3675 MARKET STREET

CIVIC DESIGN REVIEW

DATE: 01-18-2016

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3675 MARKET STREET

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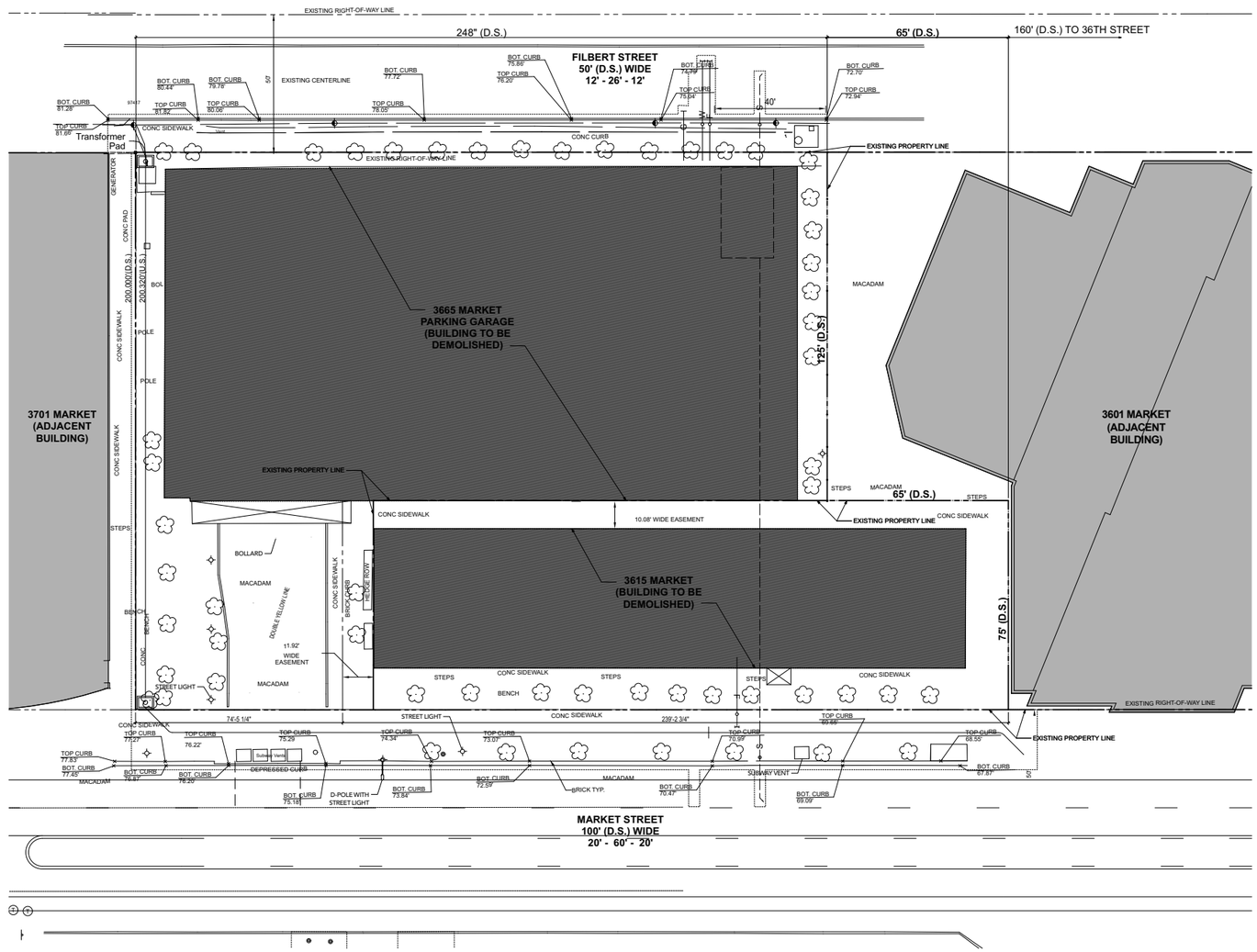
SITE SURVEY

EXISTING CONDITIONS



0' 10' 50' 100'

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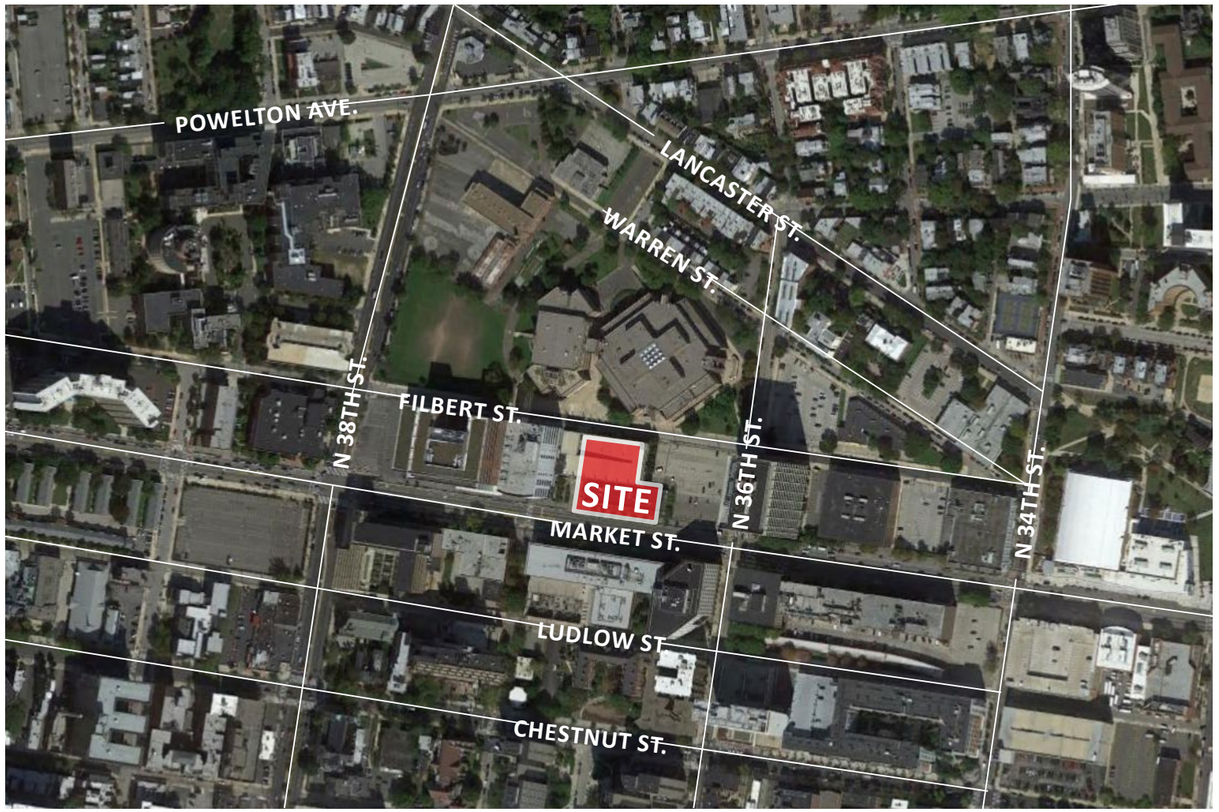
SITE PHOTOGRAPHS - EXISTING

