

Civic Design Review Submission
October 17, 2019

510 NORTH BROAD STREET

Mixed-Use | Residential Development



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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:

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

Creates more than 100,000 sf of new gross floor area and creates more than 100 dwelling units

PROJECT LOCATION

Planning District: CTR Center City Overlay District - Broad Street Area
North Council District: 5th

Address: 510 N. Broad street, Philadelphia, PA 19130

Is this parcel within a Master Plan District? Yes ☐ No ☒

Applicant Name: Jonathan Broh, AIA Primary Phone: 215-928-9331

Email: jbroh@jkrparchitects.com Address: 100 East Penn Square, Suite 1080
Philadelphia, PA 19107

Property Owner: 510 Broad Partners, LLC Developer 510 Broad Partners, LLC

Architect: JKRP Architects

SITE CONDITIONS

Site Area: 67,624.9 sf

Existing Zoning: CMX-4 Are Zoning Variances required? Yes ☐ No ☒

SITE USES

Present Use: Parking lot except for (1) 3 story residential building on lot 563
Proposed Use: Mixed use Residential Building

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

377,911 SF Building.

(-2) Level: Accessory Parking – 64,757 SF; (-1) level – Accessory Parking – 58,461 SF, Building Systems- 81,524 SF;

Ground Floor: Retail – 43,963 SF, Residential Common Spaces – 9,933 SF, building Systems – 8,375 SF; 340 Residential Units located on 2nd through 5th floors – 214,936 SF; 82 Residential Units located on 6th floor 50,352 SF; 76 Residential Units located on 7th floor 41,826 SF with Amenity Spaces – 8,526 SF; Residential Roof Deck Amenity Space – 12,000 SF

Proposed 498 units

Proposed # Parking Units:

283 accessory parking spaces, including (8) H/C Spaces including (1) Van Accessible space; (15) Electric Vehicle Parking Spaces, (3) Interior Loading Space and (1) Delivery Space.

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: not at this time. actively working on schedule a meeting.

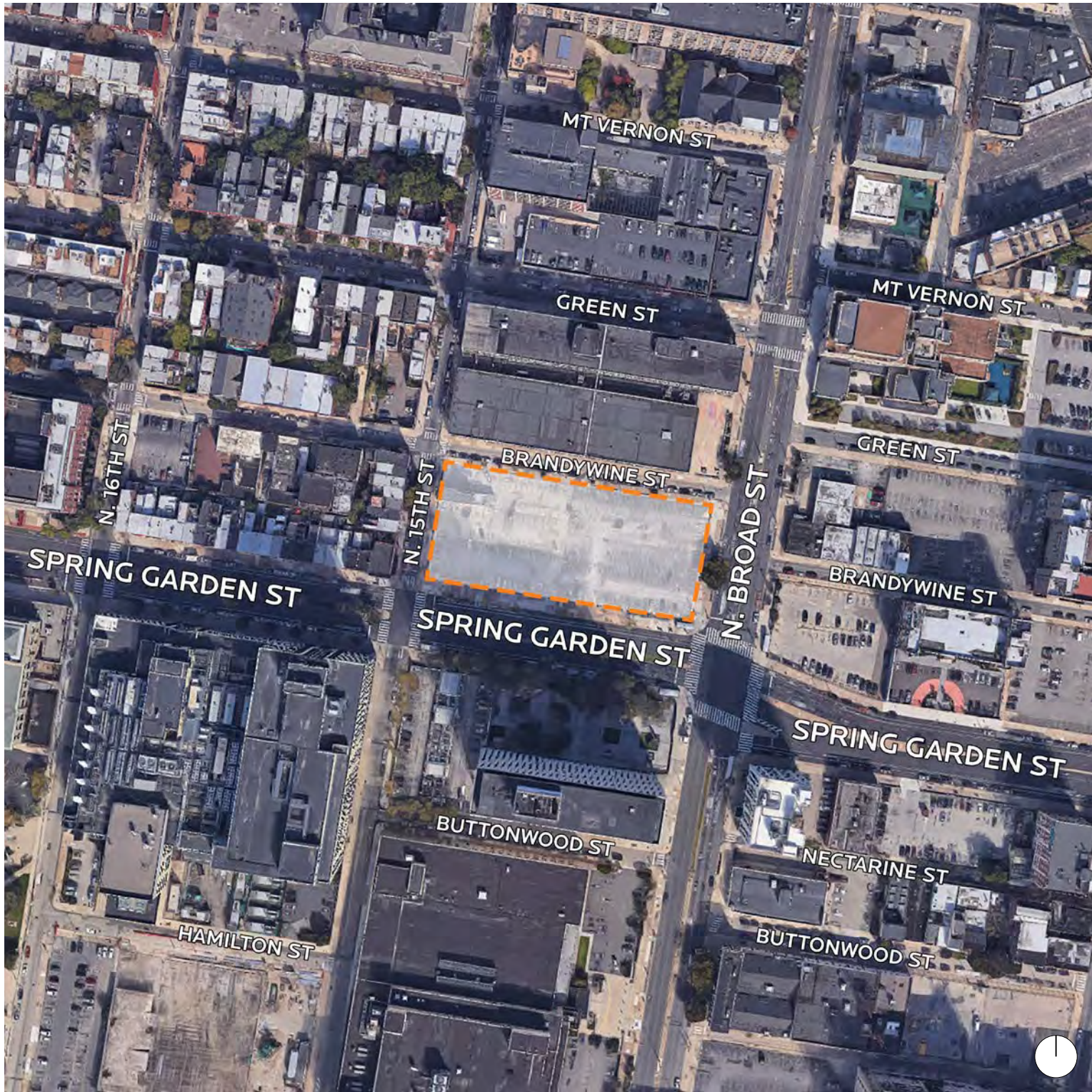
Date: _____ Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

