

# Paseo Verde

Philadelphia, PA

Mixed-use, Mixed-income,  
Transit Oriented Development



**26%** reduction in energy costs

**87%** construction waste diverted  
from landfills

**95%** recycled content in locally  
produced drywall

## LEED Facts

Paseo Verde  
Philadelphia, PA

LEED for Homes Mid-rise  
certification awarded June 9, 2014

<b>PLATINUM</b>	<b>87*</b>
Sustainable Sites	21/22
Water Efficiency	7/15
Energy & Atmosphere	19/38
Materials & Resources	12.5/16
Indoor Environmental Quality	8/21
Locations & Linkages	10/10
Awareness & Education	2/3
Innovation & Design	9/11

*\*Out of a possible 136 points.*

# PLATINUM

# Paseo Verde

## Philadelphia, PA

## Project Description:

Paseo Verde, whose name translates to “green walk,” is a mixed-use, mixed-income LEED Platinum, transit oriented development located in North Philadelphia, PA. It is the first LEED ND project in the country to achieve a Platinum rating.

Developers Jonathan Rose Companies and Asociación Puertorriqueños en Marcha (APM) along with architect, Wallace Roberts Todd (WRT) created the healthy living environment through sustainable practices and built according to an environmentally responsible design, with help from MaGrann Associates.

Paseo Verde was built with an energy efficient building envelope and MEP systems, green and blue roofs, photovoltaic solar panels and the use of recycled and low emitting materials. It saves residents costs through effective reduction in water and energy use. The building consists of 120 rental units, 67 parking spaces, landscaped terraces, green roofs and retail and community service space. Paseo Verde is also immediately adjacent to SEPTA’s Temple train station with easy access to center city Philadelphia, Trenton and surrounding neighborhoods & towns.

## Process:

MaGrann Associates guided the project throughout the design, construction and documentation phases of Paseo Verde. Consultants from MaGrann offered feedback on various combinations of strategies’ implications for Energy consumption, utility bill performance, achievability within the construction process and quality management required to achieve high performance results.

## Results:

On September 24, 2013, Paseo Verde became the first development in the country to receive LEED ND Platinum Certification and on June 9, 2014 it was officially LEED for Homes certified for Townhomes – low-rise, and Main Building – mid-rise. Paseo Verde received the Delaware Valley Regional Planning Commission’s Regional Excellence - Land Use Project of the Year Award in 2013 and Urban Land Institute’s Willard G. “Bill” Rouse III Award for Excellence in 2014. As of 2014, the apartments were 94% occupied.

“One of the things I really appreciate about MaGrann is their ability to work collaboratively...it’s an iterative process and I fell like MaGrann really gets that.”

- Paul Freitag, Jonathan Rose Companies

### Neighborhood Pattern and Design



**Developer/Builder:** Jonathan Rose Companies & Asociación Puertorriqueños en Marcha (APM)  
**Architect:** Wallace Roberts Todd (WRT)  
**MEP Engineer:** CSA Group  
**LEED Provider:** MaGrann Associates  
**Project Style:** Mixed-Use, Mixed-Income  
**Project Size:** 206,000 square feet

### PASEO VERDE SCOPE OF WORK:

- Tankless water heaters
- Open air garage
- MERV 8 filters - very high air filtration
- Photovoltaic solar panels
- Green and blue roofs
- ENERGY STAR-rated appliances and fixtures
- LEED Platinum Certification