

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 143 W. Broad St.

Owner of building Skyline West, LLC Phone [REDACTED]

Owner's email & mailing address [REDACTED] City Line Plaza, Suite 106, 2005 City Line Rd, Bethlehem, PA 18017

Applicant Skyline West, LLC Phone: [REDACTED]

Applicant's email & mailing address same as above

Street and Number City State Zip Code

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD. USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Application form, photographs, and drawings must be submitted (see attached for deadline) prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

1. PHOTOGRAPHS - Photographs of your building and neighboring buildings must accompany your application.

2. TYPE OF WORK PROPOSED - Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.
Trim and decorative woodwork Skylights
Siding and Masonry Metal work
Roofing, gutter and downspout Light fixtures
Windows, doors, and associated hardware Signs
Storm windows and storm doors Demolition
Shutters and associated hardware X Other New Construction
Paint (Submit color chips - HARB only)

3. DRAWINGS OF PROPOSED WORK - Required drawings must accompany your application. Please submit ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS
Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
X New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
X A scale drawing, with an elevation view, is required for all sign submittals

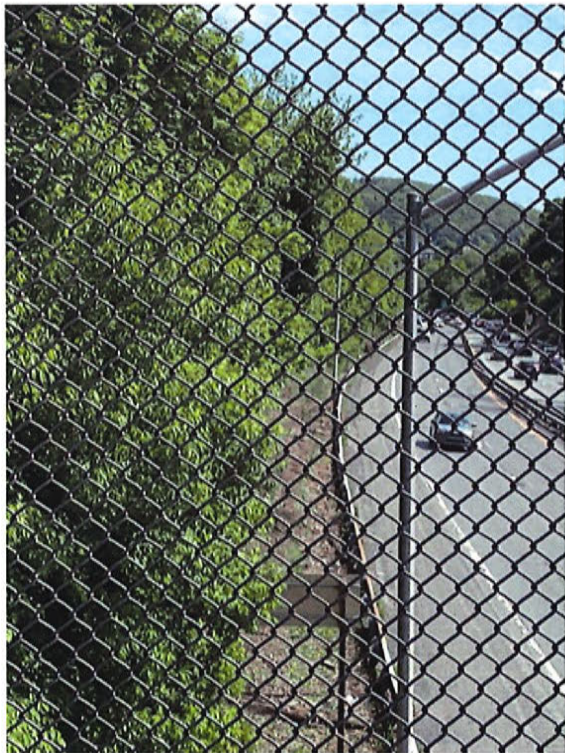
4. DESCRIBE PROJECT - Describe any work checked in #2 and #3 above. Attach additional sheets as needed. SEE ATTACHED

5. APPLICANT'S SIGNATURE [Signature] MEMBER DATE: 5/26/2022
OWNER'S SIGNATURE [Signature] MEMBER DATE: 5/26/22

APPLICATION OF SKYLINE WEST FOR COA FOR NEW CONSTRUCTION
PHOTOGRAPHS



EAST SIDE OF 143 W. BROAD STREET FROM BROAD STREET BRIDGE



WEST SIDE OF 143 W. BROAD STREET FROM BRIDGE ON BROAD STREET OVER PA 378

BUILDINGS RESPECTIVELY ON THE WEST AND EAST SIDE OF TERRACE AVENUE
NORTH SIDE OF WEST BROAD STREET
OPPOSITE 143 W. BROAD STREET



APPLICATION OF SKYLINE WEST, LLC
BETHLEHEM HISTORIC & ARCHITECTURAL REVIEW BOARD
143 W. BROAD STREET

APPLICATION FOR: COA – NEW CONSTRUCTION,
MULTI-FAMILY RESIDENTIAL BUILDING

4. DESCRIBE PROJECT: New construction of a multi-family residential building with parking deck and amenities.

A bit of history: In 2018 the applicant submitted a request for COA for the demolition of a house at 143 W. Broad Street and approval of a 50-unit multi-family residential building with parking garage and amenities. The HARB Board reviewed both requests. The Board recommended against approval of the demolition of the house on the property while also commenting on the proposed design of the new structure. City Council approved the COA for demolition of the house. The concept of this project requires use of property immediately adjacent to the south of 143 W. Broad Street. The applicant had obtained an agreement of sale for the property from the Redevelopment Authority of the City of Bethlehem (RDA). As the project advanced to a review of the design it was discovered that there were several title issues with the adjacent property relating to the acquisition of the property by the RDA in the 1960's when PennDOT was constructing PA Route 378. The remedial action relating to these title issues began in 2019 and continued through 2021. The revised concepts have incorporated comments from the HARB Board in 2018, including:

Scale: The size of the project has been reduced by one floor of occupancy with the number of units being reduced from 50 to 40.

Exterior Color and Texture: While all agree that under the Secretary of the Interior's Standards a new building in an historic area should not mimic the style of an historic building, the concern of the HARB board was that the proposed white colors prominent in the design, along with the texture of the façades was inconsistent with the historic district. The revised design incorporates colors consistent with the stone construction prominent in the Historic District and textures that also reflect natural elements (stone and wood).

The design of Skyline West incorporates respect for its natural surroundings and for the historical nature of the district. When completed the 40 residential units will have balconies partially shaded by trees growing on the hillside below it. Preservation of the natural flora is a primary goal of the project.

DESIGN ELEMENTS

The building was designed as a long and narrow building whose "headhouse" frontage meets Broad Street at a set-back. This narrow end presents a face and massing to the street that is sensitive to the scale of surrounding buildings, albeit buildings that are actually at quite a

distance from the structure as they sit across the wide expanse of Broad Street at the foot of the historic Broad Street bridge and across the overpass bridge for Route 378. The primary context for the site, is thus its natural environment. At the front of the building a landscaped and cobblestone-paved court provides a gracious entry to the apartments to pedestrians or vehicles that slip into the parking ramp.

The frontage of the building is composed of a series of volumes and walls clad in natural stone, slate and standing seam zinc. The main volume is a natural slate color with punched openings of various proportions. That volume is anchored by a charcoal standing seam zinc tower that expresses the buildings stairs and elevators. A transparent glass and wood storefront entry porch and vestibule brings people into the building.

The long sides of the building vary in character and materials, depending on their orientation. The apartment side of the building faces east to the sloping woods, where the filtered view of downtown Bethlehem, Monocacy Valley and South Mountain unfolds. This orientation is composed of a finely-scaled patchwork quilt of glass, and charcoal metal panels accented with wood panels that blend with its surroundings. Long balconies line the side of the building, providing further depth and profile to that face of the building. On the opposing facade, the corridor side of the building facing west and Route 378, is a more opaque composition of textured and neutral darker taupe-grey panels with occasional slot windows. This elevation will blend with the woods as it provides an acoustic buffer to the Route 378.

To negotiate the sloping and waving contours of the hillside, the long and narrow building gently bends with those contours to achieve a nuanced profile. The parking deck, which hovers over the sloping topography, is clad with a vertical series of warm-toned fins that further blend it with the vertical lines of the wooded hillside.

DESIGN PRINCIPLES REVIEW CRITERIA FOR NEW CONSTRUCTION

The primary context for the site is its broader historic context as well as its immediate natural context. The building sits in relative isolation from other structures as it occupies the thin sliver of land in between two bridges, and the Route 378 Right-of-Way to the West and the drop of the Monocacy Creek Valley to the East. This is a factor in reviewing how the criteria for new construction fits within the unique immediate context of the site.

- **Scale: Height and Width - Proportions and size of the addition/new building compared with existing building/neighbor buildings.** The new building's Broad Street frontage is in-keeping with the height and width of nearby buildings along that Street and its height is within the 60-foot height zoning controls. The building's length is similar to the condominium just south on Conestoga Street and further along the Monocacy Creek at The Hill, a contemporary residential and educational building at Moravian University, yet the length of Skyline West is screened by its wooded site.

