Civic Design Review Submission
July 17, 2020

LONGVIEW DEVELOPMENT - MIXED USE BUILDINGS

501N. Christopher Columbus Blvd. Philadelphia, PA 19123 OPA# 781051700
601-61 N. Delaware Avenue Philadelphia, PA 19121 OPA# 885671540
601 N Columbus Boulevard is located in the Northern Liberties neighborhood of Philadelphia. At the intersection of Spring Garden and North Columbus Boulevard. The site is bordered by the Delaware River to the East, Waterfront Square Apartments to the North, and Cavenaugh’s River Deck to the South.

The project is located at the site of the former Festival Pier at Penn’s Landing, an outdoor music venue, and is currently vacant. The site is currently zoned for CMX-3 Commercial Mixed Use.

The project consists of two structures, a North and South building frame the pedestrian thoroughfare connecting Spring Garden to the Delaware River. The North Building will have approximately 300,000 sf of residential space mixed between townhouses and apartments, 9,500 sf of amenity space, 21,800 sf of retail, and 92 parking spaces on grade.

The South building will have approximately 302,000 sf of residential space mixed between townhouses and apartments, 7,000 sf amenity, 15,000 sf retail space, and 104 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: ZP-2020-001850
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: 501N. Christopher Columbus Blvd. Philadelphia, PA 19123
601-61 N. Delaware Avenue Philadelphia, PA 19121

Is this parcel within an Opportunity Zone? Yes No x 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: City Of Phila, Dept Of Public Property
Architect: Bernardon

SITE CONDITIONS

| Site Area: | 8.76 Acres |
| Existing Zoning: | CMX-3 |
| Are Zoning Variances required? | Yes No x |

SITE USES

Present Use: Commercial
Proposed Use: Commercial Mixed Use

The project consists of two structures, a North and South building frame the pedestrian thoroughfare connecting Spring Garden to the Delaware River. The North Building will have approximately 265,000 sf of residential space mixed between townhouses and apartments, 8,000 sf of amenity space, 16,000 sf of retail, and 100 parking spaces on grade. The South building will have approximately 259,000 sf of residential space mixed between townhouses and apartments, 10,000 sf of amenity space, 21,000 sf of retail space, and 107 on grade parking spaces.

COMMUNITY MEETING

Community meeting held: Yes No x
However, we did present the design to the DRWC Planning Committee on April 14, 2020.
If yes, please provide written documentation as proof.
If no, indicate the date and time the community meeting will be held:

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

Page 1 of 2

Page 2 of 2

Dear Registered Community Organization or Neighbors:

This is a notification of an upcoming PUBLIC MEETING to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

Property Description: The property is located at 501 N Christopher Columbus Blvd. Philadelphia, PA 19123. It is the site at the end of spring garden street on the East side of Christopher Columbus Blvd. The site is zoned CMX-3.

Project Description: The project consists of two structures, a North and South building frame the pedestrian thoroughfare connecting Spring Garden to the Delaware River. The North Building will have approximately 300,000 sf of residential space mixed between townhouses and apartments, 9,500 sf of amenity space, 21,800 sf of retail, and 92 parking spaces on grade.

The South building will have approximately 302,000 sf of residential space mixed between townhouses and apartments, 7,000 sf of amenity, 15,000 sf of retail space, and 104 on grade parking spaces. The zoning application submission number is: ZP-2020-001850.

The applicant and the coordinating RCO have not yet set the date, time and place of a public meeting. The meeting to discuss this proposal will be convened by the coordinating RCO, another letter will be sent via regular mail informing you of the date, time, location, and coordinating RCO holding the meeting.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Haverford Properties Inc.
551 W. Lancaster Ave. Suite 307
Haverford, PA 19041

Jefferson Apartment Group
1420 Spring Hill Rd.
McLean VA 22102

Waterview Developers LLC C/O

07/17/2020

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely, Waterview Developers LLC C/O

cc: District Council Office contact Planning Commission - rco.notification@phila.gov Each affected RCO including the Coordinating RCO ZBA at rcozba@phila.gov or Civic Design Review Committee at CDR@phila.gov
AREAL VIEW OF SITE

AREAL VIEW LOOKING WEST

AREAL VIEW LOOKING NORTH EAST

AREAL VIEW LOOKING NORTH WEST
1. TOPOGRAPHIC AND SITE SURVEY PERFORMED BY URBAN ENGINEERS ON 10/01/2015.

