Finding and Entitling Future Green TODs
EBL&S Development

Headquartered in Philadelphia

Finds political, economic, and engineering synergies in redeveloping retail sites.

RPI Board and LEED-ND Pilot Program Participant
Our Pre-Entitlement TOD
Pre-acquisition: Macro assessment

Geography and Demographics

- HH income >$75,000
- $4.15 to reach major job centers
- Electrification plans
Pre-Acquisition: Micro Assessment

Challenges

- The density/height tradeoff
- Political climate and edge conditions
One Solution: LEED-ND
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Building Livable Communities with Transit

(not compact enough)
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Building Livable Communities with Transit Connectivity – 1-5 pts.

Open Community – No Gates
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Building Livable Communities with Transit Modulation and Reused Materials

Bike Network

LEED for future buildings

Park & Plaza Street & Walk

Open Space
STATIONPARKgreen

• 600 units - townhomes, apartments, condos, and penthouses
• 100,000 SF of office
• 75,000 SF of neighborhood-serving retail
• Over 6 acres of open space: plazas, streets and mews
• 2 acres of public-access parks and gardens
• 30% water-use reduction
• 40% of the square footage will be LEED certified.
Pre-entitlement: Once It Pencils

Advantages
- Reduced entitlement timeline
- Marketing and Lease-up
- Political goodwill
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Building Livable Communities with Transit
Final Considerations

1. Can the economics support “creating a sense of place?”
2. Can the site support 1.3 parking ratios?
3. If you don’t have strong rents, do you have height?
Project Update

• Second LEED-ND project in nation.
• City motivated to complete project
• Regular press on project’s green features
• Public access (a LEED requirement) has won points with neighbors