Civic Design Review Submission
August, 2020

700–730 DELAWARE AVE | 711–735 N FRONT ST
Mixed-Use | Residential Development
CONTENTS

1–2  ...........................................  Intro
3  .............................................  CDR Application Form
4–6  ..........................................  Site Context
7  ..............................................  Existing Site Survey
8  .............................................  Proposed Site Plan
9  .............................................  Combined Ground Floor Plan
10–13 .........................................  700–730 Delaware Ave Floor Plans
14  .............................................  700–730 Delaware Ave Unit Plans
15–17 ..........................................  711–735 Front St Floor Plans
18  .............................................  711–735 Front St Unit Plans
19–20 .........................................  Site Sections
21–23 .........................................  Landscape Plan
24–26 .........................................  Elevations
27  .............................................  Massing Model
28–31 .........................................  Rendered Perspectives
32  .............................................  Sustainability Questionnaire

700–730 DELAWARE AVE | 711–735 N FRONT ST
INTRO
Page 2
**CDR PROJECT APPLICATION FORM**

**L&I APPLICATION NUMBER:** 1051650

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

Case 1: 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>Central</th>
<th>Council District</th>
<th>1st</th>
</tr>
</thead>
</table>

| Address: 700-730 North Delaware Avenue and 711-735 North Front Street |
| Philadelphia, PA 19123 |

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

**CONTACT INFORMATION**

| Applicant Name: Deidre DeAscanis | Primary Phone: 215.926.9331 |
| Email: ddeascanis@jkarparchitects.com |
| Address: 100 E. Penn Square, Suite 1080 |
| Philadelphia, PA 19107 |
| Property Owner: VMDT Partnership |
| Developer: Sean McGovern, Fairmount Street Partners, LP |
| Architect: JKRP Architects |

**SITE CONDITIONS**

| Site Area: 128,290 sf | Are Zoning Variances required? Yes No X |

**SITE USES**

| Present Use: Bus Depot |

| Proposed Use: Mixed-Use Multi-Family Residential |

- **Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):**
  - **700-730 North Delaware Avenue:**
    - **Ground Floor (33,713 SF):** Retail - 2,349 sf; Amenity - 10,266 sf; Circulation/BOH Area - 7,208 sf; Covered Parking - 13,890 sf
    - **Floor 2 (30,284 SF):** 28 Residential Units - 22,178 sf; Amenity - 4,279 sf; Circulation/BOH Areas - 3,827 sf; Deck - 2,150 sf (Not Included in GSF)
    - **Floor 3 (21,016 SF):** 136 Residential Units - 106,156 sf; Circulation/BOH Areas - 14,980 sf
    - **Floor 4 (26,816 SF):** 28 Residential Units - 21,532 sf; Amenity - 1,900 sf; Circulation/BOH Areas - 3,384 sf; Roof Deck - 2,659 sf (Not Included in GSF)
  - **711-735 North Front Street:**
    - **Ground Floor (42,092 SF):** Retail - 10,003 sf; Amenity - 4,070 sf; Circulation/BOH Area - 7,725 sf; Covered Parking - 20,294 sf
    - **Floor 2 (21,260 SF):** 250 Residential Units - 185,665 sf; Circulation/BOH Areas - 24,535 sf
    - **Floor 3 (40,048 SF):** 46 Residential Units - 31,514 sf; Amenity - 1,797 sf; Circulation/BOH Areas - 4,770 sf; Roof Deck - 1,354 sf (Not Included in GSF)
  - **Project Totals:**
    - **Total Gross SF:** 211,340 SF; **Total Multi-Family Apartment Units:** 192

| Proposed # of Parking Units: |

- **700-730 North Delaware Avenue:**
  - 54 Total Parking Spaces including: 3 Total Handicapped Accessible Spaces with 1 Van Accessible Space, 3 Electric Vehicle Parking Spaces, 20 Compact Car Spaces; 2 Loading Spaces; and 95 Bicycle Parking Spaces
- **711-735 North Front Street:**
  - 89 Total Parking Spaces including: 4 Total Handicapped Accessible Spaces with 1 Van Accessible Space, 5 Electric Vehicle Parking Spaces, 11 Compact Car Spaces; 1 Loading Space; and 95 Bicycle Parking Spaces