- **Building Form and Massing - Three-dimensional relationship and configuration of the addition/new building footprint, its walls and roof compared with existing building/neighborhood buildings.** The building's form and massing is compatible and mindful of its broader context, and it is appropriate to the site. The building has no immediate adjacent neighbors, yet it is in keeping with the scale of its site.
- **Setback: Yards (Front, Side and Rear) - Distance of the addition/new building to the street and property lines when compared with the existing building or other buildings on block.** The building has a fitting setback from Broad Street that provides for a gracious cobble stoned entry court. The setback is also the appropriate dimension to provide for strong pedestrian connection and experience along Broad Street. The generous side and rear yard setbacks within its wooded site provide an excellent buffer to the busy Route 378 and neighborhood to the West and the Monocacy Valley to the East.
- **Site Coverage - Percentage of the site that is covered by addition/new building, compared to comparable nearby sites.** At 32% of the 2.3657 acre combined lot (of 143 W. Broad Street plus land being acquired from the Redevelopment Authority) site coverage is far below the average for most lots in the Historic District but is appropriate to this wooded site.
- **Orientation - The location of the front of the addition/new building and its principal entrance relative to other buildings on the block.** The principal orientation and entrance to the building suitably addresses the Broad Street Frontage head-on. Its entrance also receives the curving balustrade of the Broad Street bridge and its sidewalk as part of its cobbled entry court.
- **Architectural Elements and Projections - The size, shape, proportions and location of doors, porches, balconies, chimneys, dormers, parapets and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings.** The size and proportion of the architectural elements – such as the charcoal standing seam zinc stair tower and the lower stone-faced volume that defines the entry court contribute to the overall building's shape and silhouette relative to the character of the site, which has no immediate neighboring buildings.
- **Alignment, Rhythm and Spacing - The effect the addition/new building will have on the existing street patterns.** The building is by itself on the "peninsula" between the bridges, so there is no immediate street pattern reference to speak of. The building, however, is compatible with the datum line of buildings further down the street along Broad Street.
- **Façade Proportions: Window and Door Patterns - The relationship of the size, shape and location of the addition/new building façade and building elements to each other, as well as to other buildings on the existing building/block.** The proportions of the new building's façades are consistent with their respective orientations: towards the street frontage as a

façade that is part of the overall Broad Street pedestrian-oriented frontage, towards the Monocacy Valley view as a façade that is a quilt of varied materials as it presents itself filtered by the woods, and towards Route 378 and the neighborhood to the West as it presents itself as a buffering textured screen wall that blends with the trees. Each façade is appropriately scaled and attuned to its circumstances

- **Trim and Detail - The moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs and how they related to the existing and neighboring buildings.** The secondary trim and materials of the new building are finely scaled and compatible with the level of quality and scale of neighboring buildings.
- **Materials - The products with which something is composed or constructed and how they related to the existing and neighboring buildings.** The masonry cladding materials – natural stone and slate of the new building are compatible with the noble nature of the materials with which the better buildings on Broad Street and the adjoining district were constructed.



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

OFFICES OF CITY COUNCIL

Phone: 610-865-7130

Fax: 610-997-5738

TDD: 610-865-7130

July 5, 2018

Jeffrey Parks, Esq.
Attorney at Law
70 East Broad Street
Bethlehem, PA 18018

Notice - Historical Architectural Review Board Certificate of Appropriateness

Certificate of Appropriateness Granted

Property Address: **143 West Broad Street, Bethlehem, PA 18018**

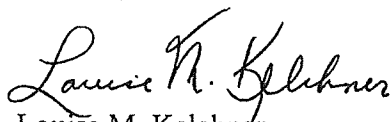
Dear Property Owner/Applicant:

In connection with an application to the Historical Architectural Review Board ("HARB") to demolish the existing buildings (house and garage) and construct an apartment building at 143 West Broad Street, the following document is enclosed for your records:

1. **Resolution 2018-126**, adopted by Bethlehem City Council on June 19, 2018, granting a Certificate of Appropriateness ("COA") for the proposed demolition, contingent on the Developer obtaining all necessary approvals and building permits for the project as proposed.

Prior to starting the work, please contact Code Enforcement for any required permits. The phone number is (610) 865-7091.

Sincerely,


Louise M. Kelchner
City Clerk

Enclosure

RESOLUTION 2018-126

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS OF THE ACT OF THE PENNSYLVANIA LEGISLATURE 1961, JUNE 13, P.L. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 3952 AS AMENDED.

The applicant proposes to demolish existing buildings (house and garage) and construct an apartment building at **143 W. Broad St.** Applicant seeks a Certificate of Appropriateness for the demolition.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that the Application is APPROVED, and a Certificate of Appropriateness is hereby issued for the demolition, contingent on the Developer obtaining all necessary approvals and building permits for the project as proposed.

Sponsored by: /s/ J. William Reynolds

/s/ Michael G. Colón

ADOPTED BY COUNCIL THIS 19th DAY OF JUNE, 2018.

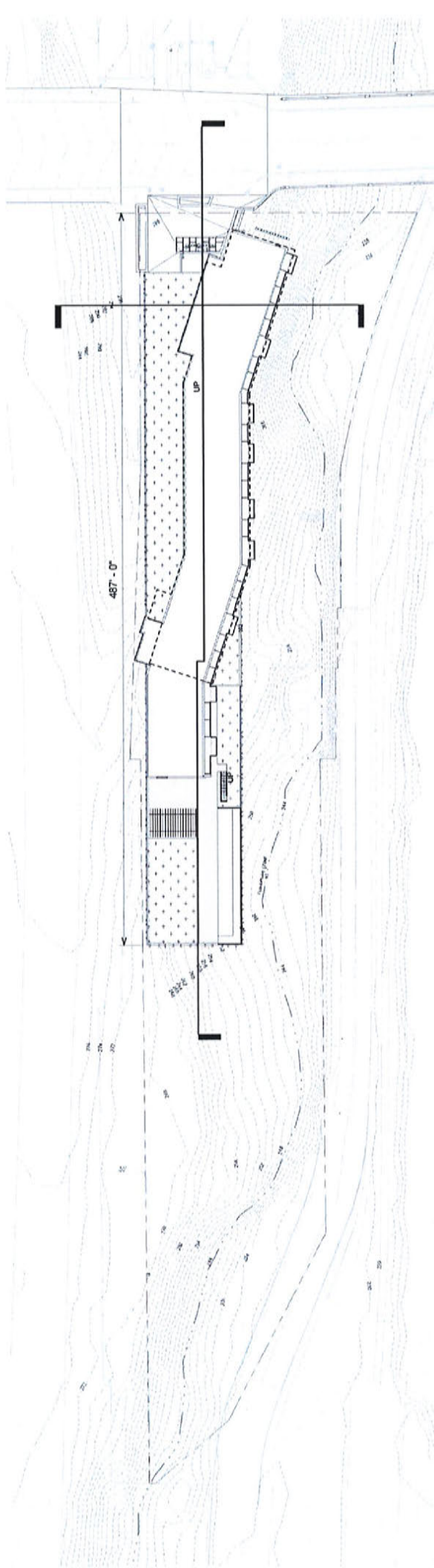
/s/ Adam R. Waldron
President of Council