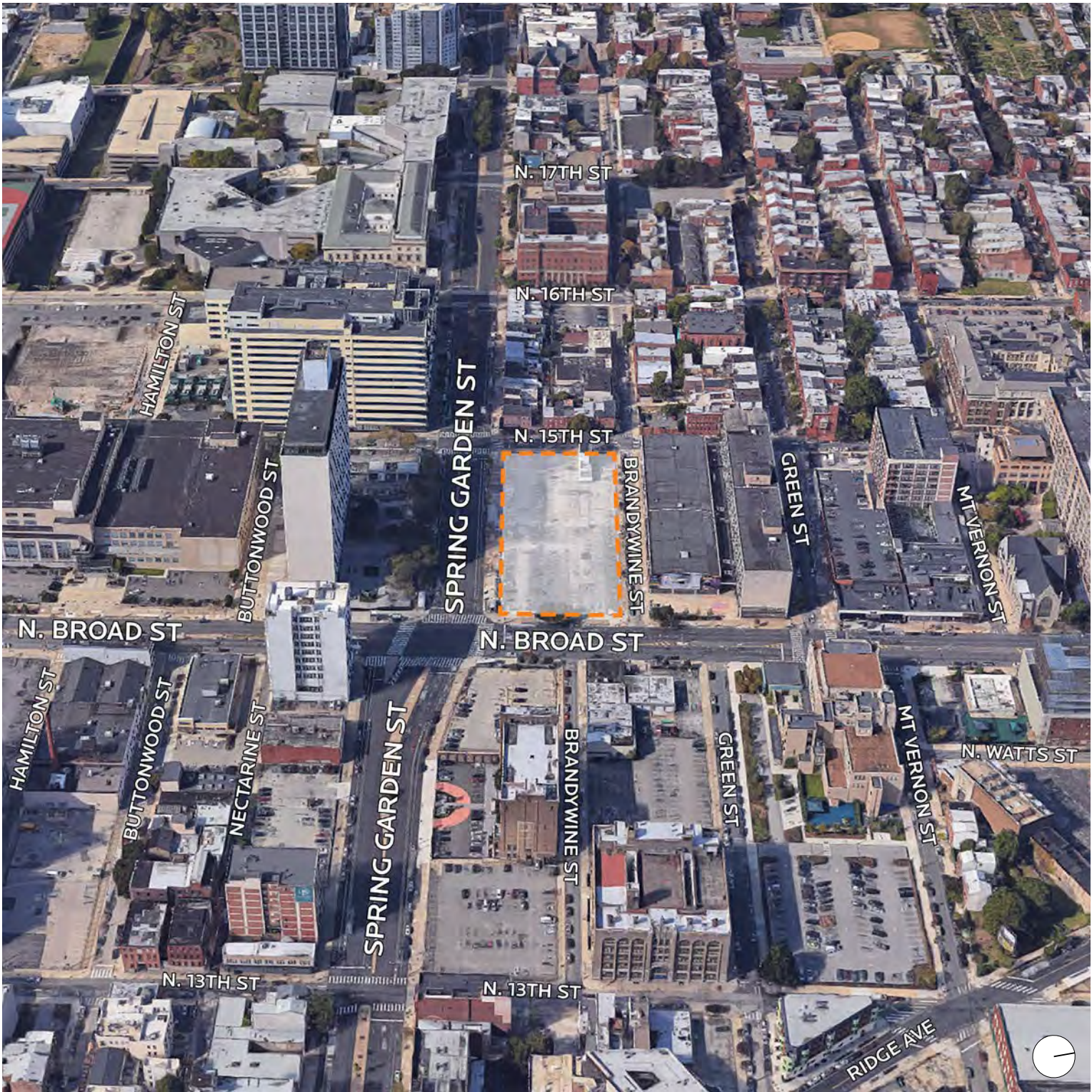
ZBA hearing scheduled: Yes ☐ No ☐ NA ☒

If yes, indicate the date hearing will be held:

Date: _____



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING WEST



LOOKING NORTH-WEST AT BROAD & SPRING GARDEN ST



LOOKING NORTH ON SPRING GARDEN ST



LOOKING NORTH-EAST AT 15TH & SPRING GARDEN ST



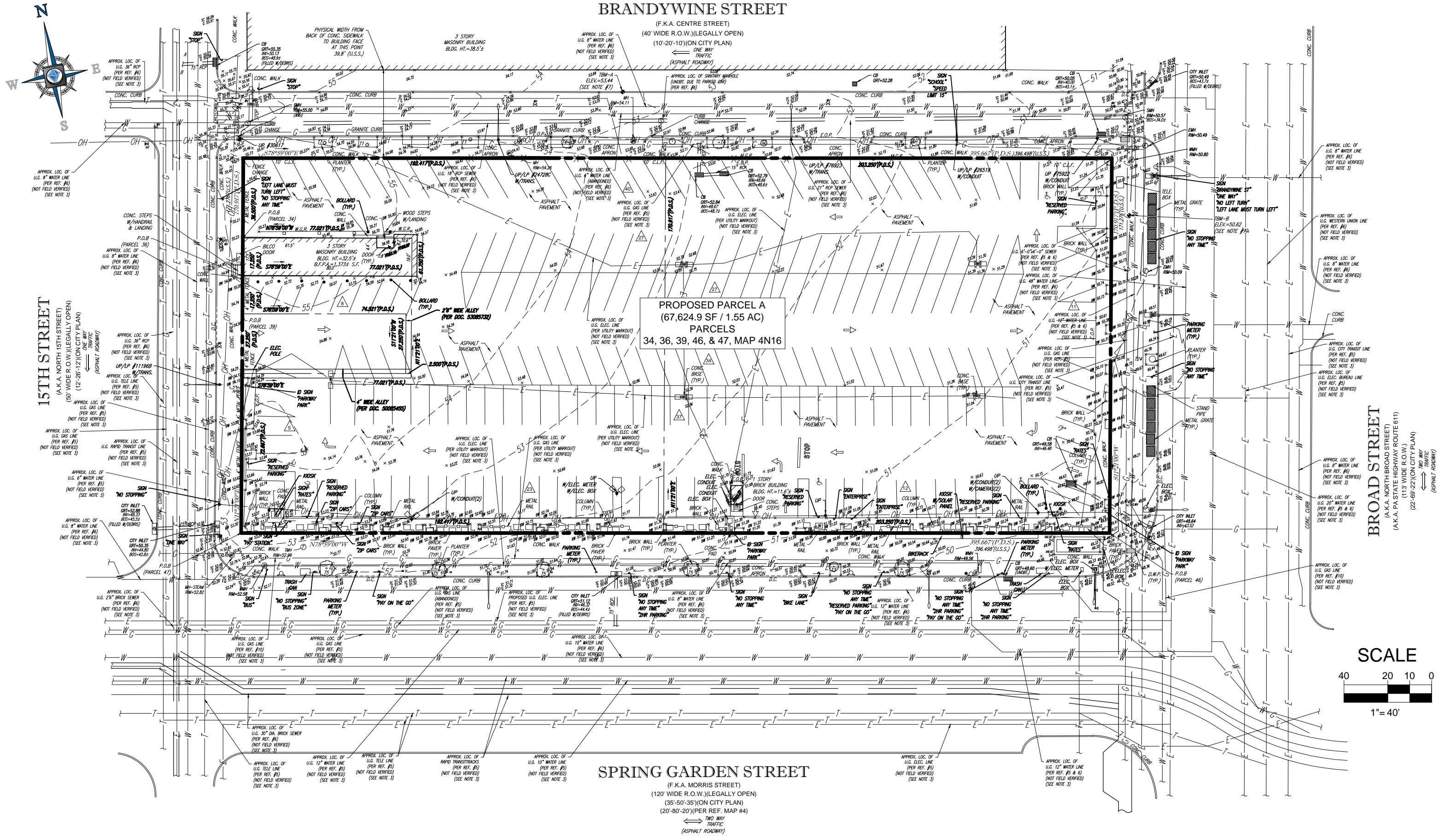
LOOKING SOUTH-EAST AT BRANDYWINE & 15TH ST



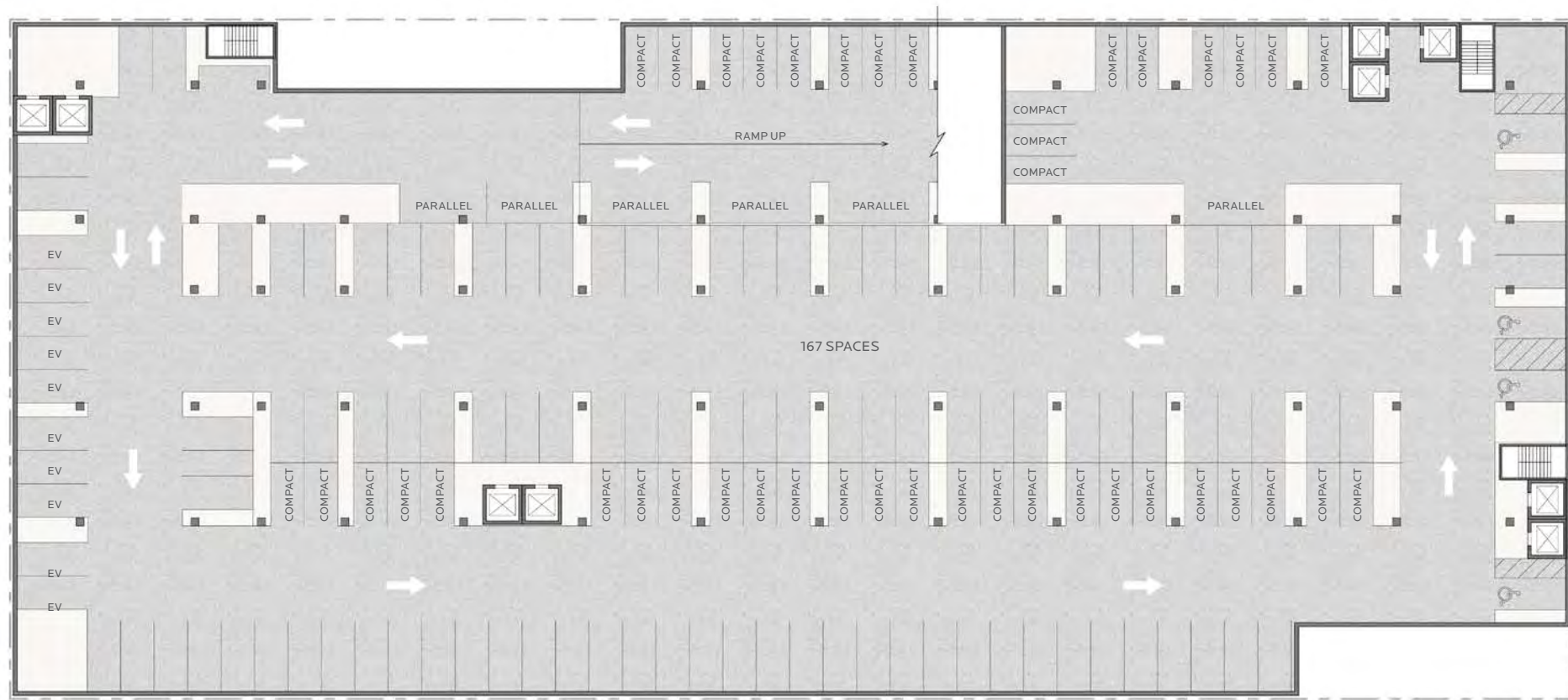
LOOKING SOUTH ON BRANDYWINE ST



LOOKING SOUTH-WEST AT BRANDYWINE & BROAD ST



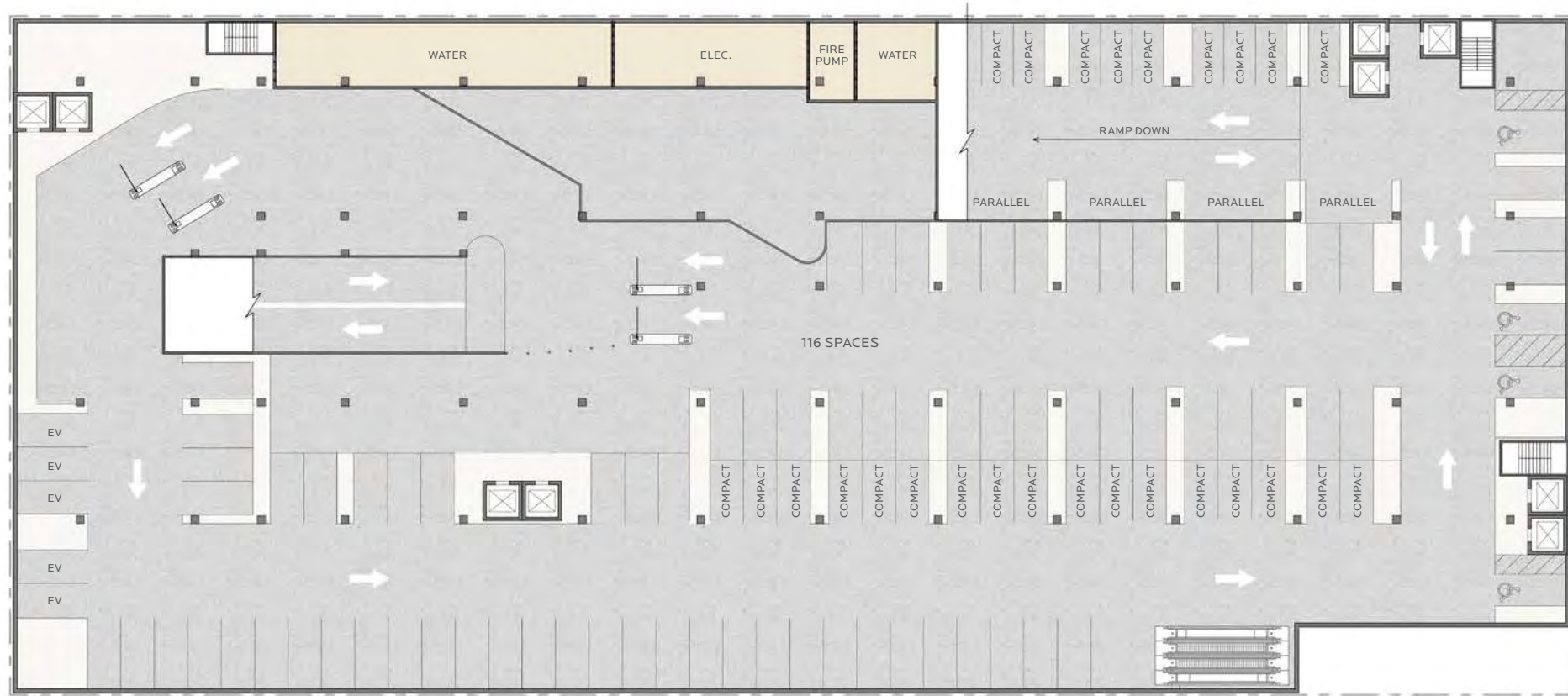




- Residential Units
- Residential Circulation
- Retail/Leasing
- Service
- Amenity