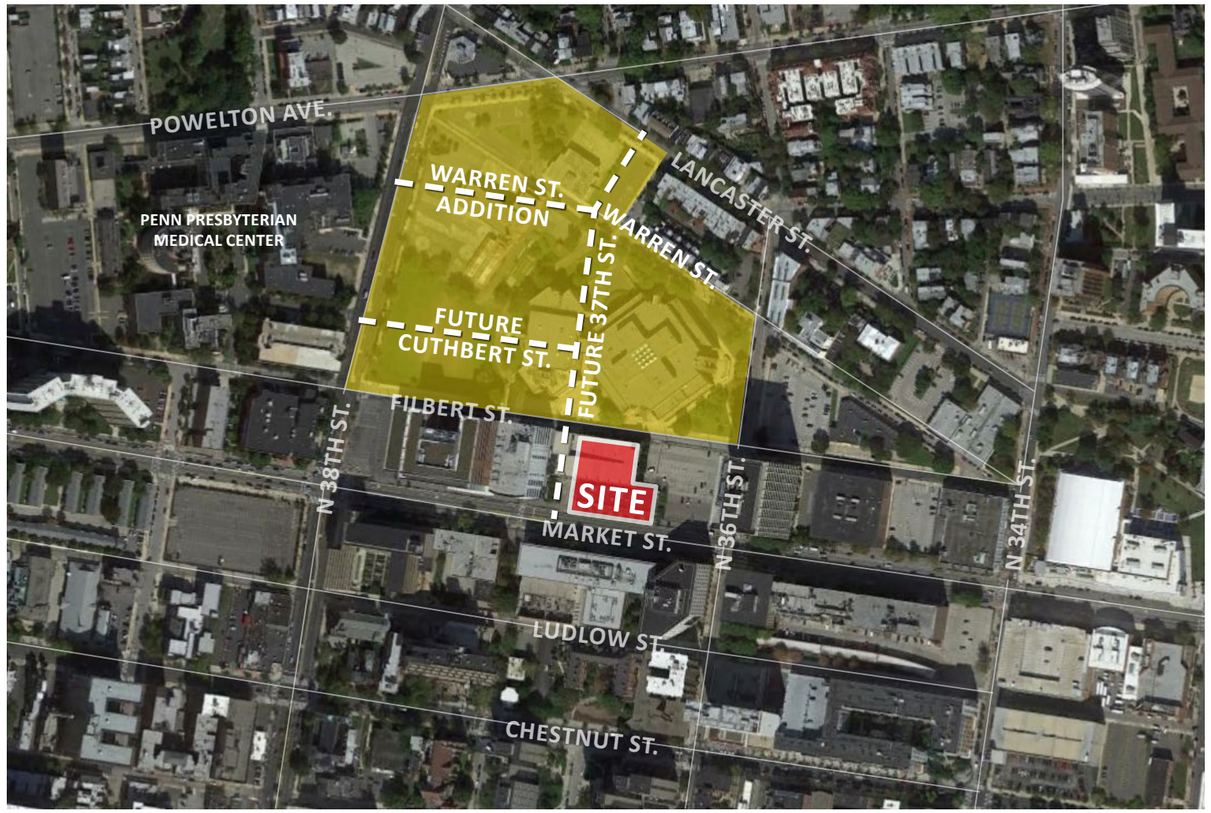


AERIAL PHOTO - PLAN

AERIAL PHOTO - PERSPECTIVE

SITE CONTEXT

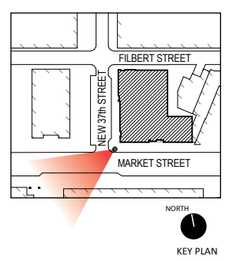
SITE PHOTOGRAPHS WITH UCITY DEVELOPMENT- PROPOSED



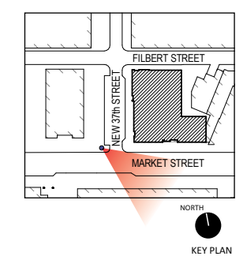
AERIAL PHOTO - PLAN

AERIAL PHOTO - PERSPECTIVE

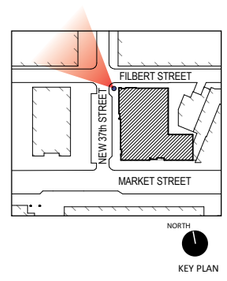
MARKET ST. & 37TH (NEW) LOOKING SOUTHWEST



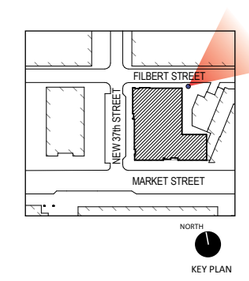
MARKET ST. LOOKING SOUTHEAST



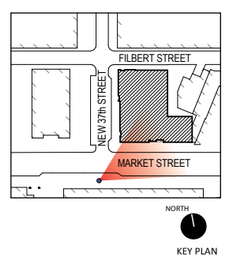
FILBERT ST. & 37TH (NEW) LOOKING NORTHWEST



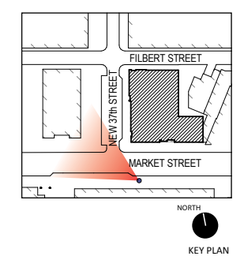
FILBERT ST. LOOKING NORTHEAST



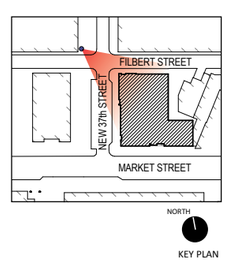
MARKET ST. LOOKING NORTHEAST



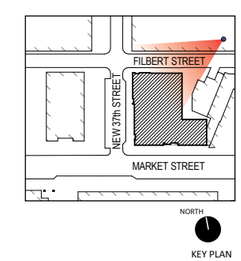
MARKET ST. LOOKING NORTHWEST



37TH (NEW) & FILBERT LOOKING SOUTHEAST



FILBERT ST. LOOKING SOUTHWEST



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SITE PLAN

PROPOSED

0′ 10′ 50′ 100′

N

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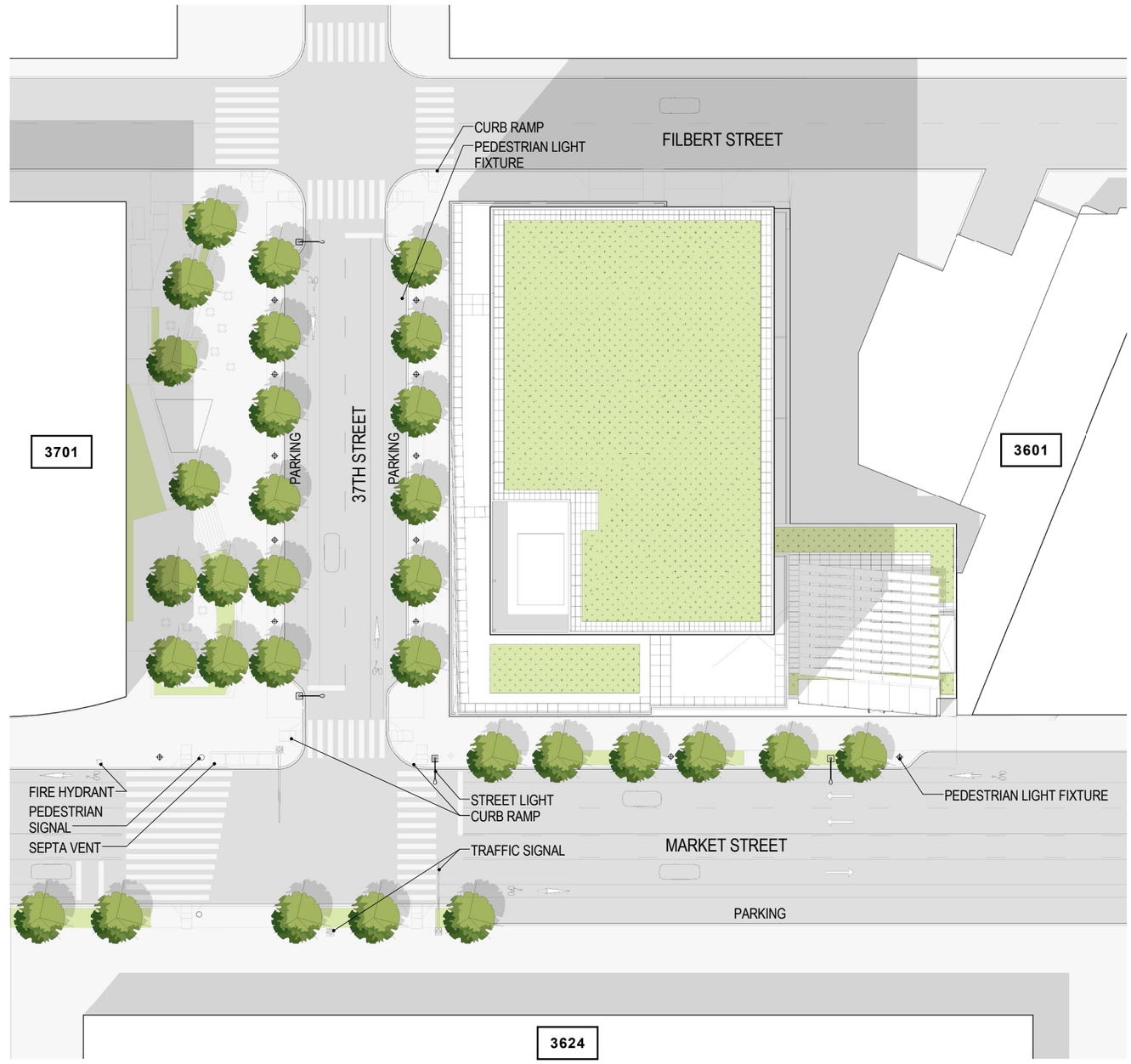
SITE PLAN