ATTEST:
/s/ Louise M. Kelchner
City Clerk

SKYLINE WEST

03.04.2022

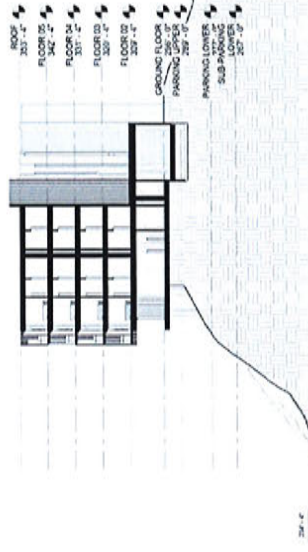
SITIO
architecture + urbanism



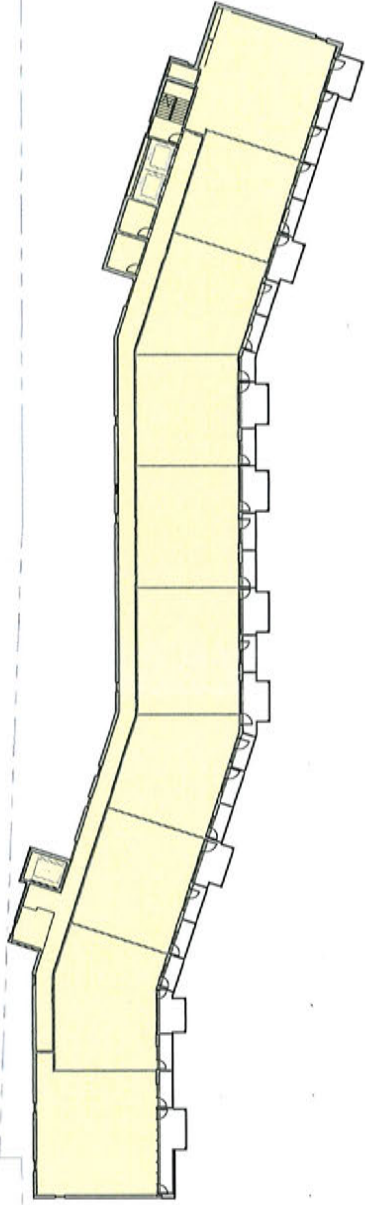
SITE PLAN



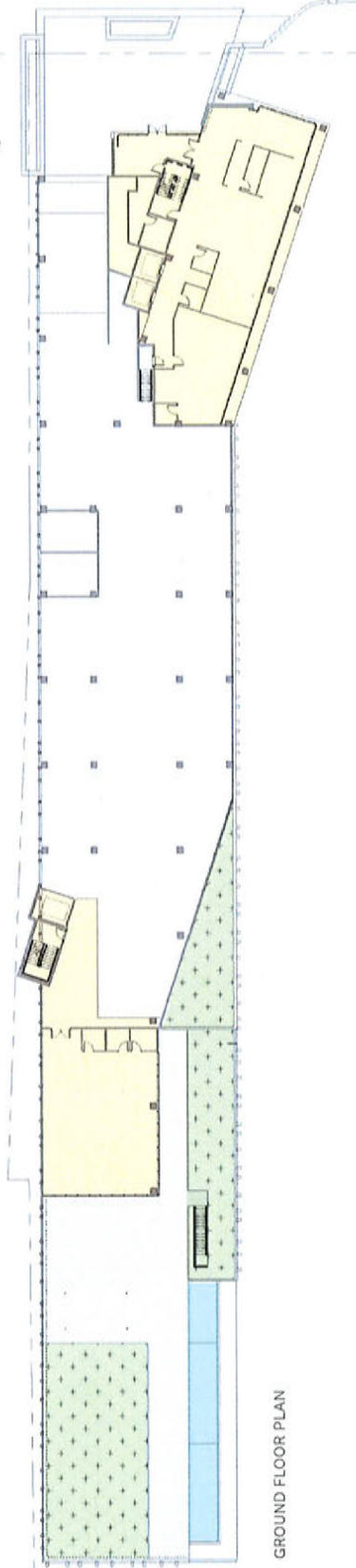
SECTION - LOOKING EAST



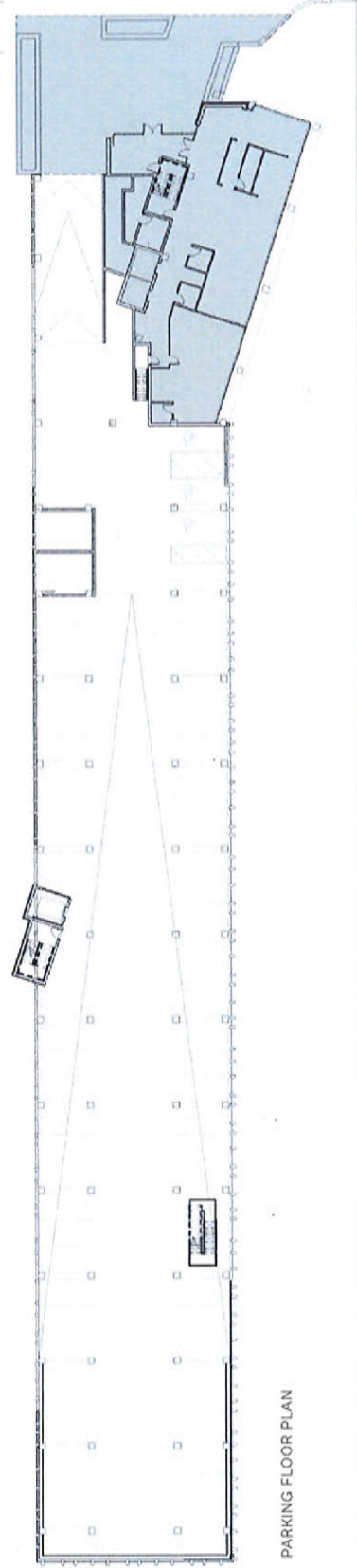
SECTION - LOOKING WEST



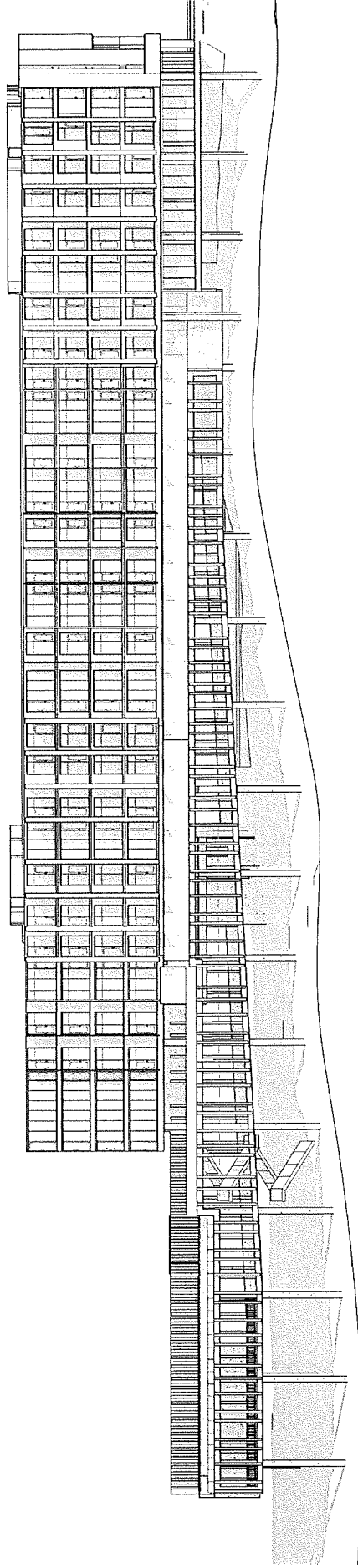
