Civic Design Review Submission
October 17, 2019

510 NORTH BROAD STREET
Mixed-Use | Residential Development

JKRP ARCHITECTS
CONTENTS

1–2 ...........................................  Cover - Contents
3 .............................................  CDR Application Form
4–5 ...........................................  Site Context
6 .............................................  Existing Site Survey
7 .............................................  Proposed Site Plan
8 .............................................  Parking Level 1
9 .............................................  Parking Level 2
10 ............................................  Ground Floor Plan
11 ............................................  2nd Floor Plan
12 ............................................  Typical (3rd -5th) Floor Plan
13 ............................................  6th Floor Plan
14 ............................................  7th Floor Plan
15 ............................................  Roof Plan
16 ............................................  Landscape Plan
17–18 .......................................  Building Sections
19 ............................................  Elevations
20 ............................................  Enlarged Material Key
21 ............................................  Massing in Context
22–23 .......................................  Exterior Perspectives
24 ............................................  Sustainability Questionnaire
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: [BLANK]

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 X

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PROJECT LOCATION

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

Is this parcel within a Master Plan District? Yes No X

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: J KRP Architects

SITE CONDITIONS

Site Area: 67,624.9 sf
Existing Zoning: CMX-4 Are Zoning Variances required? Yes No X

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):

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 X
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: [BLANK] Time: [BLANK]

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X
If yes, indicate the date hearing will be held:

Date: [BLANK]
Residential Circulation
Residential Units
Amenity
Retail/Leasing
Service
ZONED: CMX-4
ACCESSORY PARKING, RETAIL & RESIDENTIAL
(67,608 GROUND SF)
(358,980 GFA)

PROPERTY BOUNDARY
R.O.W. LINE
PROP. STORM SEWER LINE
PROP. GAS LINE
PROP. ELECTRIC LINE

LEGEND
PROP. BUILDING
PROP. CONCRETE SIDEWALK
EXIST. STREET TREE
PROP. EASTERN REDBUD

PROJECTIONS CATALOG
MULTI-UNIT BUILDING
ACCESSORY PARKING, RETAIL
& RESIDENTIAL
(67,608 GROUND SF)
(358,980 GFA)

PREMESIS
10,166 SF

1"= 40'

SCALE
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 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.

### Categories

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Does project meet benchmark? If yes, please explain how. If no, please explain why not.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location and Transportation</strong></td>
<td></td>
</tr>
<tr>
<td>(1) Access to Quality Transit</td>
<td>Locate a functional entry of the project within a 5-minute (400-meter) walking distance of existing or planned bus, streetcar, or trolley stops, but rapid transit stops, light or heavy rail stations.</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 unobstructed or uncovered parking areas are 40% or less of the site area.</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.</td>
</tr>
<tr>
<td>(4) Rail/Fixed Linkage</td>
<td>To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with on-site rail stations should be set back from rail lines and the building’s exterior eaves, including windows, should reduce exterior noise transmission to 68dBA. (If setback used, specify distance)</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. Bike share station will be incorporated</td>
</tr>
</tbody>
</table>

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### SUSTAINABILITY QUESTIONNAIRE

**Water Efficiency**

- Maintain on-site vegetation without irrigation. OR Reduce of watering requirements at least 50% from the calculated baseline for the site’s peak water footprint.

**Sustainable Sites**

- Provide vegetated and/or pervious open space that is 10% or greater of the site’s Open Area, as defined by the zoning code. Vegetated and/or pervious green roofs can be included in this calculation.

**Innovation**

- Any other sustainable measures that could positively impact the public realm.

**Energy and Atmosphere**

- PCRC notes that as of April 3, 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. PCRC staff asks the applicant to specify which path they are following for compliance, including their choice of code and any options being pursued under the 2018 IECC. (If setback used, specify distance)

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