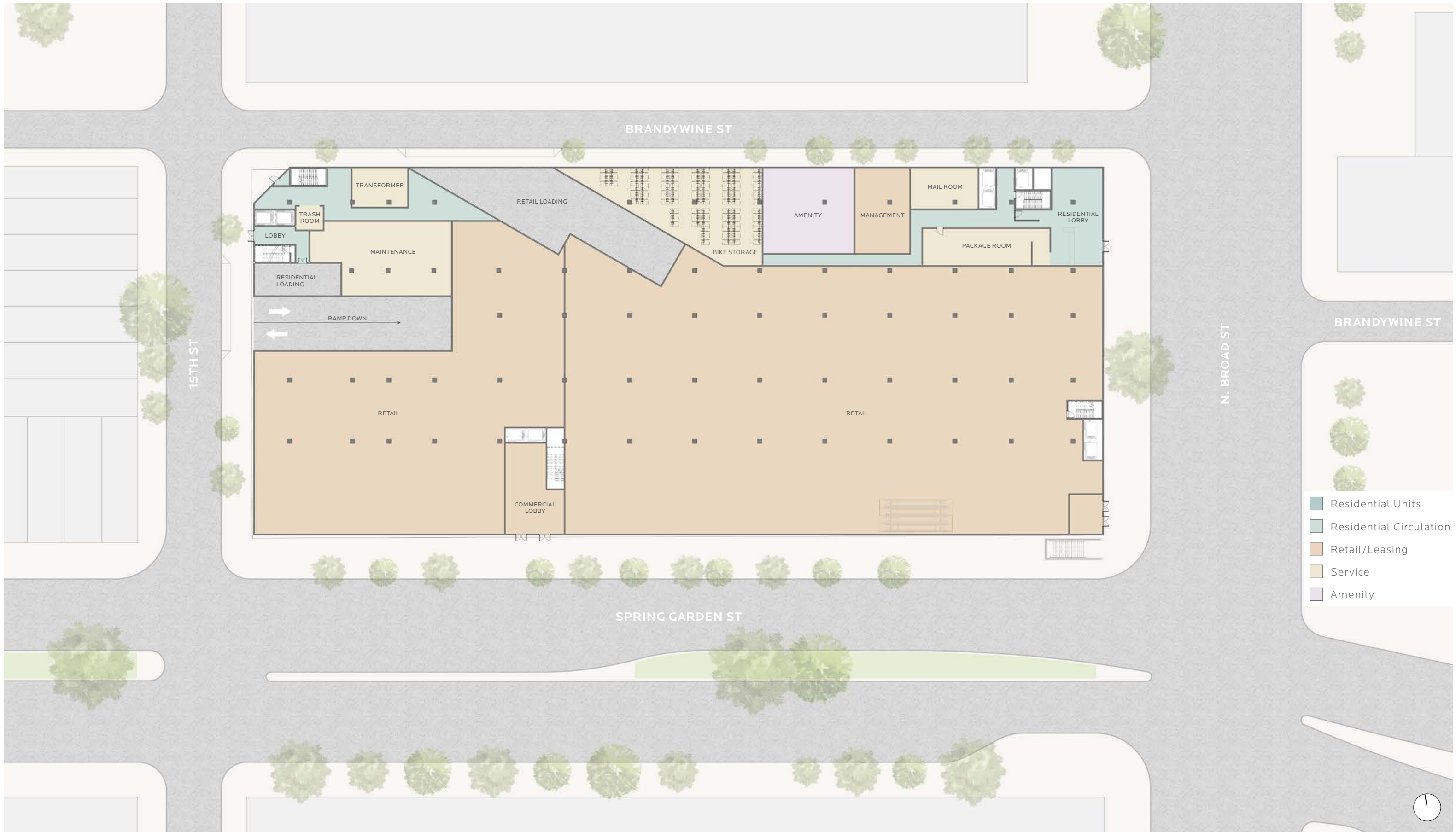
510 N. BROAD ST
PARKING LEVEL 2

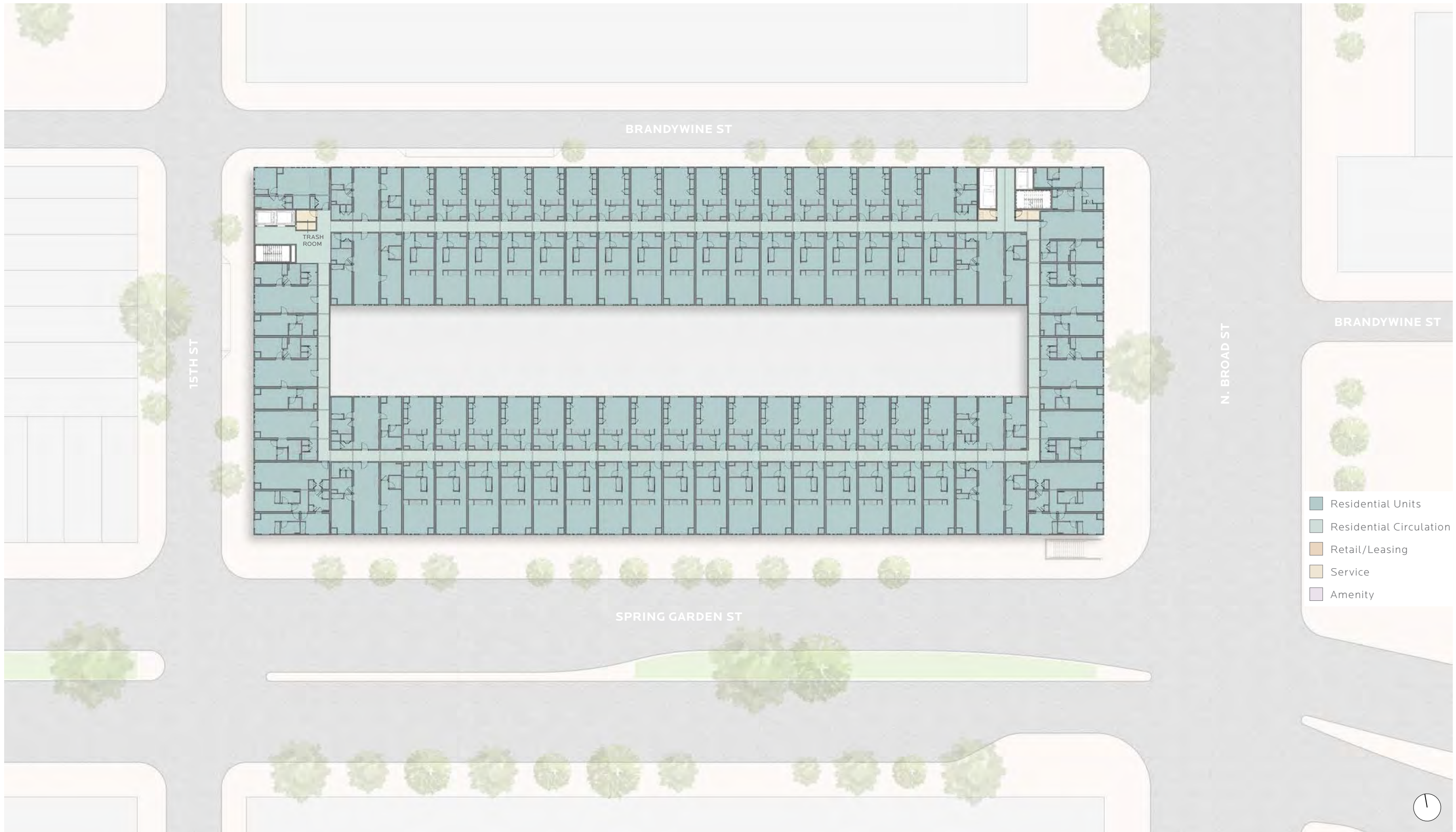


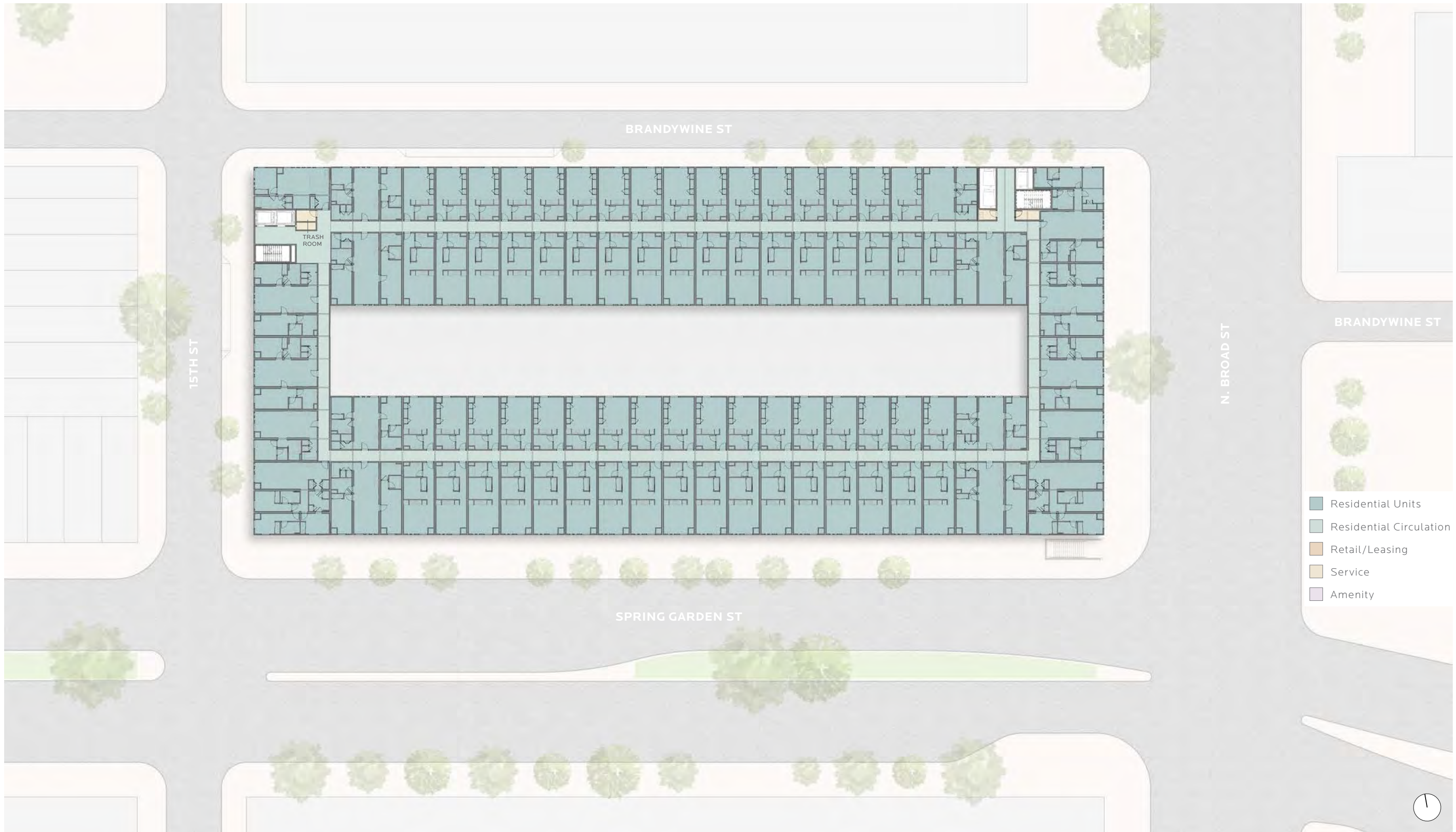