FLOOR PLAN - LEVELS 2-5



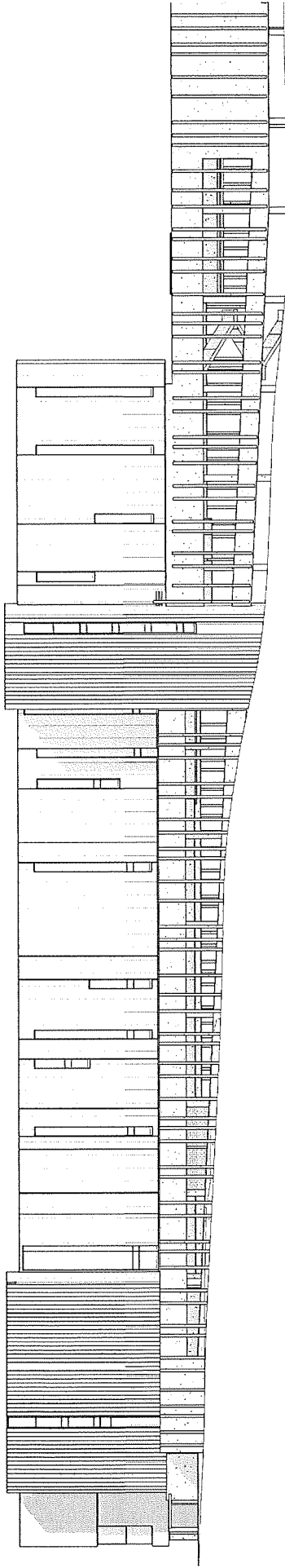
GROUND FLOOR PLAN



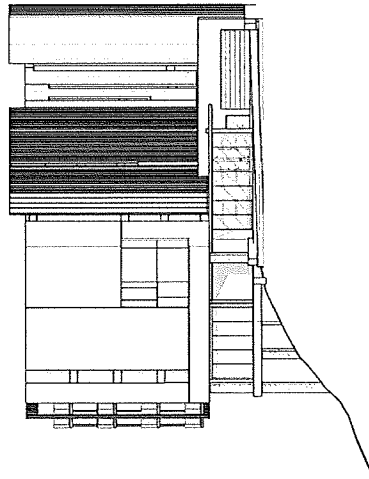
PARKING FLOOR PLAN



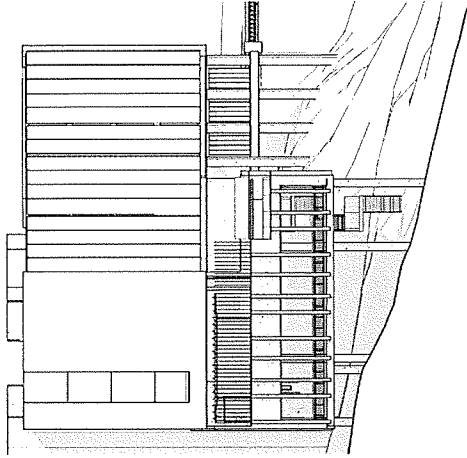
EAST ELEVATION



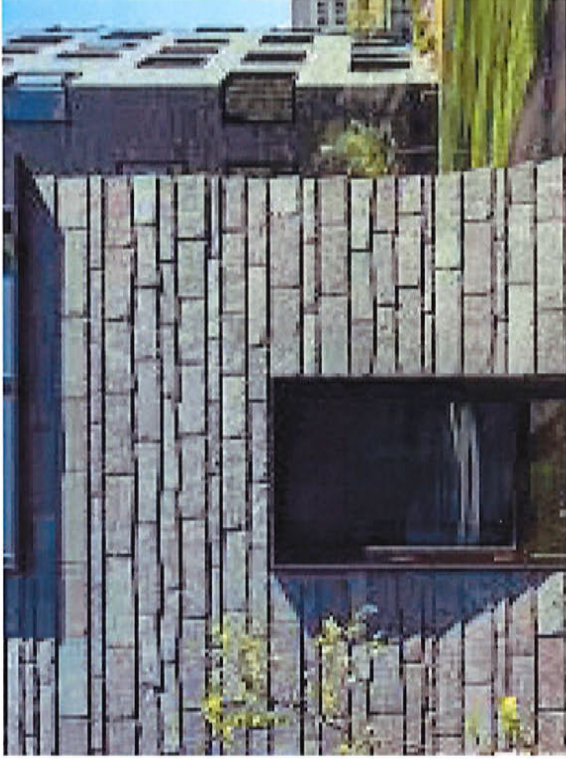
WEST ELEVATION



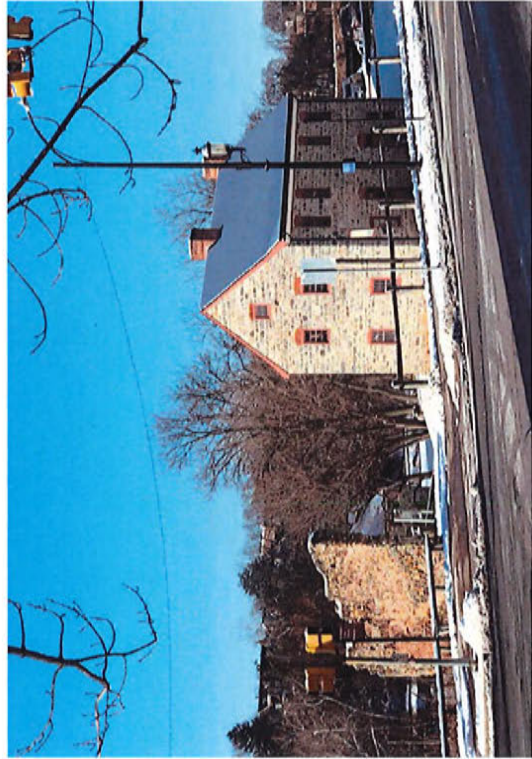
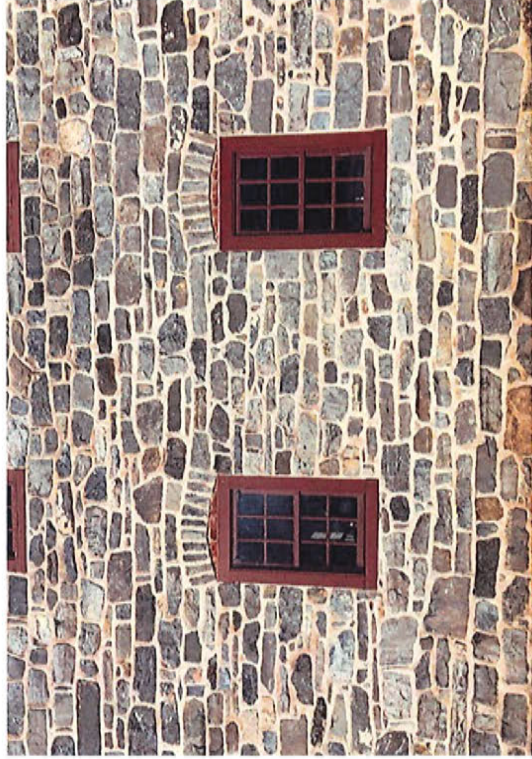
NORTH ELEVATION