| Project Totals: |

- **Total Gross SF:** 292,340 SF; **Total Multi-Family Apartment Units:** 296

**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: Time:
### Zoning Analysis

#### Parking and Loading Requirements

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-802(4) &amp; Table 14-802-3</td>
<td>Motor Vehicle Parking Ratios (Required Parking in Commercial Districts)</td>
<td>488 Multi-Family Units Required: 3/10 Units</td>
<td>143 (Including 31 Compact Spaces)</td>
</tr>
<tr>
<td>14-803-2</td>
<td>Reservoir Space</td>
<td>101-200 Spaces Provided - 5 Reservoir Spaces Required</td>
<td>5</td>
</tr>
<tr>
<td>14-802(5)</td>
<td>Parking for Persons with Disabilities</td>
<td>TOTAL PARKING SPACES PROVIDED: 101-150 REQUIRED: 5 ADA Spaces</td>
<td>7</td>
</tr>
<tr>
<td>14-806(1) &amp; Table 14-806-1 &amp; Table 14-806(3)</td>
<td>Offstreet Loading</td>
<td>3 Spaces (50,685 SF GA)</td>
<td>2</td>
</tr>
<tr>
<td>14-804(1) &amp; Table 14-804-1</td>
<td>Bicycles Parking</td>
<td>MULTI-FAMILY BUILDINGS: 12 OR MORE DWELLING UNITS - 1 PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF REQUIRED: 163 Spaces</td>
<td>INTERIOR 190</td>
</tr>
<tr>
<td>14-803(5)</td>
<td>Parking Landscape and Screening</td>
<td>Perimeter Screening from Public Streets</td>
<td>1 Street Tree Per 35’ and 3 Shrub Per 25’ of Linear Street Frontage: 226 SF Frontage Delaware Ave. 5’ Landscape Buffer Trees: 28 Shrub</td>
</tr>
<tr>
<td>14-705(2)</td>
<td>Landscaping and Trees</td>
<td>STREET TREE REQUIREMENTS</td>
<td>1 Street Tree Per 35’ of Frontage 944.74 LF + 27 REG. STREET TREES 27 Proposed Trees</td>
</tr>
</tbody>
</table>

#### Section Description | Required/Provided

- **14-602(5) & Table 14-602-3** (IRMX) Use Regulations
  - Residential Use Category: Multi-Family 488 Multi-Family Dwelling Units
  - Retail Use Category: Allowed
  - Max. Occupied Area (% of Lot): Corner: 80% 57% (73,009 SF)
  - Front Yard (FT): No Unit 0
  - Side Yard (FT): 8 FT (Corner Lot) 15 FT
  - Rear Yard (FT): No Unit 0
  - Building Height (FT): No Unit 7 Stories - 91’ Max. Bldg. Ht.
  - Floor Area Ratio (% of Lot Area): 500% (641,450 SF) 397% (508,855 SF GFA)

- **14-705(2)** Landscaping and Trees Street Tree Requirements
  - 1 Street Tree Per 35’ of Frontage 944.74 LF + 27 REG. STREET TREES 27 Proposed Trees

#### Zoning Requirements

**Philadelphia Zoning Ordinance, Zoned “Commercial Mixed-Use-3” (CMX-3)**

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Required/Allowed</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-600(1) &amp; Table 14-600-3</td>
<td>Use Regulations</td>
<td>Residential Use Category</td>
<td>Multi-Family 488 Multi-Family Dwelling Units</td>
</tr>
<tr>
<td>14-705(4) &amp; Table 14-705-4 &amp; 14-1053(3)(A)(3)</td>
<td>Dimensional Standards</td>
<td>Max. Occupied Area (% of Lot): Corner: 80% 57% (73,009 SF)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Front Yard (FT): No Unit 0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side Yard (FT): 8 FT (Corner Lot) 15 FT</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rear Yard (FT): No Unit 0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building Height (FT): No Unit 7 Stories - 91’ Max. Bldg. Ht.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Floor Area Ratio (% of Lot Area): 500% (641,450 SF) 397% (508,855 SF GFA)</td>
<td></td>
</tr>
</tbody>
</table>