PROPOSED WITH FUTURE 37TH STREET



0′ 10′ 50′ 100′

N

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GROUND FLOOR PLAN

PROPOSED

LEGEND

- RETAIL
- LEASE
- LOBBY
- GREEN ROOF
- PARKING
- BUILDING SUPPORT

0′ 10′ 50′ 100′

N

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GROUND FLOOR PLAN

PROPOSED WITH FUTURE 37TH STREET

LEGEND

- RETAIL
- LEASE
- LOBBY
- GREEN ROOF
- PARKING
- BUILDING SUPPORT

0′ 10′ 50′ 100′

N

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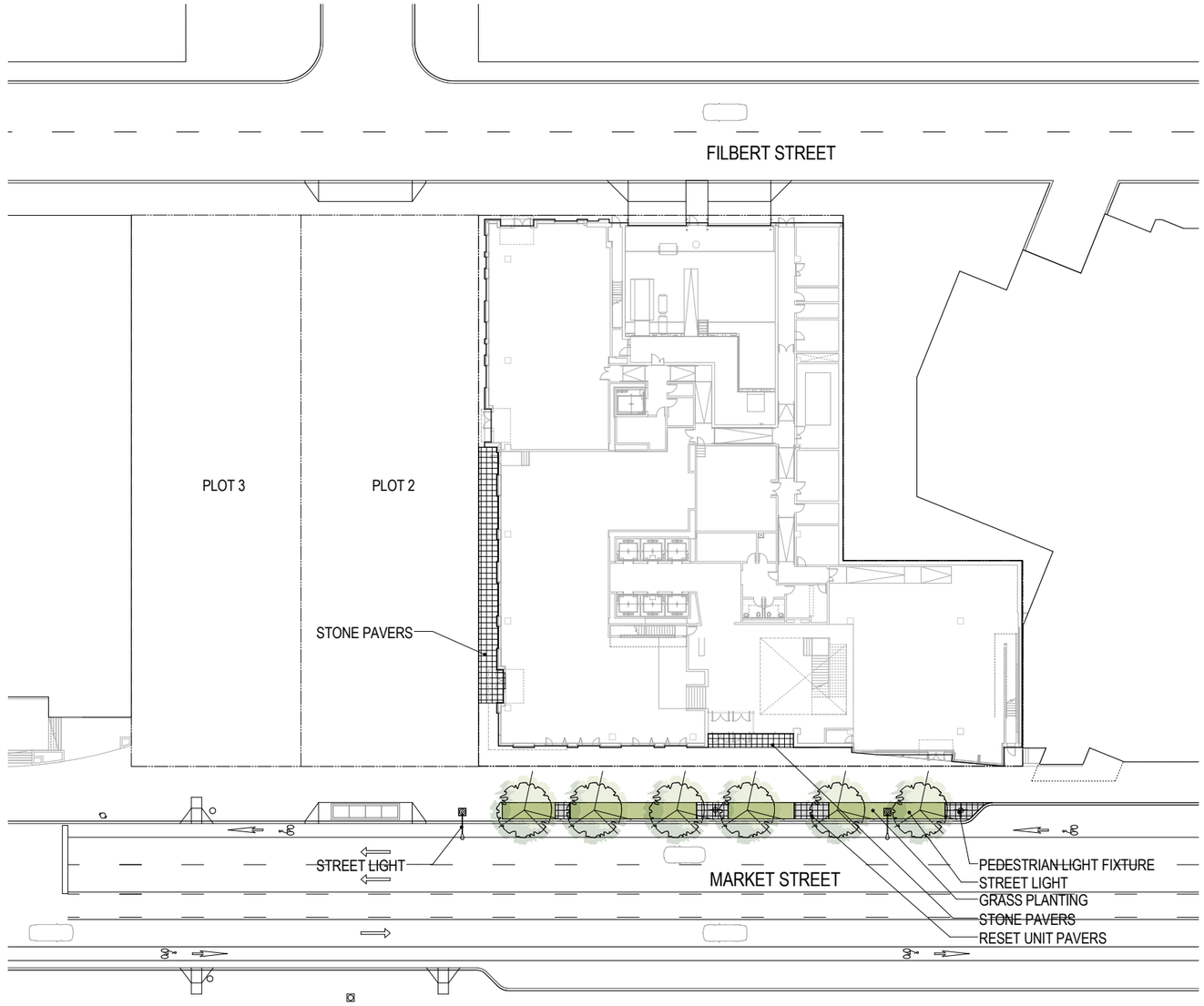
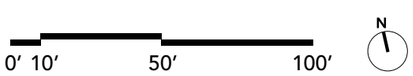
LANDSCAPE PLAN

PROPOSED





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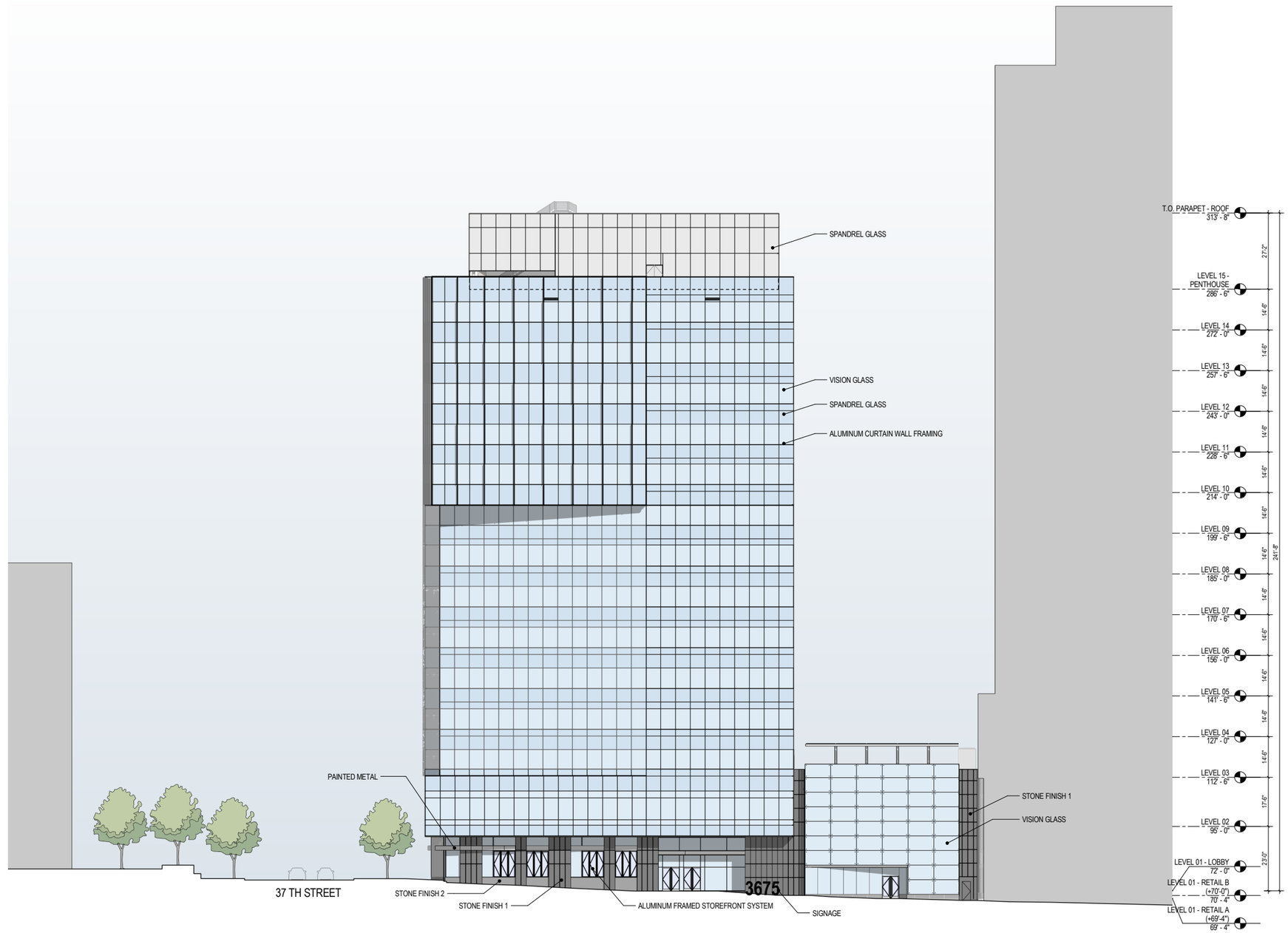
BUILDING ELEVATIONS

SOUTH ELEVATION



0' 10' 50' 100'

