Green Features

Paseo Verde’s sustainable design is to provide a healthy living environment that ensures improved indoor air quality and a reduction in water and energy use. The project was built using local, recyclable, and renewable materials and was certified as a LEED® for Neighborhood Development (ND) Platinum certification for the project. This is THE FIRST project in the country to receive this rating under the 2009 guidelines.

TRANSPORT ORIENTED DESIGN

• Paseo Verde is a model Transit Oriented Development (TOD), located directly adjacent to the SEPTA Regional Rail Temple University Train Station. The station is the fourth busiest transit stop in the SEPTA system, providing a 5 minute ride to Center City and connections to Philadelphia’s regional stations.
• The project will provide a parking space for the local Philly Car Share program or ZipCar
• Safe and secure bicycle storage is also available to further encourage residents to use alternative transportation methods.
• Lighting and streetscapes to make the area safe for pedestrians
• Adjacent to the APM Redevelopment Area, residents will benefit from community gardening programs and low-cost health care services provided on-site by Public Health Management Corporation (PHMC)
• Residents will have access to the convenience of Pharmacy USA located on site.
• APM administrative headquarters will be located in Paseo Verde, with the following services available: Child, Youth & Family Services, Financial Planning, Health, Human Services, Community and Economic Development Services.

WATER EFFICIENCY

• Blue Roofs and Green Roofs will contribute to the storm water management of the site, as well as provide recreational areas for residents
• Ground level river stone basins for infiltration
• Underground retention tank to reduce the project’s impact to the City’s storm water system
• 30% water use reduction through low-flow fixtures

ENERGY

• High performance building envelope
• High efficiency mechanical systems
• Programmable thermostats in each unit
• Sub-meters for electrical utility
• ENERGY STAR® lighting and appliances
• Solar panels

INDOOR AIR QUALITY

• Low-VOC paints, primers and finishes
• High efficiency operable triple glazed and low-E windows
• Green Label carpets

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ABOUT Asociación Puertorriqueños en Marcha (APM)

Asociación Puertorriqueños en Marcha, Inc. (APM) is a Latino-based health, human services, community and economic development non-profit organization helping Philadelphia area families achieve their full potential in life. For over forty years APM has been dedicated to improving the quality of life by offering a conglomerate of programs and services including education for children, mental health support, drug and alcohol treatment, health prevention and promotion and access to affordable housing options.

For more information, visit www.apmphila.org

BUILDING FACTS

• Construction Start: February 2012
• Construction Completion: September 2013
• Residential Units: 120 Mixed-Income
• Retail/Office Space: 30,000 SF

FINANCING

• JPMorgan Chase
• Pennsylvania Housing Finance Agency
• Hudson Housing Capital
• City of Philadelphia - Office of Housing and Community Development (OHCD) & Philadelphia Redevelopment Authority (PRA)
• Federal Home Loan Bank of San Francisco
• The Reinvestment Fund (TRF)
• Philadelphia Industrial Development Corporation
• Federal Home Loan Bank of San Francisco
• Commonwealth of Pennsylvania - Department of Community and Economic Development
• Citibank
• Bank of America/USGBC

Project Team (Partial List)

• Developers/Owners:
  Asociación Puertorriqueños en Marcha, Inc. and Jonathan Rose Companies
• Architect: Wallace Roberts & Todd
• Contractor: Domus, Inc.
• Building Management: The Altman Group
• Mechanical/Electrical/Plumbing Engineer: CSA Group

• Structural Engineers: David Chou & Associates
• Civil Engineer: Urban Engineers
• Environmental Engineer: Pennoni Associates
• LEED for Homes Consultant: Magrann Associates
• LEED ND Consultant: Raimi + Associates
• Construction Inspector: Hillman Group
• NMTC Consultant: Next Street
• Transit Design: Capitalize Philadelphia

FOR MEDIA INQUIRIES, PLEASE CONTACT:

Rick Olmos, Asociación Puertorriqueños en Marcha (APM), Tel: (267)296-7363 Email: rick.olmos@apmphila.org
LEED NEIGHBORHOOD DEVELOPMENT CREDITS

SMART LOCATION & LINKAGE
- SMART LOCATION
- IMPERILED SPECIES CONSERVATION
- WETLAND AND WATER BODY CONSERVATION
- AGRICULTURAL LAND CONSERVATION
- FLOOD PLAN AVOIDANCE
- PREFERRED LOCATION - INFILL SITE - PREVIOUSLY DEVELOPED
- BROWNFIELD REDEVELOPMENT
- REDUCED AUTOMOBILE DEPENDENCE
- HOUSING & JOBS PROXIMITY
- STEEP SLOPE PROTECTION
- SITE DESIGN FOR HABITAT & WATER BODY CONSERVATION

NEIGHBORHOOD PATTERN & DESIGN
- WALKABLE STREETS
- COMPACT DEVELOPMENT
- CONNECTED AND OPEN COMMUNITY
- WALKABLE STREETS
- COMPACT DEVELOPMENT
- MIXED USE NEIGHBORHOOD CENTERS
- MIXED INCOME DIVERSE COMMUNITIES
- STREET NETWORK
- TRANSIT FACILITIES
- ACCESS TO CIVIC & PUBLIC SPACE
- ACCESS TO RECREATION FACILITIES
- VISITABILITY & UNIVERSAL DESIGN
- COMMUNITY OUTREACH & INVOLVEMENT
- TREE-LINED AND SHADED STREETS
- BUILDING ENTRIES ON STREET FACADE

GREEN INFRASTRUCTURE & BUILDINGS
- CERTIFIED GREEN BUILDINGS
- MINIMUM BUILDING ENERGY EFFICIENCY
- MINIMUM BUILDING WATER EFFICIENCY
- CONSTRUCTION ACTIVITY POLLUTION PREVENTION
- CERTIFIED GREEN BUILDING
- BUILDING ENERGY EFFICIENCY
- BUILDING WATER EFFICIENCY
- WATER EFFICIENT LANDSCAPING
- STORMWATER MANAGEMENT
- HEAT ISLAND REDUCTION

INNOVATION & DESIGN PROCESS
- EXEMPLARY PERFORMANCE - SLL
- EXEMPLARY PERFORMANCE - NPD
- EXEMPLARY PERFORMANCE - GIB
- LEED ND EDUCATION
- LEED ACCREDITED PROFESSIONAL

REGIONAL PRIORITY CREDITS
- SLLC-2 BROWNFIELDS REDEVELOPMENT
- SLLC-5 HOUSING & JOB PROXIMITY
- NPDC-4 MIXED INCOME DIVERSE COMMUNITIES
- GIB-2 BUILDING ENERGY EFFICIENCY