



# A Successful Transformation: Paseo Verde South Apartments *Green Building Awards*

North Philadelphia, PA

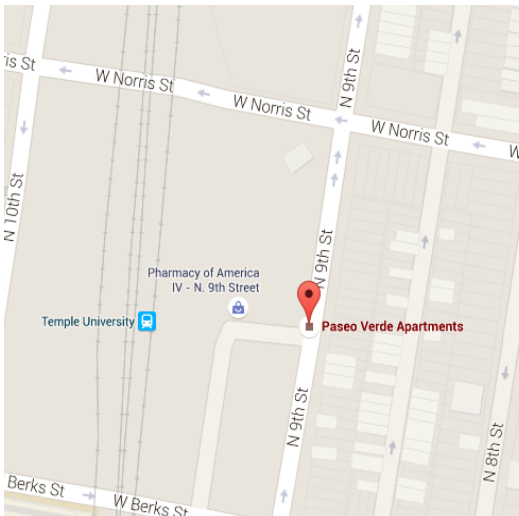
## Site Description

The former coal yard consists of approximately 2 acres of land formerly used as a parking lot. The property operated as a coal yard between 1895 and 1980. The site lies at the corner of 9th and Berks Streets. Redevelopment was a joint venture between the nonprofit community organization Asociacion de Puertorriqueños en Marcha and Jonathan Rose Companies and broke ground in spring 2012 to become Paseo Verde apartments in 2013.



## Environmental Issues Addressed

The site was assessed using \$200,000 in EPA grant awarded to the City of Philadelphia.. In 2010, lead and mercury were detected in the soil and 221 tons of impacted soil was excavated and properly disposed to meet residential statewide health standards. The site was decontaminated prior to construction.



Location of site at 9th and Berks Streets along SEPTA Regional Rail Line

## Leveraged Resources

**EPA Grant Recipient: City of Philadelphia**

**Year Awarded: 2010**

**Grant Types: Assessment**

**Former Uses: Coal Yard**

**Current Uses: Apartment Complex and Commercial Space**

The project utilized a combination of financing from federal, state, city and foundation sources, including US Treasury New Market Tax Credits; Philadelphia Housing Finance Agency Low Income Housing Tax Credits; Federal Home Loan Bank AHP program; Office of Housing and Community Development (OHCD) HOME and Housing Trust Fund programs; and the Pennsylvania Redevelopment Assistance Capital Program. More than 550 construction workers helped redevelop this site.

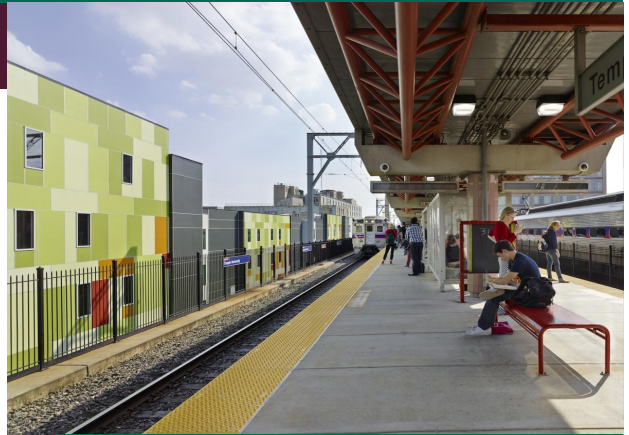
# Behind the Transformation

## Current Use Features

Meaning “green way” in Spanish, Paseo Verde’s green and sustainable design became the first project in the country to earn LEED Platinum for Neighborhood Development certification from the U.S. Green Building Council.

Environmentally sensitive features include green and blue roofs, designed to retain and slowly release rainfall to urban storm drains, permeable paving, water gardens

to retain and manage water, solar panels, and the use of local, recyclable and renewable materials.



Transit-oriented housing adjacent to SEPTA station

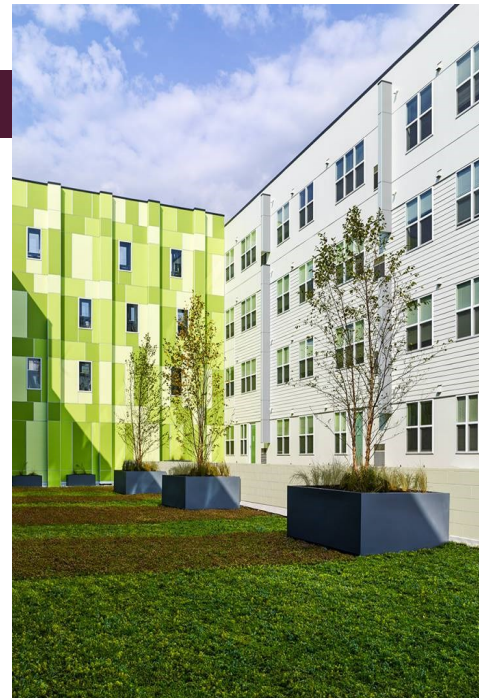


Solar panels on the roof, courtesy of Paul Gargagliano

With easy access to major bus routes, the 2-acre parcel of land is adjacent to the Temple University Train Station, the fourth busiest stop in the regional transit system. The 206,000 square foot building consists of 70 market-rate and affordable units, and 30,000 square feet of commercial and community service space with nearly 70 parking spaces.

## Community Benefit

The building features energy efficient and water saving architectural design, such as green and blue roofs, efficient mechanical systems, ENERGY STAR-rated appliances and fixtures, and formaldehyde-free materials to enhance indoor air quality. Also, comprehensive storm water management system will help reduce energy use. Delaware Valley Regional Planning Commission awarded the Regional Excellence Award and Regional Land Use Project of the Year in 2013. The building also earned the Pennsylvania Award for Architectural Excellence.



Green space at Paseo Verde. All photos courtesy of Hugh Loomis

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