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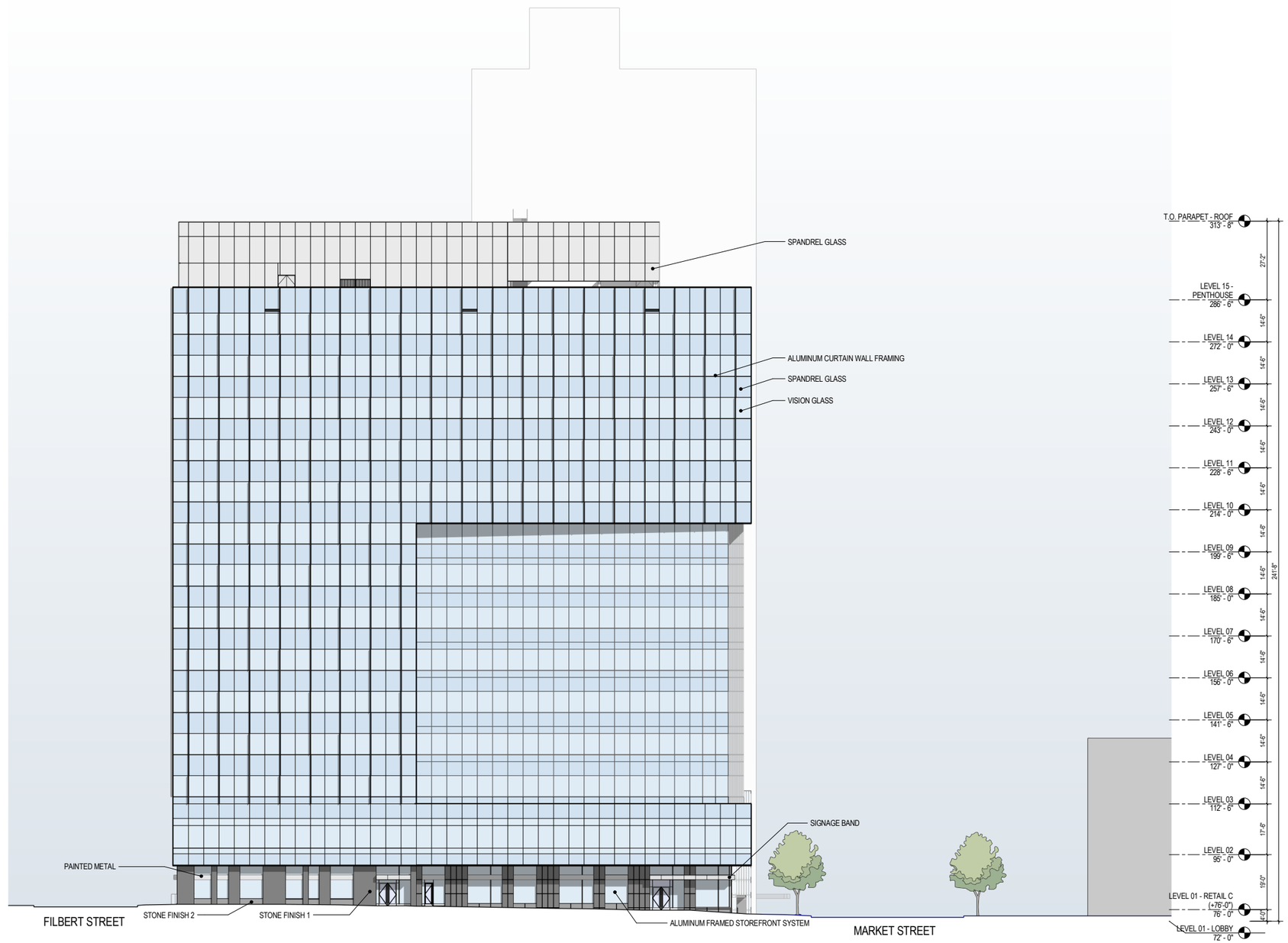
BUILDING ELEVATIONS

WEST ELEVATION



0' 10' 50' 100'

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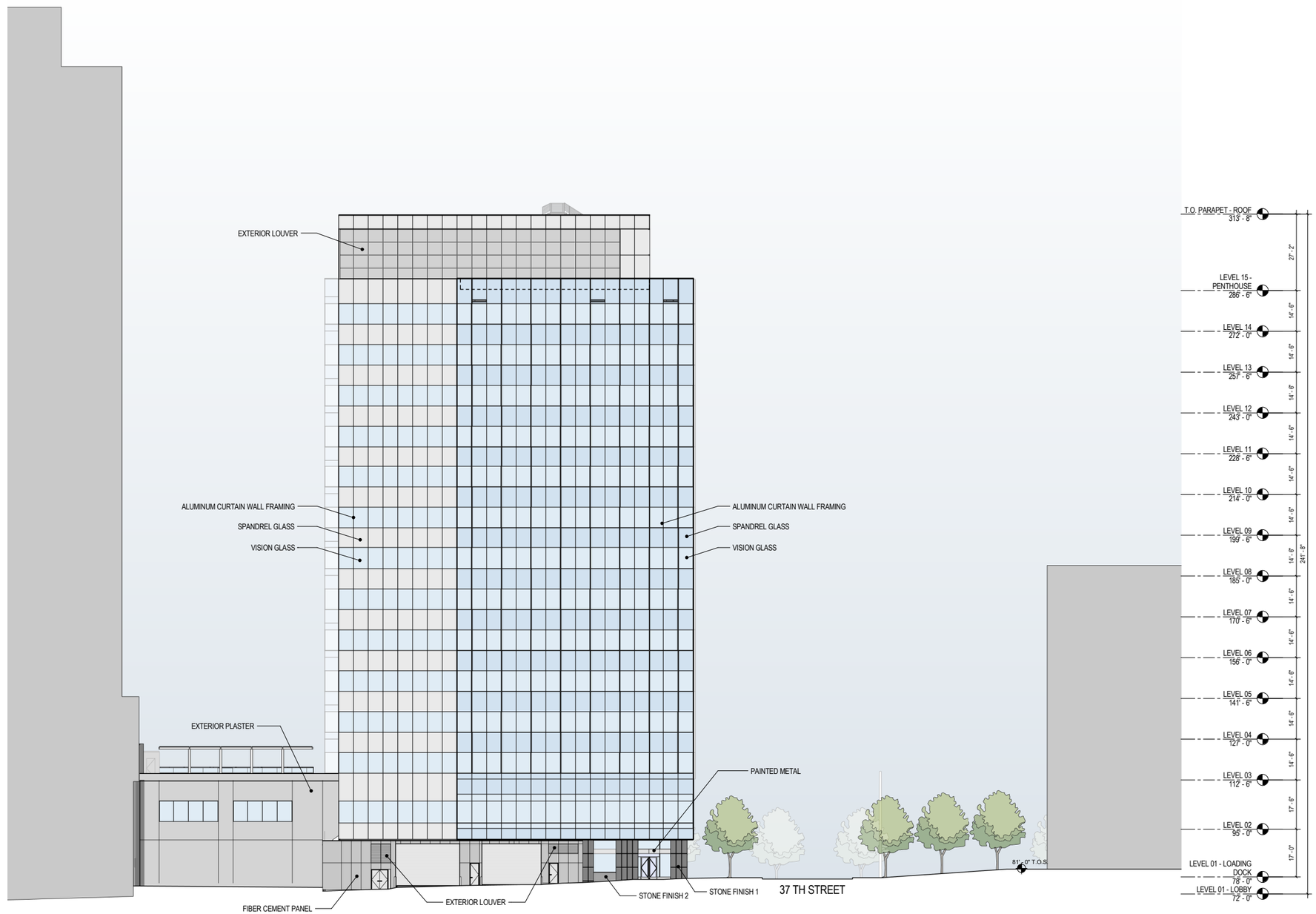
BUILDING ELEVATIONS

NORTH ELEVATION



0' 10' 50' 100'