SITE NOTES:

2. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO

2.A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER

AND DOES NOT LOCATE OR DELINEATE:

PROPERTY.

LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT

LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE

JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.

2.B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR

2.C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED

THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY

ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.

3. LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE.

3.A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM

EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE

PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

3.B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES

IS NOT GUARANTEED.

4. THE VERTICAL DATUM FOR THIS PROJECT REFERENCES NAVD88. PROJECT BENCHMARK TAKEN FROM A FADED

PINK PAINT MARK AT THE SOUTHWESTERLY CORNER OF THE ELEVATED PORTION OF THE LOADING DOCK

(15.153 NGVD 29). CITY DATUM ELEVATION MEASURED AT 9.33'.

(15.153 NGVD 29). CITY DATUM ELEVATION MEASURED AT 9.33'.

5. REFERENCES:

MUNICIPAL ZONING INFORMATION:

FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE CITY OF PHILADELPHIA AS

CURRENTLY AMENDED

FML

FML

CS0401

SHEET

PAGE 7

www.bernardon.com
GROUND LEVEL PLANTING PLAN: SHRUBS, PERENNIALS AND GROUNDCOVERS

- **PERENNIAL DRIFTS:**
  - Ripparian Inspired Flow
  - Open Woodland
  - Northern Screen Edge
  - Lawn

- **Riparian Meadow Edge:**
  - Full Sun / Part Shade

- **North Building**

- **South Building**
### TREES
- Acer rubrum 'Frankred'
- Acer rubrum 'October Glory'
- Amelanchier laevis
- Betula nigra ‘BNMTP’ DURA-HEAT
- Carpinus caroliniana
- Cercis canadensis ‘Appalachian Red’
- Chamaecyparis thyoides ‘Shiva’
- Cornus florida ‘Cherokee Princess’
- Gleditsia triacanthos ‘Draves’
- Gleditsia triacanthos f. inermis ‘Skycole’
- Liquidambar styraciflua ‘Rotundiloba’
- Magnolia virginiana ‘Jim Wilson’
- Metasequoia glyptostroboides
- Nyssa sylvatica ‘Red Rage’
- Quercus bicolor

### RIPARIAN MEADOW’S EDGE
- Asclepias incarnata
- Conoclinium coelestinum
- Maianthemum stellatum
- Monarda fistulosa
- Oenothera sensibilis
- Packera aurea
- Phlox maculata
- Pycnanthemum tenuifolium
- Solidago rugosa ‘Fireworks’
- Symphyotrichum novae-angliae
- Tradescantia ohiensis
- Vernonia lettermannii ‘Iron Butterfly’
- Zizia aurea

### GRASSES/SEDGES
- Carex lurida
- Carex stricta
- Juncus ‘Blue Dart’
- Pennisetum alopecuroides ‘Hameln’
- Schizachyrium scoparium

### PERENNIALS
- Amsonia tabernaemontana
- Baptisia australis
- Boltonia asteroides
- Ceratostigma plumbaginoides
- Conoclinium coelestinum
- Dryopteris marginalis
- Echinacea purpurea ‘Magnus’
- Heliopsis helianthoides ‘Tuscan Sun’
- Geranium ‘Gerswai’ ROZANNE
- Geranium maculatum
- Phlox maculata
- Mertensia virginica
- Osmondia cinnamomea
- Pycnanthemum virginianum
- Pycnanthemum tenuifolium
- Solidago rugosa ‘Fireworks’
- Symphyotrichum novae-angliae
- Tradescantia ohiensis
- Vernonia lettermannii ‘Iron Butterfly’
- Viola striata