- **14-604(5)** Roof Decks
  - Setback from Bldg. Line: 5’ from Front St. Building Line 5’ from Delaware Ave. and Fairmount Ave. Building Line

---

2020.08.01

700–730 DELAWARE AVE | 711–735 N FRONT ST

ZONING ANALYSIS | Page 5
NOTES:


REFERENCE PLANS

1. CITY PLAN N. 271, “PLAN OF THE RESURVEY AND REVISION OF LINES AND GRADES OF THAT PORTION OF CITY PLAN NO 271 LYING SOUTH OF POPLAR ST. AND LAUREL ST.” AUTHORIZED MARCH, 27, 1901, CONFIRMED AUGUST 11, 1913

3.A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED AND VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.

3.B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS NOT GUARANTEED. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.

3.C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 AS EXPRESSED BY THE CONTRACTOR, THE PROJECT IS SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:

3.D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.


3.F. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.


3.I. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

3.J. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.


3.L. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.


3.N. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

3.O. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

3.P. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

3.Q. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.


3.S. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

3.T. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.


3.V. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.


3.X. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

3.Y. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

3.Z. THE CONTRACTOR SHALL NOTIFY THE CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE EXISTING UNDERGROUND UTILITY LOCATIONS WHICH MAY CAUSE VIOLATION OF ANY CITY OF PHILADELPHIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCE OR LAW.

4. THE WORD “CERTIFY” AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. ALL BOUNDARY DIMENSIONS SHOWN ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD BEARINGS AND DISTANCE MEASURE (DS) UNLESS DESIGNATED (US) TO DENOTE U.S. SURVEY FOOT.

6. THE HORIZONTAL DATUM FOR THIS PROJECT REFERENCES THE CITY OF PHILADELPHIA PLAN DATUM.

7. THE VERTICAL DATUM FOR THIS PROJECT REFERENCES VERTICAL DATUM OF THE CITY OF PHILADELPHIA.

8. ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE DESIGN OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OF THE DESIGN OR ADAPTATION BY PENNONI ASSOCIATES INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.
TYPICAL STUDIO

TYPICAL 1 BEDROOM

TYPICAL 2 BEDROOM

700–730 DELAWARE AVE
UNIT PLANS
Prepared By: www.ArterialStreets.com

HARDSCAPE AND FURNITURE PALETTE
Northern Liberties Development

Decorative Pavers
Colored Concrete
Sculptural Seating
Small Movable Planter w/ Seating
Overhead Signage
Feature Seating Element
Large Moveable Planter w/ Seating

700–730 DELAWARE AVE | 711–735 N FRONT ST
HARDSCAPING & FURNISHING PALETTE
PLANT PALETTE

Northern Liberties Development

Swamp White Oak
Bloodgood London Planetree
Hardy Rubber Tree
Common Hackberry
Chinese Fringe Tree

Green Pillar Pin Oak
Flowering Dogwood
Yoshino Cherry
New Harmony American Elm
BUILDING MATERIALS

1. Glen Gery Brick
   - Red Classic

2. Glen Gery Brick
   - Oxford Ironspot Classic

3. Cast Stone
   - Natural

4. Composite Metal Panel
   - Light Gray

5. Composite Metal Panel
   - Medium Gray

6. Composite Metal Panel
   - Black Gray

FRONT ST ELEVATION

BEACH ST ELEVATION

COURTYARD EAST ELEVATION

COURTYARD WEST ELEVATION

711-735 N FRONT ST
ELEVATIONS
## 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
- Project site
- Water Efficiency
- Sustainable Sites
- Permeable Surfaces
- Rainwater Management
- Heat Island Reduction (excluding roofs)
- Energy and Atmosphere
- Energy Commissioning and Performance - Adherence to the New Building Code
- Energy Commissioning and Performance - Going beyond the code
- Project Certification
- Indoor Air Quality and Transportation
- On-Site Renewable Energy
- Innovation