- Residential Units
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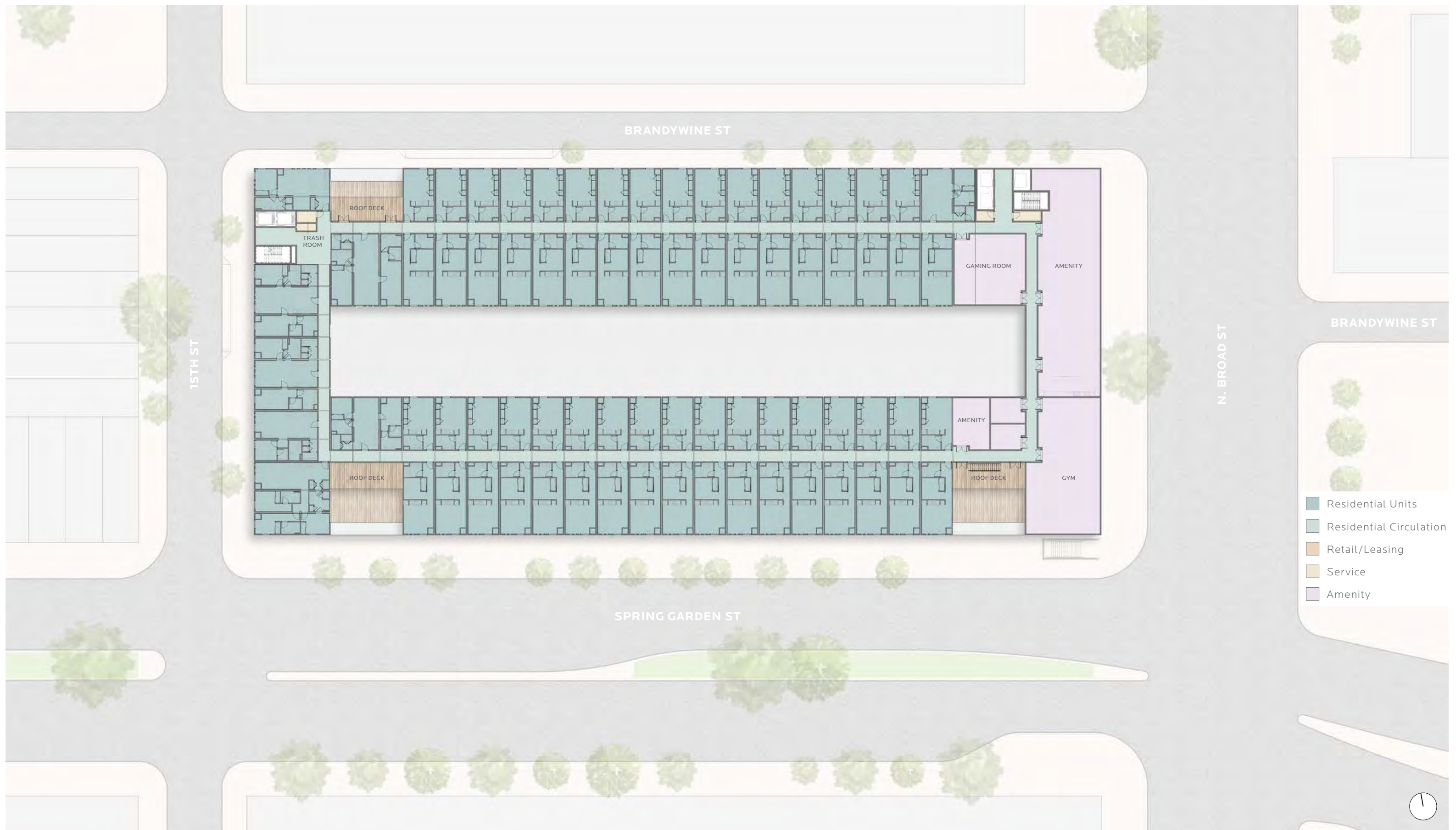
510 N. BROAD ST PARKING LEVEL 1