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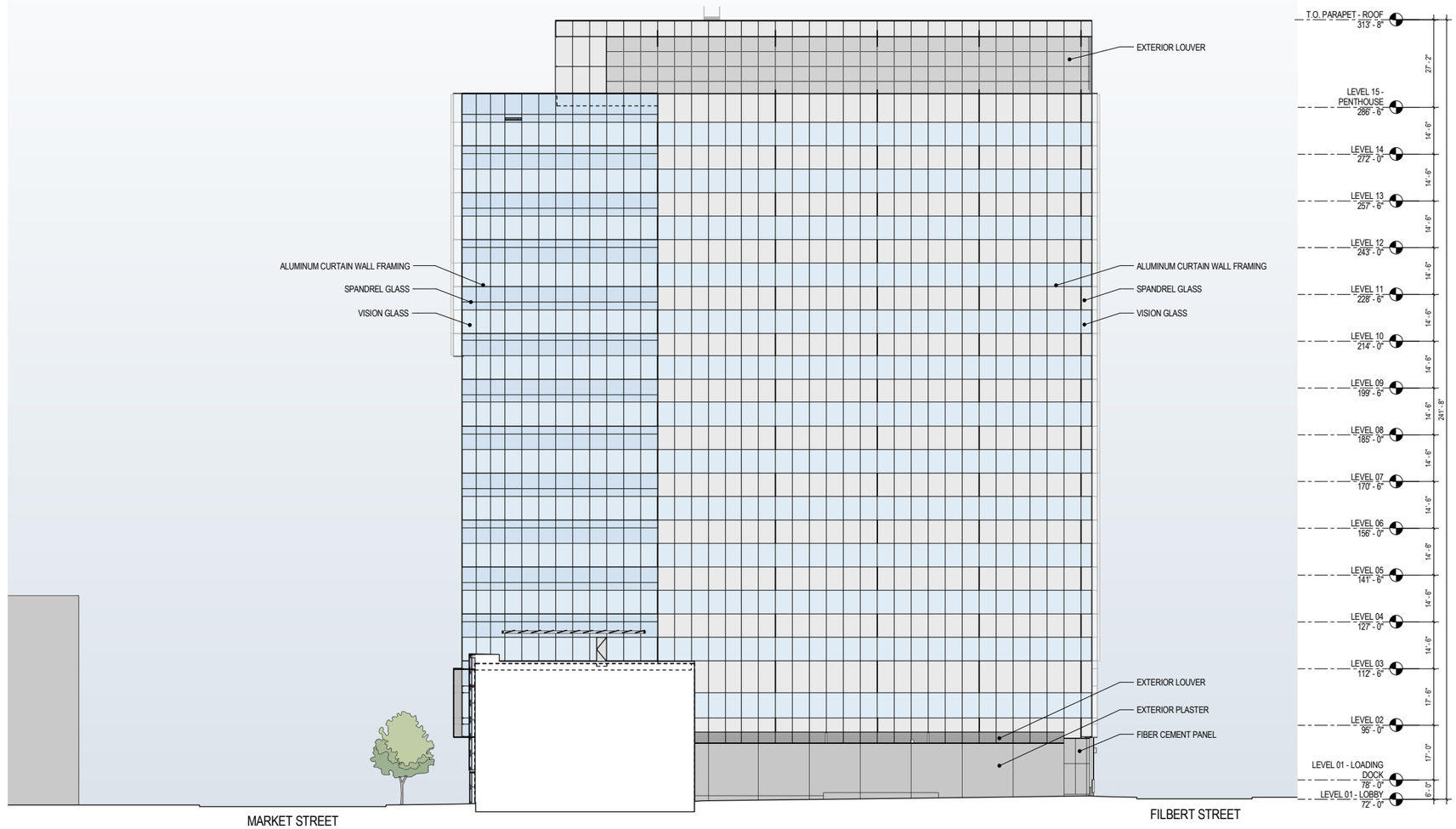
BUILDING ELEVATIONS

EAST ELEVATION



0' 10' 50' 100'

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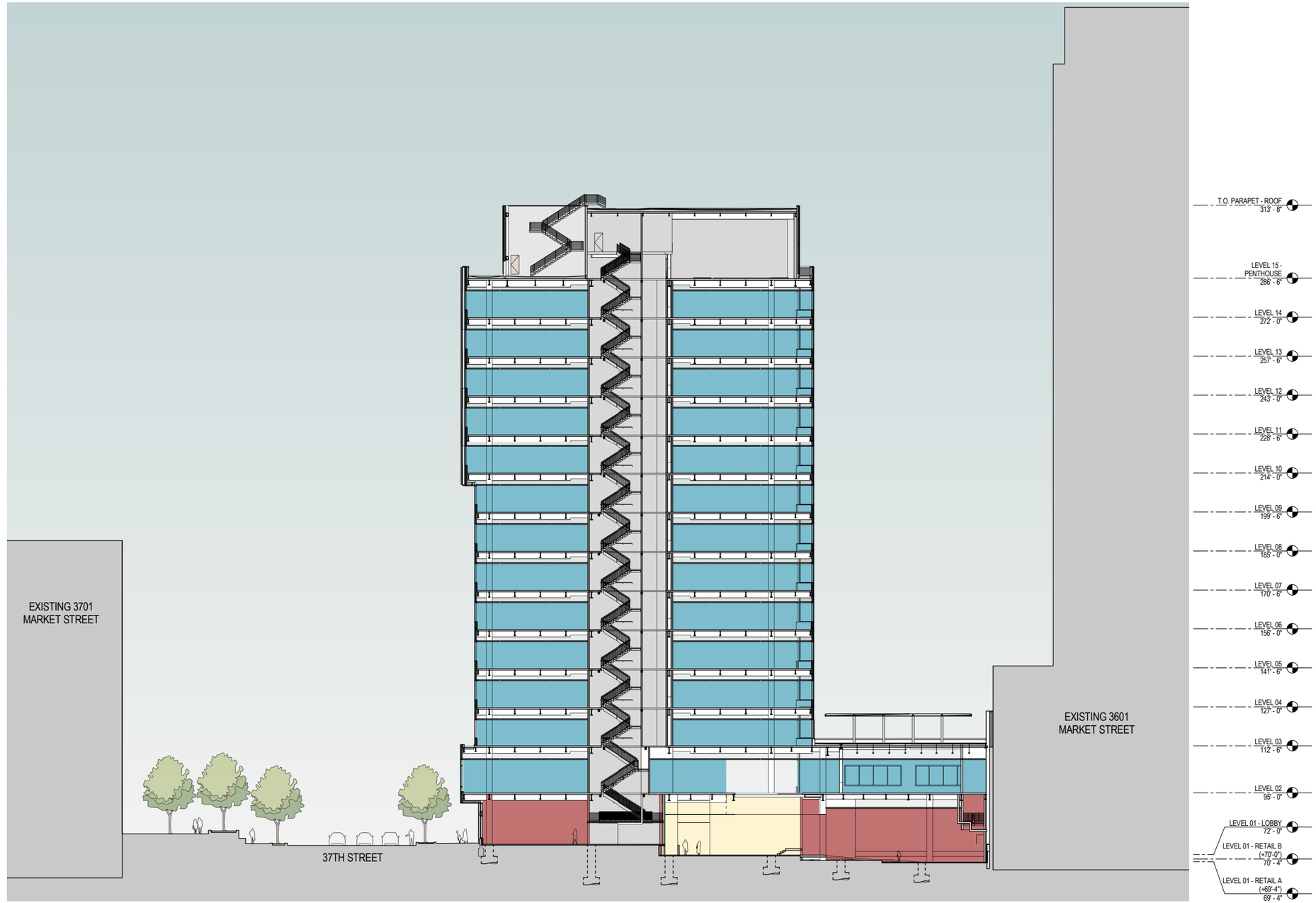
SITE SECTIONS

NORTH SOUTH SECTION AT LOBBY



LEGEND

- RETAIL
- LEASE
- LOBBY
- GREEN ROOF
- PARKING
- BUILDING SUPPORT

0' 10' 50' 100'

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SITE SECTIONS

EAST WEST SECTION AT BUILDING CORE

LEGEND

- RETAIL
- LEASE
- LOBBY
- GREEN ROOF
- PARKING
- BUILDING SUPPORT

0' 10' 50' 100'