SOUTH ELEVATION



SLATE CLADDING



MORAVIAN ARCHITECTURE

MASSING



VIEW FROM NORTH

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SKYLINE WEST

2022.03.04 7



VIEW FROM NORTH AT BRIDGE

SITIO
architecture • urbanism

SKYLINE WEST

2022.03.04 8

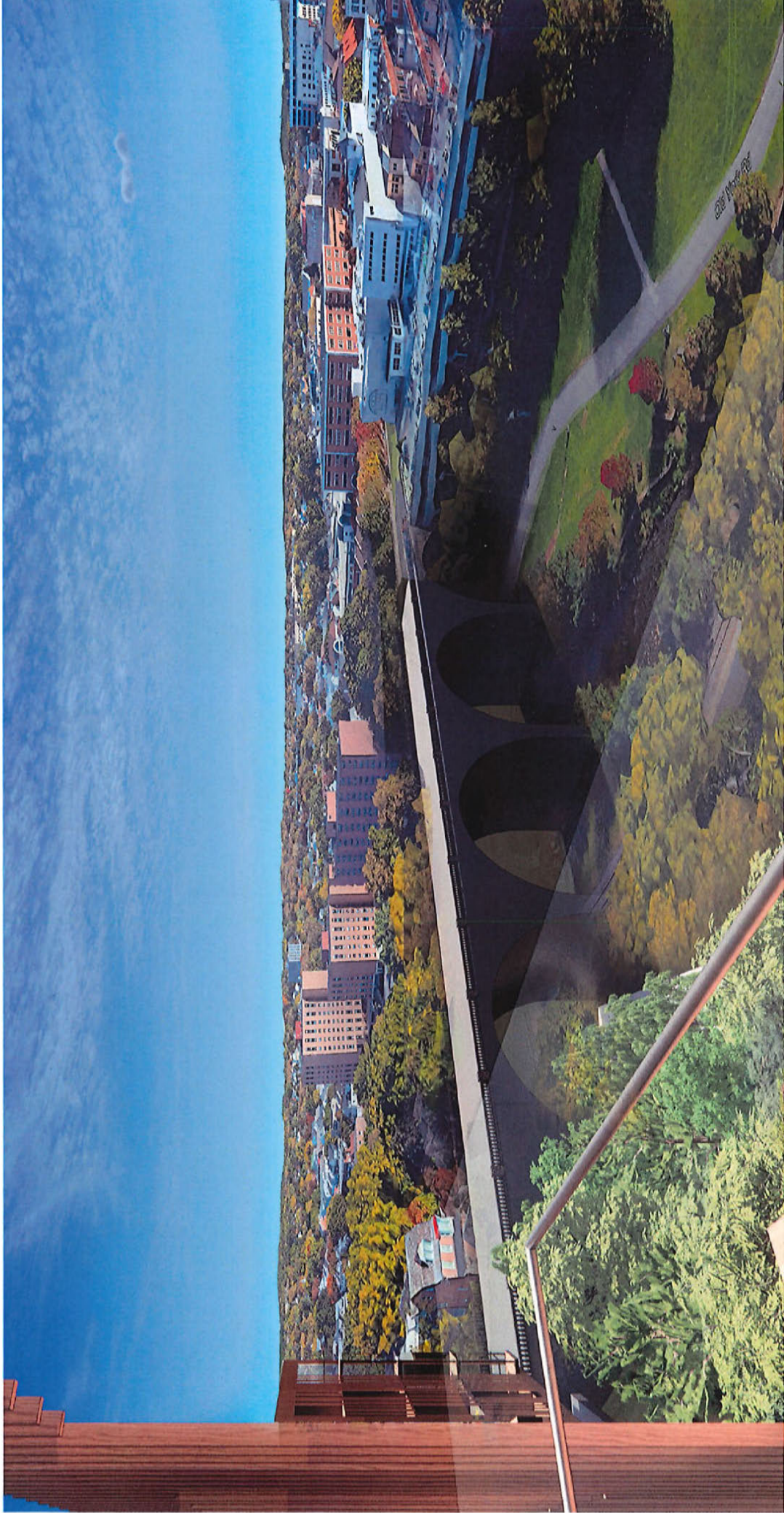


VIEW FROM VALLEY

SITIO
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SKYLINE WEST

2022.03.04 9



VIEW FROM BALCONY

SITIO
architecture • urbanism

SKYLINE WEST
2022.03.04 10



AMENITY - LOOKING SOUTH

SITIO
architecture • urbanism

SKYLINE WEST

2022.03.04 11



AMENITY - LOOKING NORTH

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architecture • urbanism

SKYLINE WEST

2022.03.04 12



WEST ELEVATION

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SKYLINE WEST

2022.03.04 13

MATERIALS



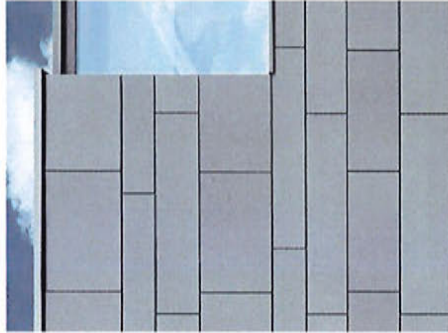
SLATE PANEL
PRIMARY FACADE MATERIAL



FIELD STONE
PRIMARY BASE MATERIAL



WOOD BATTEN
EAST FACADE



FIBER CEMENT PANEL
WEST FACADE



SEAMED METAL PANEL
WEST FACADE



SEMI-REFLECTIVE GLASS

Antonio Fiol-Silva, FAIA, AICP, LEED AP BD+C
Founding Principal, **SITIO** architecture + urbanism

Antonio's career as an architect and urban planner has let him to play central roles in the planning, conservation, and sensitive redevelopment in several of the nation's most sensitive historic districts and buildings. These have included significant work on Cultural **World Heritage Sites** in the United States, namely in Charlottesville, Virginia and in San Juan Puerto Rico. Antonio has won multiple National awards for his planning and design work in other highly significant historic precincts such as in the campus of The United States Capitol and The National Mall in Washington DC The Virginia State Capitol in Richmond, Virginia, the historic core of Boston, Massachusetts, and the SteelStacks Arts & Cultural Campus in Bethlehem, Pennsylvania.

SELECTED HISTORIC DISTRICTS AND BUILDINGS EXPERIENCE

- SteelStacks Art and Cultural Campus Planning & Projects, Bethlehem, PA
- US House of Representatives Facilities Plan & South Capitol District Plan, Washington, DC
- Smithsonian American Latino Museum Planning & National Mall Site Location Assessment, Washington, DC
- Department of Homeland Security, St. Elizabeths East Headquarters Master Plan, Washington, DC
- Armed Forces Retirement Home Mixed-Use Redevelopment Master Plan, Washington, DC
- Virginia State Capitol District Master Plan, Richmond, VA
- Cathedral Basilica of SS Peter & Paul Restorations and Additions, Philadelphia, PA
- Cathedral Basilica of SS Peter & Paul / Cathedral Place Redevelopment Master Plan, Philadelphia, PA
- St. Charles Borromeo Seminary Master Plan & Projects, Wynnewood, PA
- Penn / Drexel Newman Center Adaptive Re-Use, Philadelphia, PA
- Fringe Arts Center Adaptive Re-Use, Philadelphia, PA
- 1401 Walnut Adaptive Re-Use Residences, Philadelphia, PA
- Historic Downtown Core Master Plan, Charlottesville, VA
- Downtown Transit & Visitor Center, Charlottesville, VA
- Juvenile and Domestic Relations Courthouse, Charlottesville, VA

Antonio, is also a nationally recognized leader in sustainable planning and design, is the Founding Principal of **SITIO** architecture + urbanism. His architectural, planning, and urban design practice encompasses a wide spectrum of multi-disciplinary work - both in the public and the private sector - with a focus on mixed-use, urban redevelopment, civic places, and sustainable planning and design. Antonio's work has been recognized through numerous design awards and publications including: a **ULI Global Award of Excellence** for his SteelStacks Art and Cultural Campus in Bethlehem, PA; an **AIA Urban Design Award** and a **CNU Charter Award** for his U.S. House of Representatives Office Buildings and South Capitol Plan in Washington, DC; a **Cover Feature in GreenSource** - the US Green Building Council's magazine - on his Downtown Transit Center in Charlottesville, VA; and a **USGBC Project of the Year Award** for *Paseo Verde*, the nation's first LEED ND Platinum Certified project.

Prior to founding **SITIO** a+u Antonio was a leading Principal at WRT in Philadelphia, and earlier served as Executive Director of the Department of Urbanism for the City of San Juan, P.R., where under his tenure he spearheaded an extensive \$300 million capital improvement program. He served as Director of Urban Planning and Design for *Tren Urbano*, San Juan's new \$2.28 billion transit system, and was a Senior Urban Designer at the Boston Redevelopment Authority, where he had a leading role in *Boston's Central Artery Air Rights Plan: Boston 2000*. Antonio is deeply engaged in civic and professional service, through his roles as a Global Governing Trustee for the Urban Land Institute and as a supporter and Board Member of various non-profit organizations.

Antonio Lives in the historic neighborhood of Chestnut Hill in Philadelphia with his wife Elizabeth Mahon and his children, Antonio & Alexandra.

EDUCATION

Harvard University, Cambridge, MA

Master of Architecture in Urban Design

Cornell University, Ithaca, NY,

Bachelor of Architecture

Fulbright Fellowship, Barcelona, Spain

Research Fellow, Polytechnic University of Catalonia

Gestalt International Study Center, Wellfleet, MA

Leadership in the 21st Century, Executive Program

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & MEMBERSHIPS

NCARB • National Council of Architectural Registration Boards Certificate

RA • Registered Architect: AL, CO, CT, DC, FL, GA, KS, OH, MA, MD, MI, MS, NC, NJ, NY, PA, TX & VA

FAIA • American Institute of Architects Fellow, AIA Pennsylvania & AIA Philadelphia,

AICP • American Institute of Certified Planners, American Planning Association & APA Pennsylvania

LEED AP BD+C • U.S. Green Building Council & Delaware Valley USGBC

ULI • Urban Land Institute Full Member & ULI Philadelphia

URBAN LAND INSTITUTE LEADERSHIP

- Global Governing Trustee - 6/2018 – 7/2022 – ULI
- District Council Governance Chair - 7/2017 – 7/2019 – ULI Philadelphia
- District Council Chair 7/2015 - 7/2017 - ULI Philadelphia
- Co-Chair, Regional Council - ULI Philadelphia
- Vice-Chair, Planning & Design Council - ULI Philadelphia
- Advisory Board - ULI Philadelphia
- National Advisory Board, 2011-2019, Rose Center for Public Leadership, ULI/NLC (National League of Cities)
- Faculty, 2009-2011, 2013-2019, Rose Center for Public Leadership, ULI/NLC (National League of Cities)
- Vice-Chair, Public-Private Partnerships Council - ULI

AMERICAN INSTITUTE OF ARCHITECTS LEADERSHIP

- President, 2015, Center for Architecture & Design
- Co-Chair, Facilities Committee 2015-Present, Center for Architecture & Design
- Board of Directors, 2011-Present, Center for Architecture & Design
- President, 2014, AIA Philadelphia; President-Elect, 2013, AIA Philadelphia
- Co-Chair, Exhibit Committee, Philly Green, for Green Build 2013
- Secretary 2011-2012, AIA Philadelphia
- Executive Committee, 2011-2015, AIA Philadelphia
- Board of Directors, 2009-2015, AIA Philadelphia
- Fellow American Institute of Architects, 2009
- Co-Chair, AIA Philadelphia, Urban Design Committee, 2004-05

OTHER LEADERSHIP & MEMBERSHIP

- Philadelphia Historical Commission, Commissioner, 2016 - 2017
- Delaware River Port Authority, Commissioner, 2015 - 2017
- Governor's Advisory Commission on Latino Affairs, Commissioner, 2015 - 2017
- Central Philadelphia Development Corporation, Board of Directors, 2008 - 2018
- Economy League of Greater Philadelphia, Co-Chair, World Class Infrastructure Strategy Team, 2012-2013
- Greater Philadelphia Hispanic Chamber of Commerce
- Cornell Real Estate Council
- The Union League of Philadelphia