### GRASSES/SEDGES
- Carex muskingumensis
- Carex pensylvanica
- Deschampsia cespitosa ‘Gold Tau’
- Panicum ‘Cape Breeze’
- Pennisetum alopecuroides ‘Hameln’
- Schizachyrium scoparium
- Sporobolus heterolepis

### BULBS
- Galanthus nivalis
- Narcissus ‘Golden Dawn’
- Narcissus poeticus var. recurvus
**NORTHERN SCREEN EDGE**

**PERENNIALS**
- Dryopteris marginalis
- Geranium ‘Gerwat’ ROZANNE
- Heuchera villosa ‘Autumn Bride’
- Heuchera villosa ‘Brownies’
- Onoclea sensibilis
- Osmundastrum cinnamomeum
- Viola striata

**GRASSES**
- Carex muskingumensis
- Carex pensylvanica

**SHRUBS**
- Aronia melanocarpa ‘Morton’
- Clethra alnifolia ‘Hummingbird’
- Hydrangea quercifolia ‘Sike’s Dwarf’
- Ilex glabra ‘Shamrock’
- Itea virginica ‘Henry’s Garnet’
- Leucothoe fontanesiana ‘Zeblid’
- Rhus aromatica ‘Grow-Low’

**BULBS**
- Galanthus nivalis
- Narcissus ‘Golden Dawn’
- Narcissus poeticus var. recurvus

---

**OPEN WOODLAND**

**PERENNIALS**
- Amsonia tabernaemontana
- Ceratostigma plumbaginoides
- Echinacea purpurea ‘White Swan’
- Geranium ‘Gerwat’ ROZANNE
- Liatris pycnostachya
- Nepeta ‘Walker’s Low’
- Sisyrinchium angustifolium

**GRASSES/SEDGES**
- Carex pensylvanica
- Muhlenbergia capillaris ‘White Cloud’
- Nassella tenuissima

**BULBS**
- Galanthus nivalis
- Narcissus poeticus var. recurvus

---

**PERENNIAL DRIFTS: RIPARIAN INSPIRED FLOW**

**PERENNIALS**
- Ceratostigma plumbaginoides
- Dryopteris marginals
- Geranium ‘Gerwat’ ROZANNE
- Heuchera villosa ‘Autumn Bride’
- Heuchera villosa ‘Brownies’

**GRASSES/SEDGES**
- Carex pensylvanica

**BULBS**
- Galanthus nivalis
- Narcissus poeticus var. recurvus

---

**GROUND LEVEL PLANTING PLAN - PLANT LIST**
**COUETRD PLANTING PLAN - TREES**

**TREES**
- Amelanchier laevis
- Carpinus caroliniana
- Cercis canadensis 'Appalachian Red'
- Cornus florida 'Cherokee Princess

**PERENNIALS**
- Amsonia 'Blue Ice'
- Ceratostigma plumbaginoides
- Dryopteris marginalis
- Echinacea purpurea 'Magnus'
- Euphorbia amygdaloides subs. Robbiae
- Geranium 'Gerwat' ROZANNE
- Helleborus x hybrida 'Painted Doubles'
- Heuchera villosa 'Autumn Bride'
- Heuchera villosa 'Brownies'
- Liatris pycnostachya
- Nepeta 'Walker's Low'
- Sisyrinchium angustifolium

**GRASSES/SEDGES**
- Carex pensylvanica
- Deschampsia cespitosa 'Gold Tau'
- Muhlenbergia capillaris 'White Cloud'
- Nassella tenuissima
- Pennisetum alopecuroides 'Hameln'
- Pennisetum alopecuroides 'Little Bunny'

**SHRUBS**
- Clethra alnifolia 'Hummingbird'
- Fothergilla gardenii
- Ilex glabra 'Shamrock'
- Itea virginica 'Sprich' LITTLE HENRY
- Leucothoe fontanesiana 'Zebid' SCARLETTA