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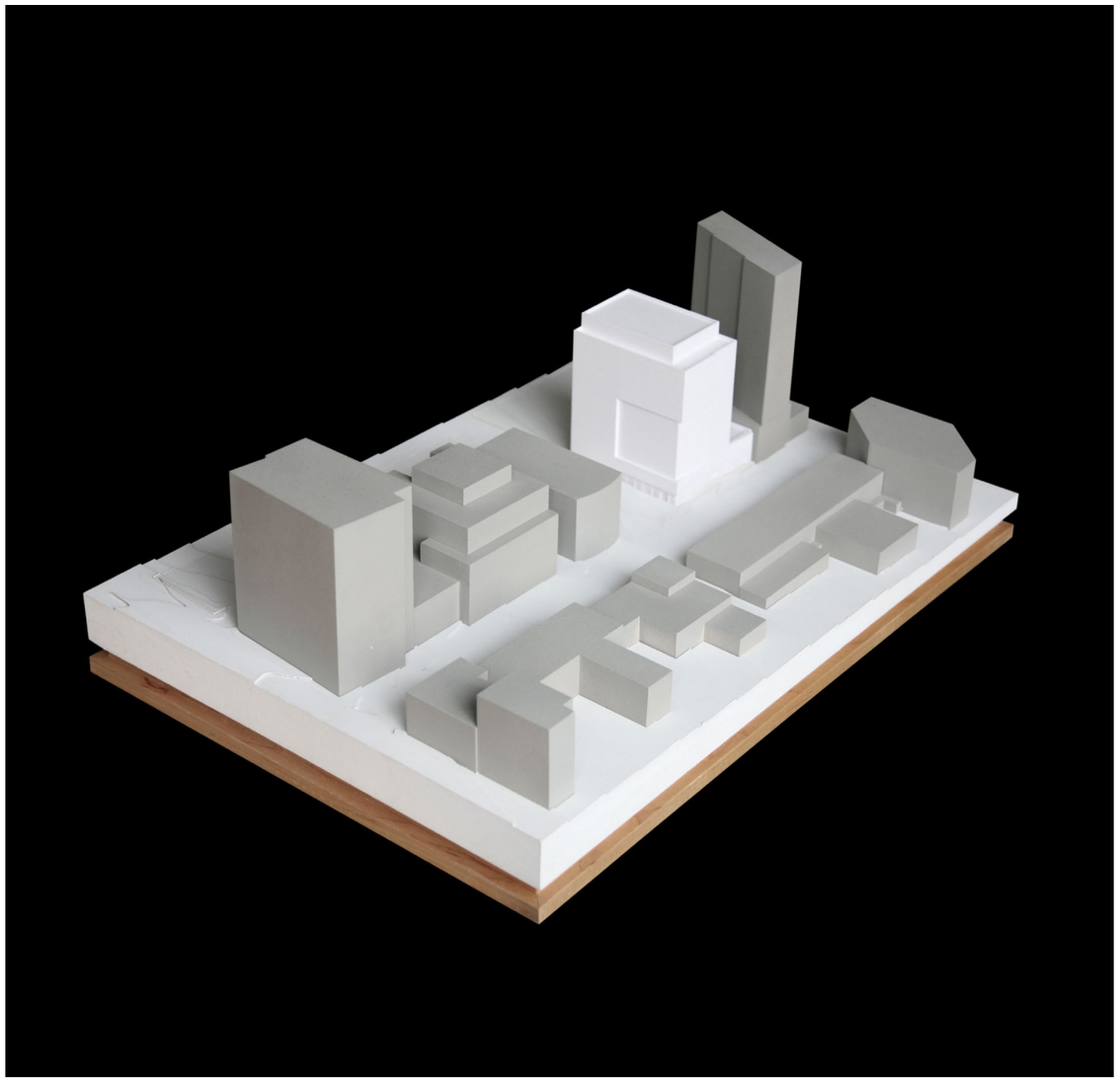
PERSPECTIVE RENDERING VIEW LOOKING NORTHEAST ON MARKET STREET