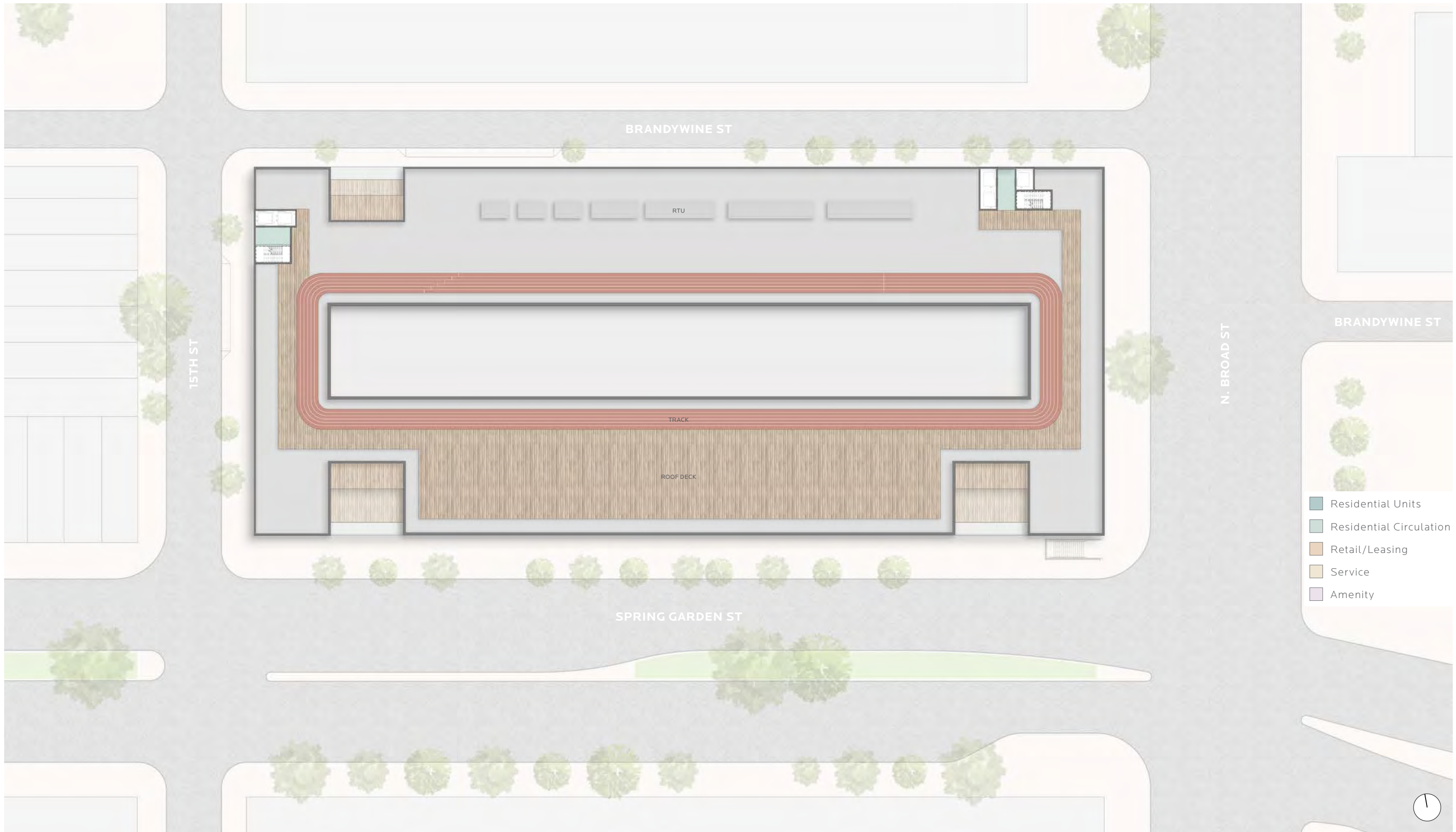


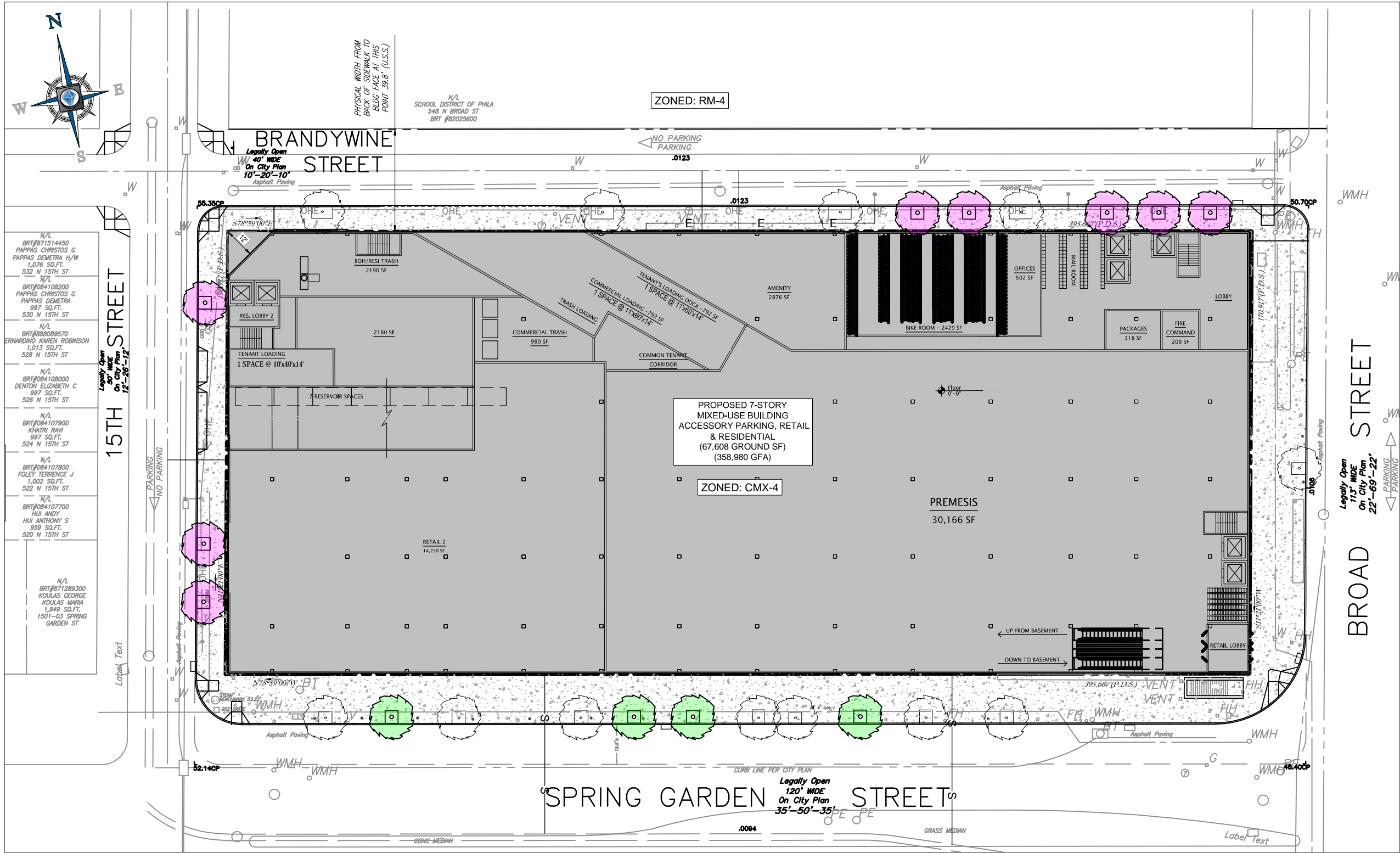




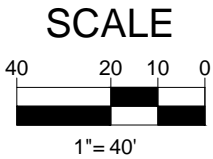


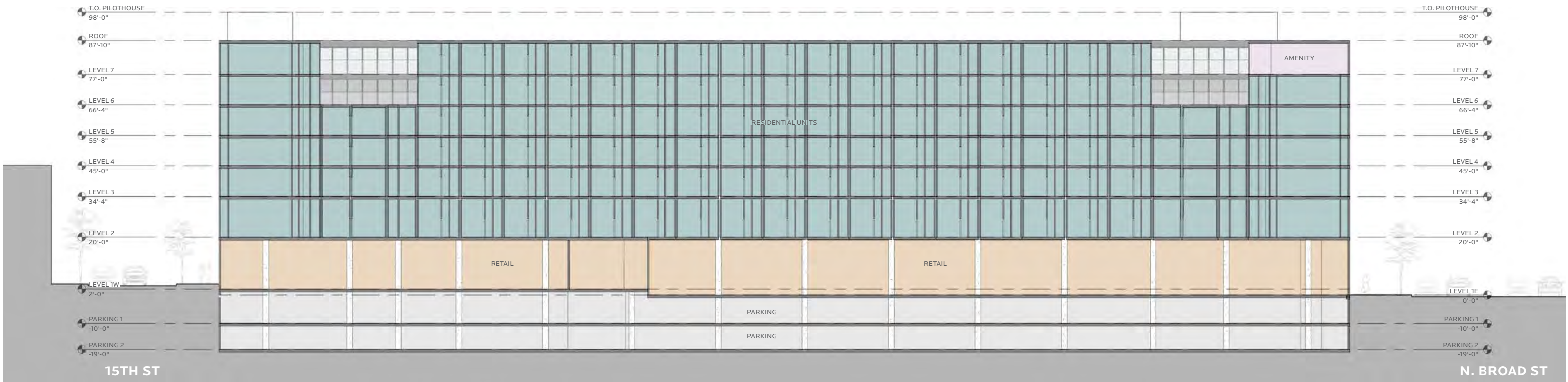
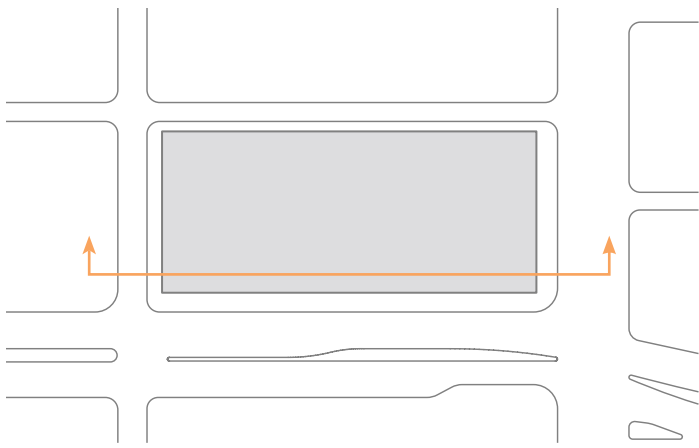


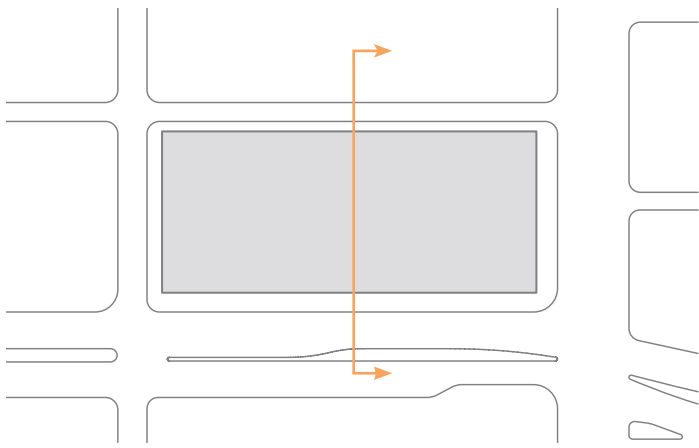


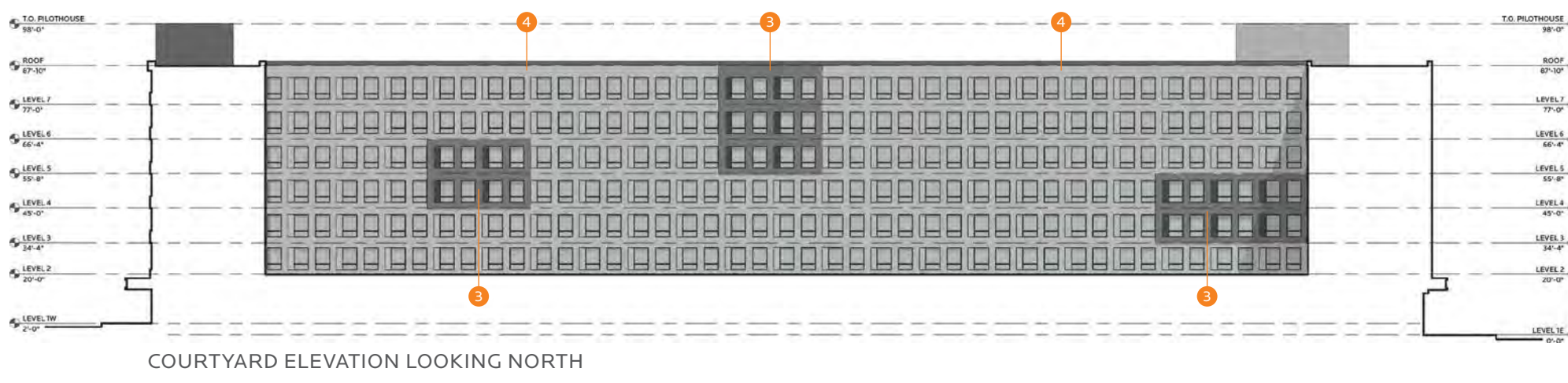
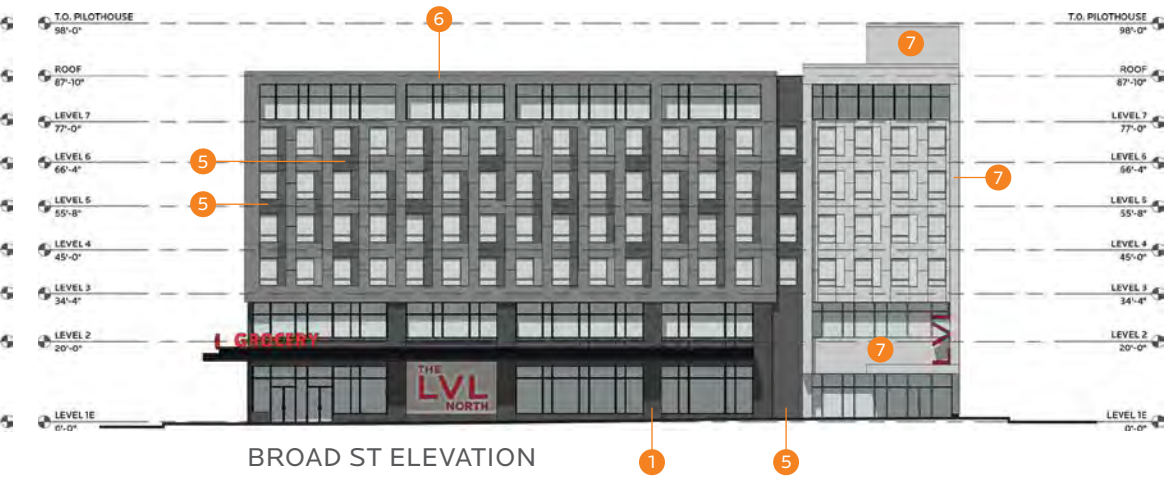


LEGEND			
	PROPERTY BOUNDARY		HYDRANT
	R.O.W. LINE		WATER VALVE
	EX. OVERHEAD WIRES		EXISTING STORM MANHOLE
	EX. APPROXIMATE LOCATION OF UNDERGROUND WATER LINE		EXISTING PARKING METER
	EX. APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE		UNKNOWN MANHOLE
	EX. COMBINED SEWER PIPING		UTILITY POLE
	PROP. STORM SEWER LINE		STREET LIGHT
	PROP. GAS LINE		EXISTING GAS VALVE
	PROP. ELECTRIC LINE		EXISTING HAND HOLE
	PROP. WATER LINE		SIGN
	PROP. FIRE SERVICE		EXISTING CATCH BASIN OR INLET
	PROP. SANITARY LINE		
	PROP. AMERICAN HORNBAM		
	PROP. EASTERN REDBUD		
	EXIST. STREET TREE		
	PROP. BUILDING		
	PROP. CONCRETE SIDEWALK		