### Location and Transportation

<table>
<thead>
<tr>
<th>Category</th>
<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>(1) Access to Quality Transit</td>
<td>Locate a functional entry of the project within a ½ mile (1000 feet)</td>
<td>Yes - The project is within a ½ mile of the 43 and 25 bus lines, as well as the City Line (the Spring Frankford Line).</td>
</tr>
<tr>
<td>(2) Reduced Parking Footprint</td>
<td>All parking areas will be in the rear yard of the property or under the building. Weed and uncured areas are 40% or less of the site area.</td>
<td>Yes - Parking for each building is located in what is the rear of their respective properties and is partially covered by structures.</td>
</tr>
<tr>
<td>(3) Green Vehicles</td>
<td>Designate 5% of all parking spaces used by the project as preferred parking for electric vehicles or car share vehicles.</td>
<td>Yes - (1) parking spaces are designated as &quot;electric vehicle parking spaces&quot; (3% of total parking spaces).</td>
</tr>
<tr>
<td>(4) Rail Access (Excluding frontage facing trails/tower or enclosed subsurface rail lines or subway)</td>
<td>To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railfrontage should be set back from rail lines and the building's exterior envelope. Including windows, should reduce exterior sound transmission to 80db. If setback used, specify distance</td>
<td>Not applicable</td>
</tr>
<tr>
<td>(5) Bike Share Station</td>
<td>Incorporates a bike share station in coordination with and conforming to the standards of Philadelphia Bike Share.</td>
<td>No - Bike Share is not included.</td>
</tr>
</tbody>
</table>

### Water Efficiency

<table>
<thead>
<tr>
<th>Performance</th>
<th>Requirement</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(6) Outdoor Water Use</td>
<td>Minimum on-site vegetation without irrigation. If irrigation, reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.</td>
<td>No - We will be providing an on-site irrigation system.</td>
</tr>
</tbody>
</table>

### Sustainable Sites

<table>
<thead>
<tr>
<th>Performance</th>
<th>Requirement</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(7) Permeable Surfaces</td>
<td>Provides vegetated and/or pervious open space that is 50% 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>
<td>No - We are not providing 50% pervious open space.</td>
</tr>
</tbody>
</table>

### Energy and Atmosphere

<table>
<thead>
<tr>
<th>Performance</th>
<th>Requirement</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(9) Heat Island Reduction (excluding roofs)</td>
<td>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 SR of 100; B) Insulating by trees, structures, or solar panels.</td>
<td>No - We won't be meeting the 50% heat island reduction.</td>
</tr>
</tbody>
</table>

### Energy Commissioning and Performance - Adherence to the New Building Code

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(10) 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 90.1-2016. PCPC staff asks the applicant to state which paths they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC.</td>
<td></td>
</tr>
<tr>
<td>(11) 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 90.1-2016. PCPC staff asks the applicant to state which paths they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC.</td>
<td>Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? Yes/No.</td>
</tr>
</tbody>
</table>

### Project Certification

<table>
<thead>
<tr>
<th>Certification</th>
<th>Requirement</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(12) Indoor Air Quality and Transportation</td>
<td>Any site 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>
<td>Since the project is within 1000 feet of I-95 MERRY 13 filters will be provided in all occupied spaces.</td>
</tr>
<tr>
<td>(13) On-Site Renewable Energy</td>
<td>Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.</td>
<td>No</td>
</tr>
</tbody>
</table>

### Innovation

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(14) Any other sustainable measures that could positively impact the public realm.</td>
<td>Yes - The project includes interior rooms dedicated for a large (186) hospital for clinics.</td>
</tr>
</tbody>
</table>

---


2. For Energy Star, see [www.energy.gov](http://www.energy.gov)

3. For Passive House, see [www.phius.org](http://www.phius.org)