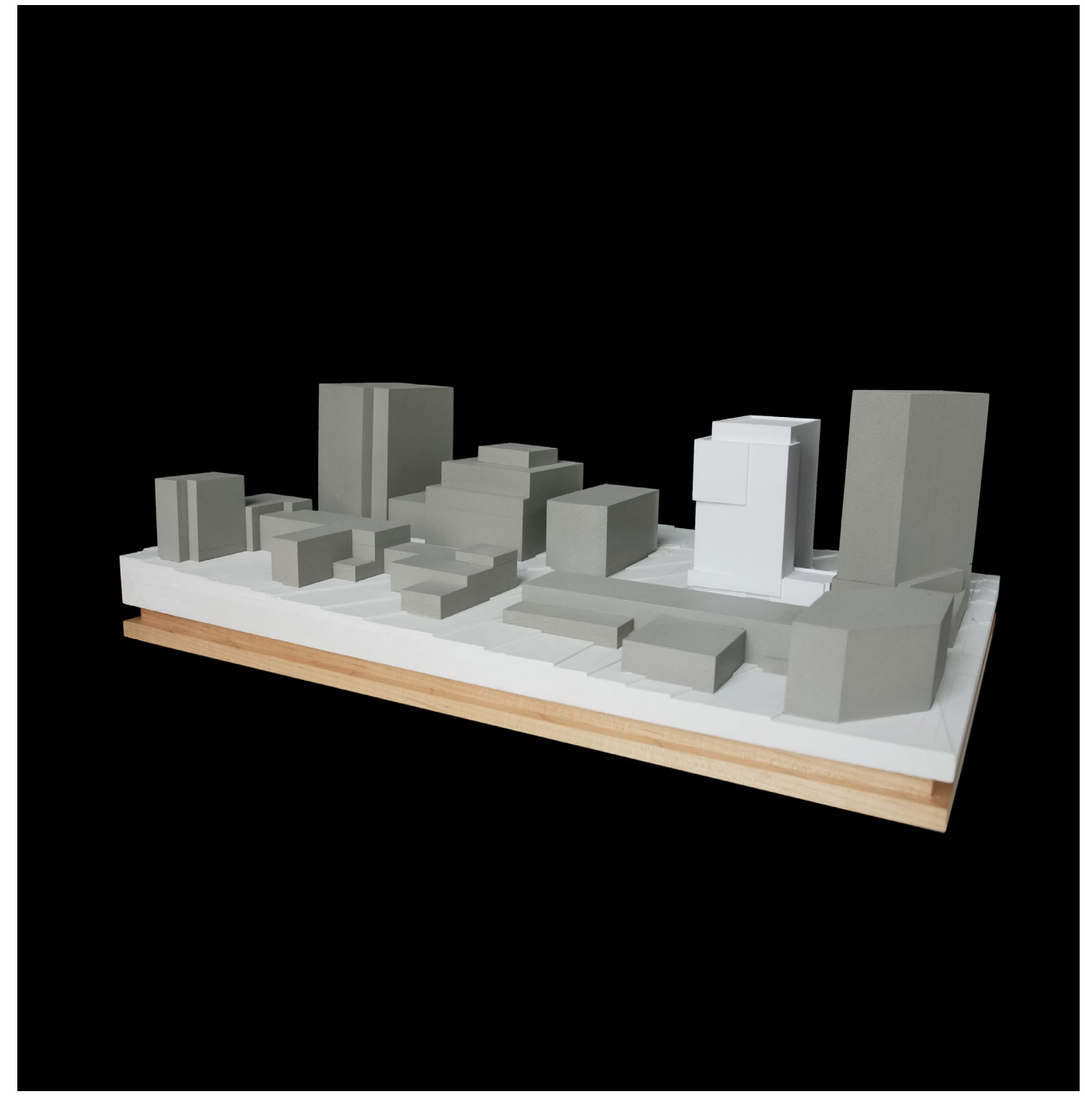
PERSPECTIVE RENDERING VIEW LOOKING WEST ON MARKET STREET

PERSPECTIVE RENDERING VIEW LOOKING AT THE NORTHWEST CORNER OF THE PROPOSED BUILDING

MASSING MODEL

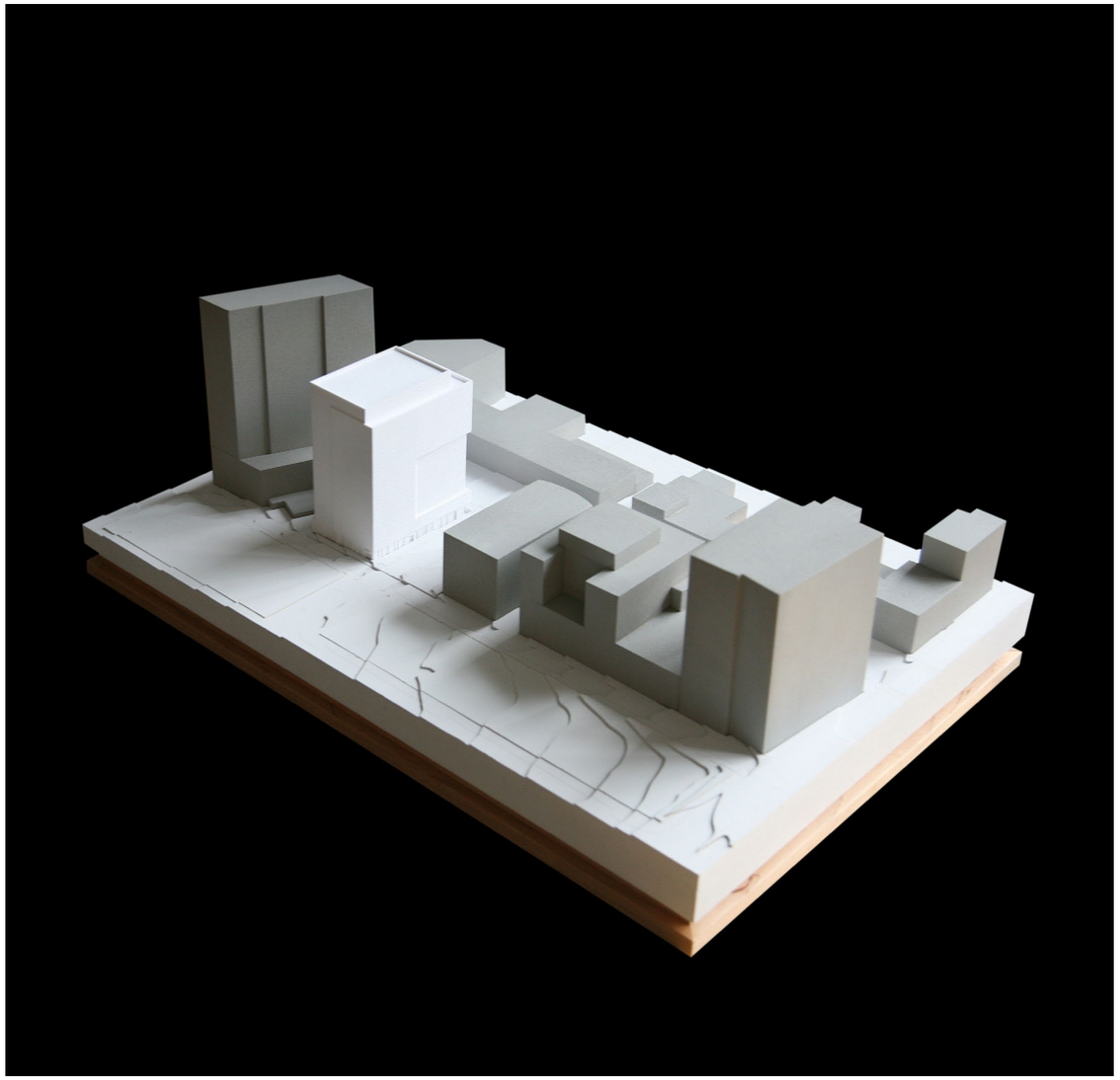


MODEL VIEW LOOKING NORTHEAST



MODEL VIEW LOOKING NORTHWEST

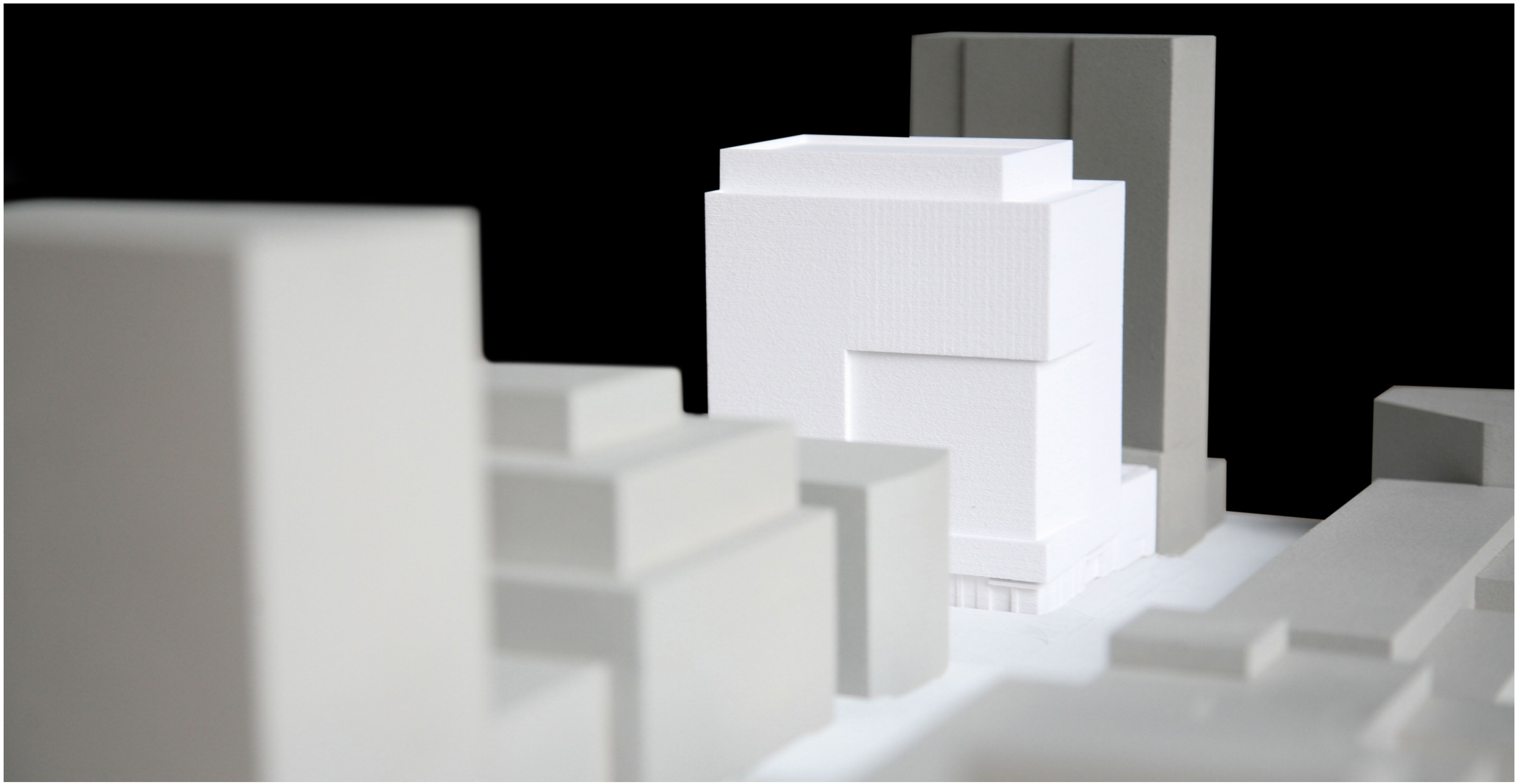
MASSING MODEL



MODEL VIEW LOOKING SOUTHEAST

MODEL VIEW LOOKING SOUTHWEST

MASSING MODEL



MODEL VIEW DETAIL LOOKING NORTHEAST

SUSTAINABLE DESIGN ELEMENTS

The sustainability approach for 3675 Market Street is to both incorporate innovative ideas and technologies that improve the stewardship of the environment where they are achievable within the project's budget. Further, the project strives to incorporate building systems whose initial and lifecycle cost will save expenses—both capital and operating—within a reasonable payback period.

The project has been designed to achieve a minimum LEED-Silver certification, in keeping with environmental goals to sustain minimum energy consumption and preserve the natural environment. Features include maximizing daylighting opportunities for all tenants, high-performance glazing, a vegetated roof, and the use of building materials with high-recycled content and low-VOC emissions that contribute to an improved interior environmental quality.

A summary of some of the approaches that have been incorporated into the project follow.

LEED FOR CORE AND SHELL

The Leadership in Energy and Environmental Design® (LEED) Green Building Rating System for Core and Shell Development (LEED-CS) is a set of performance standards for measuring the sustainable design and construction of core and shell buildings. 3675 Market Street is designed to reach the goals of LEED-Silver certification.

SUSTAINABLE SITES

Determining a building's site and then managing it throughout construction are important considerations in evaluating a project's sustainability. Site strategies employed in the project include:

- Densification of the Science Center as a mixed use urban amenity (SS Credit 2).
- Public Transportation Access (SS Credit 4.1) is an amenity for future tenants: within a one quarter of a mile radius to the site, there are four bus lines. Additionally, the Market-Frankford Line is within half of a mile.
- Bicycle Storage for 37 bicycles is provided on-site and changing rooms / showers are provided on seven floors of the building (SS Credit 4.2).
- 60% vegetative roof area (SS Credit 6.1), to help maximize green space and minimize storm water run-off.
- High-albedo roofing is specified in order to minimize heat island effect (SS Credit 7.2).

WATER EFFICIENCY

Buildings are major users of our potable water supply. The goal of the water efficiency credit category is to encourage the smarter use of water, in the building and on the site. The project has incorporated the following:

- Water Efficient Landscaping (WE Credit 1) is utilized through the selection of drought-resistant native species and the use of efficient drip systems for irrigation where possible.
- The use of water efficient fixtures targets a 35% water use reduction.

ENERGY AND ATMOSPHERE

The core and shell project anticipates saving up to 18% energy compared to a similar code compliant new building through:

- The envelope of the building has been optimized by specifying high-efficiency windows to reduce solar heat gain and increase thermal performance (EA Credit 1).
- The use of energy recovery units and fan array technology on air handling equipment.
- All major mechanical and plumbing equipment's motors (greater than 15hp) are specified with a variable frequency drive.
- The use of high-efficiency condensing boilers for mechanical heating.

MATERIALS AND RESOURCES

Throughout a building's construction and operation, buildings generate waste and use a lot of materials and resources. The project will implement the following strategies to minimize impact:

- Approximately 75% of the construction and demolition waste will be diverted from landfills and / or incineration (MR Credit 2.2).
- The building will consist of no less than 10% of recycled materials (per the overall material cost)(MR Credit 4.1).