HONORS & AWARDS

- 2019 • Merit Award, Charter Awards, Congress for the New Urbanism, Paseo Verde, Philadelphia, PA

- Jury Choice Award, Detroit Design 139 Exhibition, La Joya Gardens, Detroit, MI
- 2018 • Willard G. Rouse III Award for Excellence, ULI Philadelphia, Taller Puertorriqueño, Philadelphia, PA
- 2017 • Rudy Brunner Award for Urban Excellence, 2017 Gold Medalist, SteelStacks Arts & Cultural Campus, Bethlehem, PA
- Honor Award, ASLA Professional Awards, SteelStacks Arts & Cultural Campus, Bethlehem, PA
- Merit Award, AIA Philadelphia, Taller Puertorriqueño El Corazón Cultural Center, Philadelphia, PA
- 2016 • Hispanic Professional of the Year, Excelencia Business Awards, Greater Philadelphia Hispanic Chamber of Commerce
- Willard G. Rouse III Award for Excellence, ULI Philadelphia, Hoover-Mason Trestle, Bethlehem, PA
- Best of the Best Landscape/Urban Development Project, ENR National, Hoover-Mason Trestle, Bethlehem, PA
- 2015 • Citation of Merit, AIA Pennsylvania, Fringe Arts, Philadelphia, PA
- Citation of Merit, AIA Pennsylvania, Hoover-Mason Trestle, Bethlehem, PA
- Merit Award, AIA Philadelphia, Fringe Arts, Philadelphia, PA
- Merit Award, AIA Philadelphia, Hoover-Mason Trestle, Bethlehem, PA
- 2015 Lehigh Valley Awards Project Winner, Lehigh Valley Planning Commission, Hoover-Mason Trestle, Bethlehem, PA
- 2014 LEED for Homes Project of the Year, U.S. Green Building Council, Paseo Verde, Philadelphia, PA
- Best Project, Landscape/Hardscape/Urban Development, ENR Mid-Atlantic Region, Hoover-Mason Trestle, Bethlehem, PA
- Willard G. Rouse III Award for Excellence, ULI Philadelphia, The View at Montgomery, Philadelphia, PA
- Willard G. Rouse Award for Excellence, ULI Philadelphia, Fringe Arts, Philadelphia, PA
- Award of Excellence, Charter Awards, Congress for the New Urbanism, Virginia State Capitol District Master Plan, Richmond, VA
- Preservation Achievement Grand Jury Award, Preservation Alliance for Greater Philadelphia, Fringe Arts, Philadelphia, PA
- Small Project Award, AIA National, Levitt Pavilion SteelStacks, Bethlehem, PA
- ACED/PA, Diamond Honor Award, Building/Technology Systems, Paseo Verde, Philadelphia, PA
- 2014 • Global Award of Excellence, ULI, SteelStacks Arts and Cultural Campus, Bethlehem, PA
- Finalist, ULI Terwilliger Center for Housing Awards, Paseo Verde, Philadelphia, PA
- Citation of Merit, AIA Pennsylvania, Hoover-Mason Trestle, Bethlehem, PA
- Honor Award, AIA Philadelphia, Paseo Verde, Philadelphia, PA
- Merit Award, AIA Philadelphia, Taller Puertorriqueño Cultural Center, Philadelphia, PA
- Groundbreaker Award, Delaware Valley Green Building Council, Paseo Verde, Philadelphia, PA
- Heavy Hitters of Real Estate: Most Influential Architect/Engineer Finalist, Philadelphia Business Journal
- Willard G. Rouse III Award for Excellence, ULI Philadelphia, Paseo Verde, Philadelphia
- Willard G. Rouse Award for Excellence, ULI Philadelphia, SteelStacks Arts and Cultural Campus, Bethlehem, PA
- Best Projects Award of Merit, Residential/Hospitality, ENR Mid-Atlantic Region, Paseo Verde, Philadelphia, PA
- Leadership in Sustainability Award, American Planning Association, Sustainable Communities Division, Wallace Roberts & Todd, 2014
- 2013 • Special Mention: Theaters and Performing Arts Centers, Architizer A+ Awards, Levitt Pavilion, Bethlehem, PA
- Silver Award, ACEC of Massachusetts, Levitt Pavilion, Bethlehem, PA
- Regional Land Use Project of the Year, Awards, Delaware Valley Regional Planning Corporation, Paseo Verde, Philadelphia, PA
- Merit Award, AIA Philadelphia, Hoover-Mason Trestle, Bethlehem, PA
- 2012 • Citation of Merit, AIA Pennsylvania, Paseo Verde, Philadelphia, PA
- Judges Award, Metal Architecture Design Awards, Levitt Pavilion, Bethlehem, PA
- Award for New Construction, Greater Lehigh Valley Chamber of Commerce, Levitt Pavilion, Bethlehem, PA
- 2011 • Honor Award, AIA Tri-State NJ, NY, PA, Levitt Pavilion, Bethlehem, PA
- Honor Award, AIA Tri-State NJ, NY, PA, Roosevelt Plaza, Camden, NJ
- Citation of Merit, AIA Pennsylvania, Levitt Pavilion, Bethlehem, PA
- Honor Award, AIA Pennsylvania, Roosevelt Plaza, Camden, NJ
- Merit Award, AIA Philadelphia, Levitt Pavilion, Bethlehem, PA
- Best Projects Award Winner, Small Project, ENR New York Region, Levitt Pavilion SteelStacks, Bethlehem, PA
- National Planning Excellence Award for a Planning Firm, Wallace Roberts & Todd, American Planning Association
- 2010 • Honor Award for Regional and Urban Design Award, AIA National, U.S. House of Representatives Office Buildings Facilities Plan and Preliminary South Capitol Area Plan, Washington, DC
- 2009 • Award of Excellence, Charter Awards, Congress for the New Urbanism, U.S. House of Representatives Office Buildings Facilities Plan and Preliminary South Capitol Area Plan, Washington, DC
- Silver Medal, AIA Philadelphia, Roosevelt Plaza, Camden, NJ
- Citation of Merit, AIA Pennsylvania, Downtown Transit Station, Charlottesville, VA

- 2008
 - Honor Award, AIA Philadelphia, Downtown Transit Station, Charlottesville, VA
 - Citation of Merit, AIA Pennsylvania, Haverford Township Free Library, Haverford, PA
 - Best Adaptive Re-Use Project, Construction Excellence Awards, GBCA, 1401 Walnut Street, Philadelphia, PA
- 2007
 - Citation of Merit, AIA Pennsylvania, Torre Verde de Cancun, Mexico
 - Honor Award, AIA Philadelphia, Honor Award, Broad & Washington, Philadelphia, PA
- 2004
 - National Award for Excellence, ULI, Technology Square at Georgia Institute of Technology, Atlanta, GA.
(In collaboration with TVS, WRT was Project Master Planner for the Georgia Institute of Technology and Jones Lang LaSalle.)
 - Merit Award for District Planning, SCUP/AIA-CAE, Technology Square at Georgia Institute of Technology, Atlanta, GA.
(In collaboration with TVS, WRT was Project Master Planner for the Georgia Institute of Technology and Jones Lang LaSalle.)
- 2003
 - Silver Award, Design Excellence & Responsible Development, 10,000 Friends of Pennsylvania, Susquehanna Commerce Center, York, PA
- 2001
 - Award of Recognition, AIA Philadelphia, Unity Plaza, Dallas, TX
- 1992
 - Urban Design Award of Excellence, AIA national, Boston 2000: A plan for the Central Artery Air-Rights, Boston, MA
 - Urban Design Citation, Progressive Architecture Magazine Awards, Boston 2000: A plan for the Central Artery Air-Rights, Boston, MA
- 1981
 - Sands Memorial Medal for Outstanding Thesis Achievement, Cornell University, Pier 1 Maritime Passenger Terminal, San Juan, PR