**BULBS**
- Galanthus nivalis
- Narcissus 'Golden Dawn'
- Narcissus poeticus var. recurvus
COURTYARD PLANTING PLAN - PLANTS

**PERENNIALS**
- Amsonia 'Blue Ice'
- Ceratostigma plumbaginoides
- Echinacea purpurea 'Magnus'
- Euphorbia amygdaloides subs. Robbiae
- Geranium 'Gerwat' ROZANNE
- Liatris pycnostachya
- Nepeta 'Walker’s Low'
- Sisyrinchium angustifolium

**GRASSES/SEDGES**
- Carex pensylvanica
- Muhlenbergia capillaris 'White Cloud'
- Nassella tenuissima
- Pennisetum alopecuroides 'Hameln'

**SHRUBS**
- Clethra alnifolia 'Hummingbird'
- Fothergilla gardenii

**BULBS**
- Galanthus nivalis
- Narcissus poeticus var. recurvus

---

**ROOF TOP PLANTING: SHRUBS, PERENNIALS AND GROUNDCOVERS: FULL SUN**

**PERENNIALS**
- Ceratostigma plumbaginoides
- Dryopteris marginalis
- Geranium 'Gerwat' ROZANNE
- Helleborus x hybridus 'Painted Doubles'
- Heuchera villosa 'Autumn Bride'
- Heuchera villosa 'Brownies'

**GRASSES/SEDGES**
- Carex pensylvanica
- Deschampsia cespitosa 'Gold Tau'
- Nassella tenuissima
- Pennisetum alopecuroides 'Hameln'

**SHRUBS**
- Clethra alnifolia 'Hummingbird'
- Fothergilla gardenii

---

**ROOF TOP PLANTING: SHRUBS, PERENNIALS AND GROUNDCOVERS: SHADE MIX**

**PERENNIALS**
- Ceratostigma plumbaginoides
- Dryopteris marginalis
- Geranium 'Gerwat' ROZANNE
- Helleborus x hybridus 'Painted Doubles'
- Heuchera villosa 'Autumn Bride'
- Heuchera villosa 'Brownies'

**GRASSES/SEDGES**
- Carex pensylvanica
- Deschampsia cespitosa 'Gold Tau'
- Pennisetum alopecuroides 'Hameln'

**SHRUBS**
- Ilex glabra 'Shamrock'
- Itea virginica ‘Sprich’ LITTLE HENRY
- Leucothoe fontanesiana ‘Zebild’ SCARLETTA
ROOF TOP HARDSCAPE MATERIALS

- Pedestal Pavers
- Cast-in-Place Concrete
- Stone Fines
- Wood Decking
- Pool Coping

NORTH BUILDING

SOUTH BUILDING

COURTYARD HARDSCAPE PLAN
EAST ELEVATION

WEST ELEVATION
SOUTH ELEVATION

NORTH ELEVATION
EAST ELEVATION

WEST ELEVATION
<table>
<thead>
<tr>
<th></th>
<th>Building Material</th>
<th>Color/Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>James Hardie Aspyre V-Groove - Iron Gray</td>
<td>Cementitious prefinished siding</td>
</tr>
<tr>
<td>2</td>
<td>James Hardie Aspyre V-Groove - Iron Gray</td>
<td>Cementitious prefinished siding</td>
</tr>
<tr>
<td>3</td>
<td>Sand Brick</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Black Brick</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Red Brick</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>ATAS Metafor - Black</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>ATAS Metafor - Patina Green</td>
<td>Prefinished aluminum panel</td>
</tr>
<tr>
<td>8</td>
<td>Fiberon Composite Siding - Ipe</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Fiberon Composite Siding - Warm Sienna</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>ATAS Span Wall - Charcoal Grey</td>
<td>Prefinished aluminum panel</td>
</tr>
<tr>
<td>11</td>
<td>CertainTeed 12&quot; Mainstreet - Sterling Gray</td>
<td>Vinyl siding</td>
</tr>
<tr>
<td>12</td>
<td>CertainTeed 12&quot; Mainstreet - Autumn Yellow</td>
<td>Vinyl siding</td>
</tr>
<tr>
<td>13</td>
<td>James Hardie Panel - Smooth (custom colors)</td>
<td>Cementitious prefinished panel</td>
</tr>
<tr>
<td>14</td>
<td>Fiberon Composite Siding - Warm Sienna</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>CertainTeed 12&quot; Mainstreet - Charcoal Gray</td>
<td>Vinyl siding</td>
</tr>
<tr>
<td>16</td>
<td>CertainTeed 12&quot; Mainstreet - Granite Gray</td>
<td>Vinyl siding</td>
</tr>
</tbody>
</table>
Civic Sustainable Design Checklist – Updated September 3, 2019

