

NewCourtland Apartments at Allegheny Phase 2

1900 W. Allegheny Avenue
Philadelphia, PA 19132

SCOPE OF WORK SYNOPSIS

The project is the expansion of a 6-story mixed-use apartment building. The building to be expanded is the New Courtland Apartments at Allegheny (TC2013-405) which was awarded PHFA Tax Credits in 2013 and which will be referred to as "Phase 1".

The site for the project is the same parcel for Phase 1 and is located within a larger five-plus acre triangular site bounded by West Allegheny Avenue along its northern edge. Along the southern edge of the site is the Philadelphia Germantown & Chestnut Hill Branch Connecting Railway. The project site is 59,985 SF, or 1.377 acres. Frontage along Allegheny Avenue is approximately 192-ft.

The project will share site improvements and common elements including the Community Room, Management and other Offices, Laundry Rooms and elevator with Phase 2. NewCourtland will form a condominium to accomplish this.

The larger, overall parcel is vacant and clear of any structures. Previously, though, this was the site of a large factory and industrial use. Included in the larger site is a parcel to the west on which New Courtland recently completed construction of a new 16,000 sf building that houses a LIFE (Adult Day Health) Center. Also included in the larger site is a parcel to the east that is vacant and set aside for future development by NewCourtland.

The site is a **Brownfield**, and development is complicated by the presence of environmental contaminants including lead, used motor oil constituents, and chlorinated compounds in groundwater. Prior to transferring the site to NewCourtland, the City of Philadelphia applied for and obtained designation from the Pennsylvania Department of Environmental Protection as a Special Industrial Area (see printout from PA Bulletin in this Tab 5). This designation permits only industrial development unless further remediation occurs. As part of the scope of work, further measures will be taken to bring the site to a condition acceptable for residential use. These are detailed in the Phase 1 environmental report executive summary included in Tab 17 of the application, and are further described in a letter from the environmental consultant, included in this Tab 5.

Construction on Phase 1 is expected to begin in December, 2013 and will create 60 one-bedroom apartments. The apartments will be arranged 12 per floor on five residential floors above a mixed-use first floor. The proposed project (Phase 2) will add 45 one-bedroom apartments to the Phase 1 building. The apartments will be identical to those constructed in Phase 1 and will range in size from 585 to 650 net square feet. Five apartments will be provided on the first floor, and seven apartments will be provided on each of floors 2 through 6. The total building area of the Phase 2 addition is 34,795 gsf.

The Phase 2 apartments will be served by the common areas and amenities of the Phase 1 building. These elements include two traction elevators, a Trash Chute accessed from a Trash Room on each floor, a Laundry Room on each floor, a Lounge on floors 2-6, and, on the first floor, a 1245 square-foot Community Room, Kitchenette, Mail Room, Management Office, and Rest Rooms. One additional exit stair will be provided in Phase 2.

The Mechanical and Electrical Rooms of Phase 1 have been sized to accommodate additional equipment to serve the Phase 2 expansion. As part of the work in Phase 2, a new boiler will be added to the Phase 1 Mechanical Room and a new rooftop chiller will be added to the Phase 1 rooftop mechanical area.

The construction of the building will match that of Phase 1 as follows: The building's foundation will be structural concrete slab on grade with grade beams spanning between end-bearing caissons. The building's structural system will be a hybrid structure of structural steel studs, structural steel beams and columns, with a precast concrete plank floor and roof structure. Exterior walls will be 6" structural steel studs at 16-inches on center with R-21 batt insulation. The stud cavity insulation will be supplemented with 2-inch rigid insulation with an R-value of 10 on top of exterior sheathing and building wrap. The exterior finish materials will be a combination of metal panel siding, fiber-cement panel siding, and brick masonry. The windows will be vinyl. The exterior materials and windows will be consistent with, and match in pattern and arrangement, those of the Phase 1 building. The roof assembly will be a thermoplastic polyolefin (TPO) membrane roof over tapered roof insulation to provide a minimum R-value of 43.

Typical apartment finishes will include VCT at the Kitchen and Bath floors, with a tight-loop carpet in the Living and Bedroom areas. Bathrooms will have one piece roll-in showers assemblies with a maximum ½" lip at the threshold. Kitchens will receive full size refrigerators, ranges, and dishwashers, as well as a garbage disposal and a vented range hood.

For the common spaces, a permanent walk-off mat will be provided at the building vestibule with ceramic tile at the Lobby. VCT will be provided at the Community Room, Laundry and Corridor spaces.

Mechanical Systems: The HVAC systems shall consist of fan coil units fed through a two pipe or four pipe chilled/heating hot water distribution system. The circulation shall utilize variable speed secondary (system) pumps. Heating hot water shall be generated utilizing 95% efficient boilers. Chilled water shall be generated utilizing high efficiency chillers. Hot water temperature reset based on outside air temperature control strategies shall be included.

Energy Conservation: NewCourtland Apartments at Allegheny will have several elements that will make it highly efficient. The building will be thoroughly insulated, including 2-inch rigid underslab insulation providing an R-value of 12 and roof insulation of a minimum of R-43. Walls will have a minimum R-value of R-41. The windows will be Low-E insulated with an R-value of 2, and the exterior utility doors will be insulated hollow metal. Hot water delivery pipes will be insulated and low flow plumbing fixtures will be specified. All appliances, equipment and lighting fixtures will be Energy Star rated where available and the building will be designed to meet the requirements for pressurization testing (blower door test). The building and its site will incorporate building materials & finishes with a high percentage of recycled content and low VOC where available, and drought resistant plantings. In addition, the building will meet Energy Star Multifamily High-Rise Standards. The domestic hot water shall be generated through a central 95% efficient water heater. In addition, ventilation shall meet the requirements of IMC-2009 or ASHRAE Standard 62-2007.

Energy Conservation/Green Building: PHFA's Green Building Criteria will be met or exceeded, and the overall value of the exterior building envelope will exceed the 2009 International Energy Conservation Code requirements by at least 10%.

In addition, the project will directly incorporate the following sustainable items:

- **Recycled Content Materials** – A minimum of 5% of post-consumer or post-industrial recycled materials will be incorporated into the project.

- **Certified/Salvaged/Engineered Wood Products** – At least 15% of the cost of all wood products will be for materials certified in accordance with the Forest Stewardship Council, salvaged wood, or engineered framing materials.
- **Construction Waste Management** – At least 15% of non-hazardous construction debris will be recycled or salvaged.

Accessible Housing: There will be six accessible One Bedroom Units. In addition, two apartments will be hearing and vision impaired units. The accessible units will meet all of the design criteria set forth in the Design Architect's Certification of Selection Criteria. Local, state and federal mandates require three accessible units – we will be providing six. The balance of the units will be adaptable and VisitAble.

Zoning Approvals: The project has received zoning approval and a zoning permit is in hand for the building as designed.