LECTURES, PANELS & PRESENTATIONS

- University of Michigan, RE: Housing: Detroit Symposium, Detroit, MI 2019
- Detroit Design 139, Designing Detroit's Affordable Housing, Detroit, MI 2019
- 2018 Pennsylvania Brownfields Conference, *Redeveloping Brownfields with Art, Entertainment & Innovation*, Panelist, Bethlehem, PA, 2018
- ULI Michigan, Creative Placemaking Advisory Workshop, Panelist, Detroit, MI, August 2017
- ULI Philadelphia, "Preserving the Past & Building the Future", Moderator, 2017
- AIA Philadelphia, Design on the Delaware, "Fresh Beginnings for Industrial Landmarks: SteelStacks & Fringe Arts" 2016.
- American Planning Association, Pennsylvania Chapter, 2016 Annual Conference, SteelStacks Campus: The Transformation of the Bethlehem Steel Site into an Arts & Cultural Campus", 2016
- Urban Land Institute, Advisory Services Panel, Georgetown, SC, 2016
- Union League Real Estate Club, Second Annual Summit, Keynote Speaker, 2016
- HUD, The City We Want & Need: Mid-Atlantic Regional Convening on Habitat III, May 2017, Philadelphia, Panelist
- ULI, San Francisco Fall 2015 Meeting - Panel: *The Value of Accessing Cultural Assets through Urban Open Space*
- AIA Philadelphia, 2015 Housing Forum - Panel: Emerging Trends in *Student Housing*
- APA PA Annual Conference, Philadelphia 2014 - Panel: *Paseo Verde: A Mixed-Use, Mixed-Income, LEED Platinum Transit Oriented Development*
- NOMA 42nd Annual Conference, Philadelphia, 2014 - Panel: *A Tale of Two Cities: Via Verde + Paseo Verde*
- APA National Planning Conference, Atlanta, 2014 Panel: Developing TOD Affordable Housing
- ULI, Public-Private Partnerships Council, Vancouver 2014 Spring Meeting, Panel: *Paseo Verde: A Mixed-Use, Mixed-Income, LEED Platinum TOD*
- GreenBuild Philadelphia, PA, 2013 - Panel: *Paseo Verde: A Mixed-Use, Mixed-Income, LEED Platinum TOD*
- Design on the Delaware, AIA Philadelphia 2013 - Panel: *Creating an Arts & Cultural Campus*
- Design on the Delaware, AIA Philadelphia 2012 - Panel: *LEED ND for Philadelphia*
- ULI Shaw Forum, Washington, DC, 2012 - Panel: *Innovative Public-Private Partnerships and Finance: SteelStacks Case Study*
- ULI, Public-Private Partnerships Council, Los Angeles 2011 Fall Meeting - SteelStacks Art & Cultural Campus
- ULI, Public-Private Partnerships Council, Atlanta 2009 Spring Meeting - Panel: *Technology Square, Georgia Tech's Big Leap*
- COVES (Commonwealth of Virginia Energy & Sustainability Conference), Richmond, 2008 - Panel: High Performance Buildings Case Studies
- 22nd Annual Institute for Trustees & Friends, Office of Commonwealth Libraries, Mars, PA, 2008 - Panel: *The Sustainable Library*
- SCUP40th Annual International Conference, Washington DC, 2005 – Panel: *US Capitol Complex Master Plan*
- RailVolution, Los Angeles, 2004 - Panel: *Place Making*
- Colegio de Arquitectos de Puerto Rico, 1993, *Barcelona 's Architecture of Infrastructure*

EXHIBITIONS

- Susquehanna Art Museum (SAM), Harrisburg, PA, *Towards New/Old Architecture*, 9/15 - 1/16, Levitt SteelStacks Pavilion.
- Center for Architecture + Design (CFA+D), Philadelphia, PA, Philly Green, Paseo Verde.

TEACHING

- Faculty, **ULI/NLC Rose Center for Public Leadership**, 2009-2011, 2013-Present

- Resource Team, **Mayor's Institute of City Design**, Charleston, MIDC 57 2013
- Resource Team, **Mayor's Institute of City Design**, Charleston, MIDC 42 2008
- Visiting Critic and Lecturer, **University of Puerto Rico**, School of Architecture, San Juan, PR., fall 1993
- Principal Instructor in Urban Design, **Harvard University, Graduate School of Design, Career Discovery Program**, Cambridge, MA, summer 1992
- Instructor, **Boston Architectural Center**, Boston, MA, fall 1990 and fall 1991
- Teaching Assistant, Prof. Machado, **Harvard University**, Graduate School of Design, Cambridge, MA, spring 1988 & fall 1988
- Instructor, **Foundation for Architecture, Architecture in the Schools**, Philadelphia, PA, 1982 -1984

Guest Lecturer: Columbia University Business School, Massachusetts Institute of Technology School of Architecture + Planning, University of Puerto Rico School of Architecture, Stuttgart University Faculty of Architecture and Urban Planning, University of Pennsylvania Graduate School of Fine Arts, Philadelphia University College of Architecture and the Built Environment

Design Jury: Philadelphia University, University of Pennsylvania Penn Design, Drexel University, Polytechnic University of Puerto Rico, Boston Architectural Center, Temple University, Harvard University Graduate School of Design

JURIES

- Urban Land Institute, Urban Open Space Award Jury Chair, 2020
- Urban Land Institute, Global Awards for Excellence Jury, 2019
- Urban Land Institute, Urban Open Space Award Jury, 2018
- Congress for the New Urbanism, Charter Awards Jury, 2018
- Urban Land Institute North Texas, Impact Awards Jury, 2017
- City Hall Courtyard, Southwest Airlines, Place-Making Grant Jury, 2017
- American Institute of Architects Eastern Pennsylvania, Design Awards Jury, 2016
- Architectural Record, Excellence in Advertising Awards Jury, 2016
- Greening the Planet: Global Challenges, Local Solutions, Institute of International Education- Fulbright Program, Philadelphia, 2011
- Guadalajara Int'l. Book Fair Pavilion, National Endowment for the Arts and the City of Los Angeles Dept. of Cultural Affairs, Los Angeles, 2009

REPRESENTATIVE PUBLICATIONS

- *Sustainable Nation*, Douglas Farr, John Wiley & Sons, Inc., pp.32-35 Case Studies: Pilgrimage Sites- Paseo Verde, Philadelphia.
- Philadelphia Inquirer, *After Dilworth park's Success, what about City Hall Courtyard?* Inga Saffron, May 29, 2017
- American Institute of Architects, *Pleasure: Small Projects Practitioners Review 2015*, The Levitt Pavilion at SteelStacks, 2016
- Philadelphia Inquirer, Taller Puertorriqueño April, 2016
- Philadelphia Inquirer, *Green and Gold: Mixed-Use Rental Project in N. Phila. Wins the Oscar of Eco-Friendlier Housing*, Feb. 22, 2016
- Urban Land Institute Case Studies, SteelStacks Arts and Cultural Campus - Bethlehem, PA, 2015
- Urban Land Institute Case Studies, Paseo Verde - Philadelphia, PA, 2015
- Grid Magazine, *Green for All: Why Paseo Verde is the Most Important Green Building Development in Philadelphia*, 2015
- Glocal Design Magazine, *The View at Montgomery*, Mexico, 2015
- Urban Land Magazine, *SteelStacks Art & Cultural Campus*, 2015
- Association Vol. 7, Cornell AAP, Levitt SteelStacks Pavilion, 2015
- Green Source Magazine, *Both Sides of the Tracks*, 2014
- Philadelphia Inquirer, *Changing Skyline: New apartment development near Temple finds a better way*, 2014
- Philadelphia Magazine, *Inside the Greenest Building in Town*, 2014
- DVGBC: *Paseo Verde and the Green Building Hall of Justice: My Heroes Wear Hard Hats*
- PlanPhilly, *Desolate to Dynamic: The Planning, patience & politics that made it possible to reclaim an abandoned North Philadelphia Neighborhood*
- Designs for the New Decade, AIA 2010-2012 (US House of Representatives Plan and South Capitol Area Plan)
- Urban Spaces #6, Projects: Armed Forces Retirement Home Redevelopment, Washington DC; Downtown Transit Station, Charlottesville, VA, 2010
- GreenSource, the U.S. Green Building Council Magazine, *Jeffersonian Ideal*, Aric Chen, November/December 2008
- AAA (Apuntes de Arquitectura Antillana), *Proyectos de espacios públicos en Puerto Rico*, Mayo 2008
- Context - The Journal of AIA Philadelphia, Charlottesville Transit Center, Winter 2007/08
- American Libraries, *Equity by Design (Ryan Memorial Library)*, April, 2007
- AAA (Apuntes de Arquitectura Antillana), *Los proyectos urbanos de San Juan*, Noviembre 2005