Civic Design Review Sustainable Design Checklist

Sustainable design represents an important city-wide consensus 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?</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location and Transportation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Access to Quality Transit</td>
<td>Locate a functional entry of the project within a 1/4 mile (400-meter) walking distance of existing or planned bus, tramway, or pedestrian stops. Bus rapid transit stops, light rail or heavy rail stations.</td>
<td>Yes</td>
<td></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 unimproved or unoccupied parking areas are 40% or less of the site area.</td>
<td>Yes</td>
<td></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. Carpool and alternative fuel vehicles.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>(4) Railway Underpasses</td>
<td>To foster safe and maintain a quality of life protected from excessive noise and vibration, the railway development with railway frontage should be setback from rail lines and the building’s exterior envelope, including windows, should reduce exterior sound transmission to 63dB. (Rail Underpass, specify distance)</td>
<td>N/A</td>
<td></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.</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

Civic Sustainable Design Checklist – Updated September 3, 2019

Water Efficiency

(6) Outdoor Water Use
Maintain on-site vegetation without irrigation. Orthogonal requirements of at least 50% from the calculated baseline for the site’s peak watering month.

| Sustainable Sites                  | (7) Phenoc Site Surfaces                                                 | Yes                           | More than 50% of the site open area will be vegetated or green spaces. |
|                                     |                                                                           |                              |             |
| (8) Rainwater Management           | Conform to the stormwater requirements of the Philadelphia Water Department (PWS) and either: | Yes                           |             |
|                                     | A. Develop a green storm and design it to PWS, designed and constructed in accordance with the PWS Green Streets Design Manual, SRI R1 or B. Manage additional run-off from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWS Stormwater Management Regulations | Yes |             |
| (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: | Yes |             |
|                                     | A. Hardscapes that have a high reflectance, on SRI 20. | Yes |             |

Energy and Atmosphere

(10) Energy Commissioning and Energy Performance Adherence to the New Building Code
PCPC notes that as of April 1, 2015, 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 assist 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.

(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 one of these benchmarks? | Yes |             |

Note: We will be pushing performance measures beyond what is required by the code. However, we will be relying on an RHEA system in all public spaces and 50% solarization throughout the spaces.
### Civic Sustainable Design Checklist – Updated September 3, 2019

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes:</td>
<td>The project is located 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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(13) On-Site Renewable Energy</th>
<th>Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. We are not able to produce renewable energy onsite as it is not financially viable.</td>
<td></td>
</tr>
</tbody>
</table>

### Innovation

<table>
<thead>
<tr>
<th>(14) Innovation</th>
<th>Any other sustainable measures that could positively impact the public realm.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes: Knock-out spaces for replacing unknown gaps, ensured public space, greened and designed spaces in addition to pathways, and encrusted by the tree, the project produces a strong visual impact on the public realm.</td>
<td></td>
</tr>
</tbody>
</table>

---


2 Title 4 The Philadelphia Building Construction and Occupancy Code


3 LEED 4.1, Optimize Energy Performance in LEED v4.1

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

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

4 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