tr>
<td></td>
<td>(5) Bike Share Station</td>
<td>Yes: the project will incorporate an Indego bike share station.</td>
</tr>
</tbody>
</table>

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.

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.

Energy and Atmosphere

- (10) Energy Commissioning and Energy Performance - Adherence to the New Building Code
  - The project will be in compliance with the 2018 IECC. The design intent is to comply with Reduced Lighting Power (C406.1-12).

- (11) Energy Commissioning and Energy Performance - Going beyond the code
  - The project will incorporate energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks:
    - Reduce energy consumption by achieving 10% energy savings or more from an established baseline using.
<table>
<thead>
<tr>
<th>CIVIC SUSTAINABLE DESIGN CHECKLIST – UPDATED SEPTEMBER 3, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>[12] Indoor Air Quality and Transportation</strong></td>
</tr>
<tr>
<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>
</tr>
<tr>
<td>This site is located within 1000 ft of highway. A Minimum of MERV 13 filters should be used.</td>
</tr>
<tr>
<td><strong>[13] On-Site Renewable Energy</strong></td>
</tr>
<tr>
<td>Produce renewable energy on-site that will provide at least 3% of the project’s anticipated energy usage.</td>
</tr>
<tr>
<td>No, we are not utilizing any opportunities for the site to generate energy for the project.</td>
</tr>
<tr>
<td><strong>[14] Innovation</strong></td>
</tr>
<tr>
<td>Any other sustainable measures that could positively impact the public realm.</td>
</tr>
<tr>
<td>Yes: Bike racks, gravel and decomposed granite in place of hard surfaces will positively impact the public realm.</td>
</tr>
</tbody>
</table>

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2. Title 4 The Philadelphia Building Construction and Occupancy Code

3. LEED v4.1, Optimize Energy Performance in LEED v4.1
   For Energy Star: [www.energystar.gov](http://www.energystar.gov)
   For Passive House, see [www.phius.org](http://www.phius.org)