- Harvard Design Magazine, Paved with Good Intentions (Boston 2000: Central Artery Plan), Spring/Summer 2005
- Urban Land, Boston's Big Dig, (Boston 2000: Central Artery Plan), October 1993
- Architectural Review, *Hiding the Highway*, Barry Shaw, March 1992
- Progressive Architecture, January 1992, Urban Design Guidelines for the Central Artery Air-Rights, Boston
- Process Architecture 97, *Boston by Design, A city in Development: 1960 to 1990, 1991*
- UR Urbanisme Revista 9 & 10, *Periphery as a Project*, Barcelona Spain, 1992
- Making a Middle Landscape, Peter Rowe, Poetics of an American Middle Landscape, Mt Laurel Interchange Project, 1992
- The Boston Globe Magazine Denison, The 27-Acre Opportunity, (Central Artery Air-Rights Planning), October 14, 1990
- Studio Work 1987-1988, Harvard University GSD, Elements of Urban Design (East Boston Rail Corridor Redevelopment), fall 1988

RECENT REPRESENTATIVE PROJECTS

- ARCHITECTURE**
- 53720 Chestnut Street Residential Mixed-Use Development, Philadelphia, PA
 - Penn / Drexel Newman Center, Philadelphia, PA
 - Hoover-Mason Trestle, Bethlehem, PA
 - Paseo Verde Residential Mixed-Use Development, Philadelphia, PA
 - The View Student Residential Mixed-Use Development, Philadelphia, PA
 - Fringe Arts Center, Philadelphia, PA
 - Montgomery II, Residential Mixed-Use Development, Newark, NJ
 - Levitt Pavilion Steel Stacks, Bethlehem, PA
 - Taller Puertorriqueño Art & Cultural Center, Philadelphia, PA
 - 1401 Walnut Luxury Residences, Philadelphia, PA
 - Cathedral Basilica of SS Peter & Paul Restorations and Additions, Philadelphia, PA
 - Downtown Transit & Visitor Center, Charlottesville, VA
 - Juvenile and Domestic Relations Courthouse, Charlottesville, VA
 - Ryan Memorial Library, Wynnewood, PA
 - Susquehanna Commerce Center, York, PA
 - Haverford Township Free Library, Haverford, PA
- MASTER PLANING**
- SteelStacks Art and Cultural Campus, Bethlehem, PA
 - St. Charles Borromeo Seminary, Wynnewood, PA
 - Smithsonian American Latino Museum Planning, Washington, DC
 - Virginia State Capitol District, Richmond, VA
 - Department of Homeland Security, St. Elizabeths East Headquarters, Washington, DC
 - Armed Forces Retirement Home Mixed-Use Redevelopment, Washington, DC
 - US House of Representatives Facilities Plan & South Capitol District Plan, Washington, DC
 - Charlottesville Downtown Public Spaces, Charlottesville, VA
 - Chico's FAS Headquarters, Fort Myers, FL
 - Technology Square, Georgia Institute of Technology, Atlanta, GA
- MIXED-USE MP**
- Cathedral Basilica of SS Peter & Paul / Cathedral Place Development, Philadelphia, PA
 - MetroWest Mixed-Use Development, Vienna, VA
 - Broad & Washington Residential Mixed-Use Development, Philadelphia, PA
 - 25th & South Street Condominiums, Philadelphia, PA
 - Walnut Street Theater Residential Mixed-Use Development, Philadelphia, PA
 - Lancaster Museum Tower Residential Mixed-Use Development, Lancaster, PA
 - Torre Verde High Rise Residences, Cancun, Mexico
 - Tempe Town Lake, Mixed-Use Development, Tempe, AZ
 - Phillips SW Waterfront Residential Mixed-Use Development, Washington, DC
 - Hartz Hotel at Liberty International Airport, Newark, NJ
- INFRASTRUCTURE**
- PATCO City Hall Station & Roosevelt Plaza, Camden, NJ
 - DART Unity Plaza Station at CityPlace West, Dallas, TX
 - Valley Metro, Urban Design Guidelines, Phoenix-Tempe-Mesa, AZ

PROFESSIONAL CHRONOLOGY

Founding Principal, SITIO a+u, Philadelphia, PA, 2016-Present

Principal, Wallace Roberts & Todd (WRT), Philadelphia, PA, 1999-2016

As a practice leader responsible for many of the firm's high-profile civic, cultural and mixed-use projects, Antonio has been instrumental in renewing the firm's reputation as an award-winning interdisciplinary practice that is recognized in Philadelphia, and nationally, for its thoughtful sustainable planning and design. Leading multiple interdisciplinary teams across the spectrum of the firm's architecture, landscape architecture and planning and urban design practice, Antonio is a passionate collaborator, innovator, and mentor. Antonio is a member of WRT's Executive Committee and has led many of the firm's key Business Development and Marketing initiatives.

Executive Director, Department of Urbanism, City of San Juan, San Juan, PR, 1998-1999

Antonio was responsible for the organization of a new department charged with the development of city projects, city planning, permitting, management of four urban centers, and the management of traffic, transportation, G.I.S. and urban reforestation initiatives. The department's operational budget for FY '98-'99 allocated \$7.3 million and a staff of 100 employees towards that effort. Of overriding importance to it was the effective launching of an ambitious \$300 million capital improvement program consisting of over 200 projects designed by some 60 firms that were scheduled for execution within a span of four years. His work entailed extensive interaction with a myriad of internal and external entities involved, and hinged upon the re-engineering of outdated processes within the municipal government. During his tenure the vast majority of the initiatives were successfully launched, such as the \$28 million City Hospital renovation, a project put out to bid in a record 8 months. The capital projects program was widely recognized and documented for its high caliber of design and execution.

Director of Urban Planning and Design, GMAEC/Tren Urbano, (A consortium of F.R. Harris & DMJM, now AECOM), San Juan, PR, 1996-1998

Antonio led the planning and site/station design work for Tren Urbano, a 19-kilometer/16 station new-start transit system in San Juan, PR, representing a \$2.28 billion public investment. The work included alignment alternatives studies, right of way definition, plans for station and adjacent areas, joint development studies and other urban planning and design tasks. He worked extensively on interdisciplinary coordination, as well as coordination between multiple agencies, community groups and other stakeholders. He managed the Urban Planning and Design group in the preparation of design, presentation, and contract documentation, within the context of a highly charged and complex environment that was driven by a highly aggressive schedule. Tren Urbano was a Federal Transit Administration Pilot Turnkey Demonstration Project that began operations in 2004.

Senior Urban Planner and Designer, Goody Clancy & Associates, Boston, MA, 1994-1995

Executed planning contracts involving joint development initiatives, these included: The *Fire Island National Seashore Gateway* master plan a plan for the re-development of the Patchogue River waterfront that included a new ferry terminal and visitor's center for the National Park Service park; and the *East Boston Waterfront* study to examine the development potential of a vast waterfront area owned by the Massachusetts Port Authority.

Visiting Professor, University of Puerto Rico School of Architecture, San Juan, PR, 1993

Fulbright Fellow, Barcelona, Spain, 1992-1993

Senior Urban Planner and Designer, Boston Redevelopment Authority, Boston, MA, 1989-1992

Prepared development strategies for several major initiatives, generated detailed project proposals and planning reports, coordinated projects, reviewed development proposals, and conducted research. Worked extensively with the community in advancing several key initiatives. Some of these included: the *Central Artery Air-Rights Plan*. Worked as a key member in the development of the land use, urban design, zoning, and development framework for the 50-acre air rights corridor in downtown Boston. The plan received two national design awards and was widely published; the *Genzyme/Allston Landing Plan*: Analyzed complex development problem, worked with multiple agencies to develop the plan for this fast track project; and the *South Station Air-Rights Plan*: Prepared planning framework for development of the Station and adjoining sites.

Master of Architecture in Urban Design, Harvard University, Cambridge, MA, 1987-1989

Architect, Bower Lewis Thrower (BLT), Philadelphia, PA, 1985-1987

Worked on building design, construction documentation, and project master planning. Work entailed extensive interaction with clients and consultants. Representative projects included: The *Franklin Institute*, Philadelphia, PA - preparing detailed architecture, planning, and joint development studies that secured a multi-million dollar grant for a major expansion; and the *Salubria Development*, Washington, DC- preparing the master plan for a 60-acre, commercial project, and worked to secure permits and approvals. Designed the project's first constructed building.

Architect, Wallace Roberts & Todd (WRT), Philadelphia, PA, 1984-1985

Architectural Designer, the Kling Partnership (Now Jacobs), Philadelphia, PA, 1981-1983

Bachelor of Architecture, Cornell University, Ithaca, New York, 1976-1981