MATERIAL KEY

1



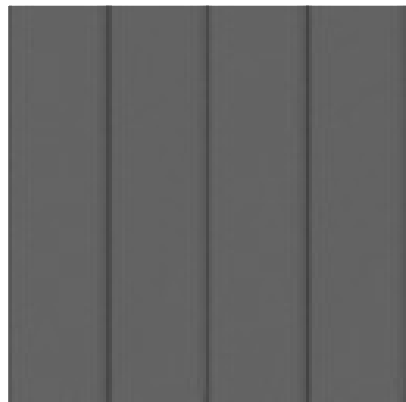
Brick
Charcoal

2



Longboard
Light Cherry

3



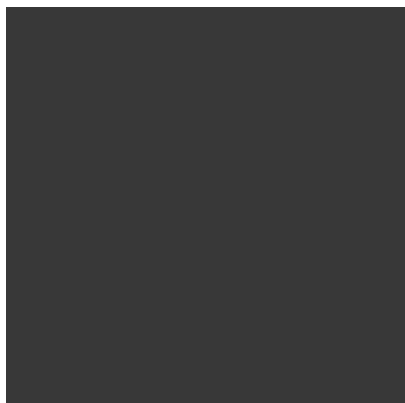
Vertical Siding
Dark Gray

4



Horizontal Siding
Light Gray

5



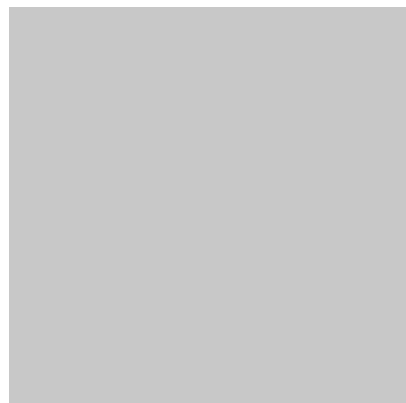
Composite Metal Panel
Dark Gray

6



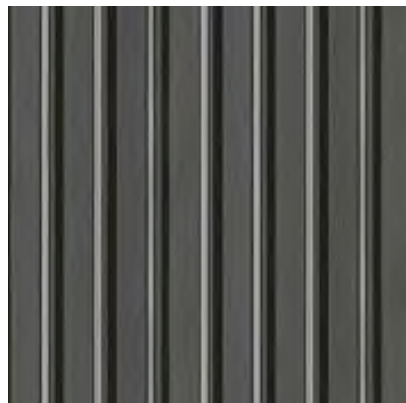
Composite Metal Panel
Light Gray

7

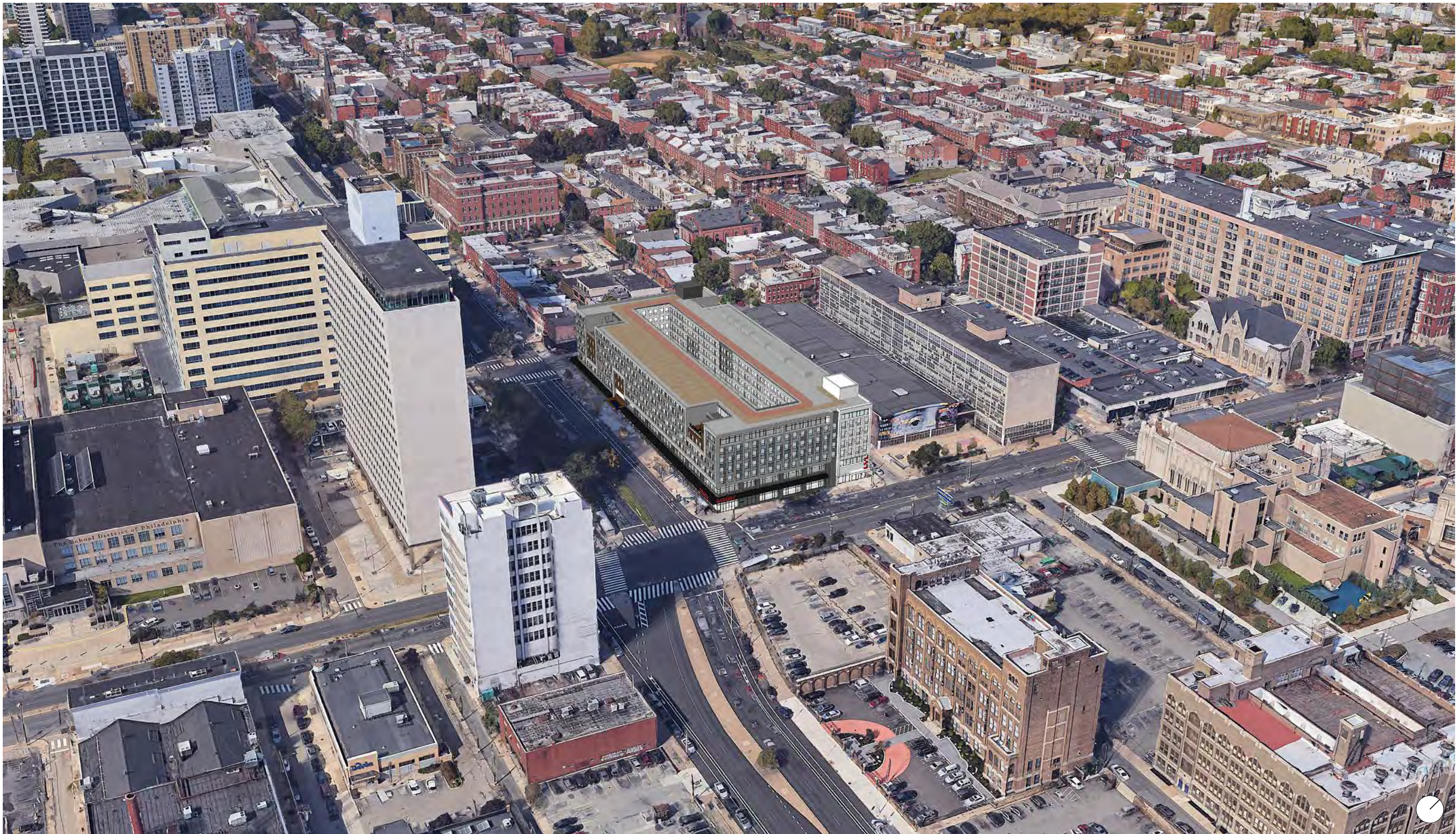


Composite Metal Panel
White

8



Corrugated Metal Panel
Slate Gray









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. (4) Bus Stop Locations (all within 1/3 mile): Cumberland & Richmond St. (43), 50th-park side (43), cheltenham-Ogontz (16), 15th-Market (16), Fern Rock Trans. Center (4), Broad-Palmon (40). Access to Broad Street Line at Broad Street and Spring garden stations.
(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.	All parking spaces will be underground
(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.	YES. (15) Electric Car Spaces
(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	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Bike share station will be incorporated

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.	N/A
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.	Development does not comply.
(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	Development will comply with PWD stormwater management requirements. The developer is willing to investigate feasibility of Option A with PWD to develop a green street.
(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.	Development does not comply
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	IECC 2018, Performance based compliance per Chapter C407.3
(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	we cannot commit at that time

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(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}	All HVAC equipment can be specified with MERV 13 filters
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	N/A
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	YES. The majority of the building is proposed to be constructed through off site fabrication (modular) this allows for less material waste, responsible inventory control, less site disturbance through the course of the project, and additional energy efficiency.

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