INDOOR ENVIRONMENTAL QUALITY

The U.S. Environmental Protection Agency estimates that Americans spend about 90% of their day indoors, where the air quality can be significantly worse than outside. The project has employed the following strategies to minimize indoor pollutants and improve air quality:

- A mechanical exhaust will ensure that contaminants within the buildings are not recirculated (EQ Credit 1).
- Low-Emitting Materials (EQ Credit 4) will be installed throughout the building, including carpet systems, paints, adhesives, and sealants.

INNOVATION, DESIGN PROCESS, AND REGIONAL PRIORITY

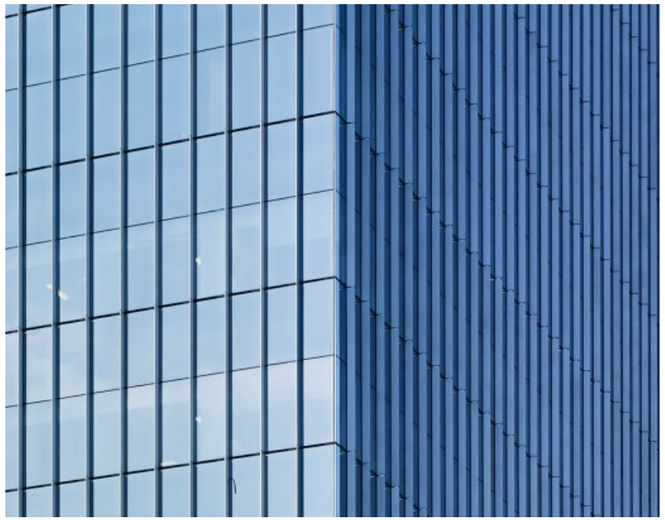
The project at 3675 Market Street strives to innovate beyond standard LEED practices in an effort to provide optimum building performance and occupant comfort. Innovation credits include the following:

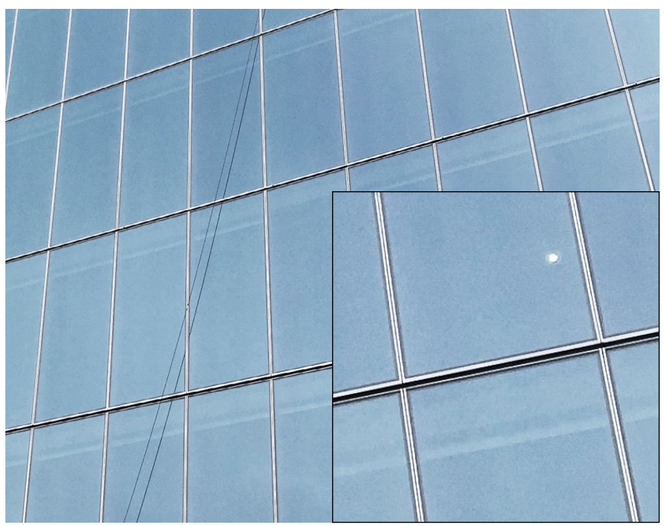
- Green housekeeping.
- Exemplary public transit access.
- Alternative transportation facilities for bicycles, and the provision of bike storage and changing rooms.

TENANT IMPROVEMENT CERTIFICATION OPTION

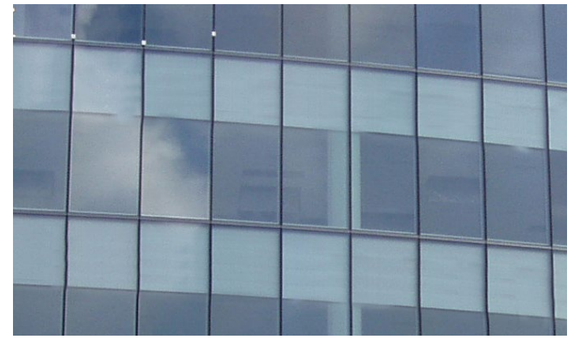
The 3675 Market Street ownership encourages prospective tenants to consider obtaining LEED-CI certification for tenant spaces within the building. Since 3675 Market Street will reach a minimum of LEED-Silver certification for a Core and Shell Development, several of the requirements needed for LEED-CI certification will have already been met. Tenants are encouraged to comply with Science Center Tenant Improvement Green Guidelines.

EXTERIOR MATERIALS





ALUMINUM FRAMED CURTAIN WALL, TYPE 1 - 3
Four-sided structurally glazed modular aluminum curtain wall with vision glass, spandrel glass and integrated window washing tie-backs.



ALUMINUM FRAMED CURTAIN WALL, TYPE 4
Four-sided structurally glazed modular aluminum curtain wall with vision glass with light gray spandrel glass

EXTERIOR STONE CLADDING - FINISH 1
2” Thick, Jet Mist Granite Panels, Thermal Finish with Acid Wash - Lacroix Granite.

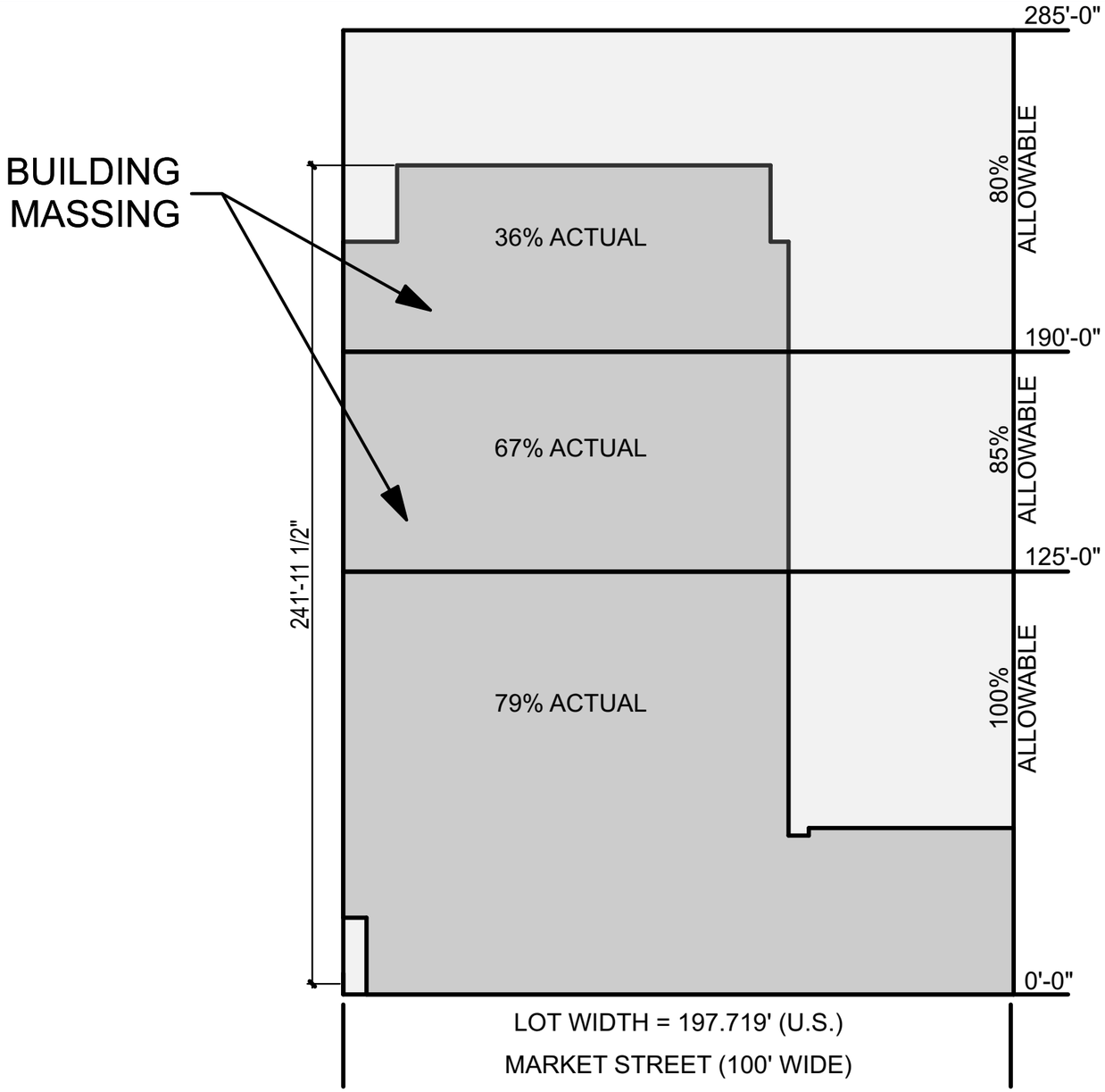
EXTERIOR STONE CLADDING - FINISH 2
2” Thick, Jet Mist Granite Panels, Honed Finish - Lacroix Granite

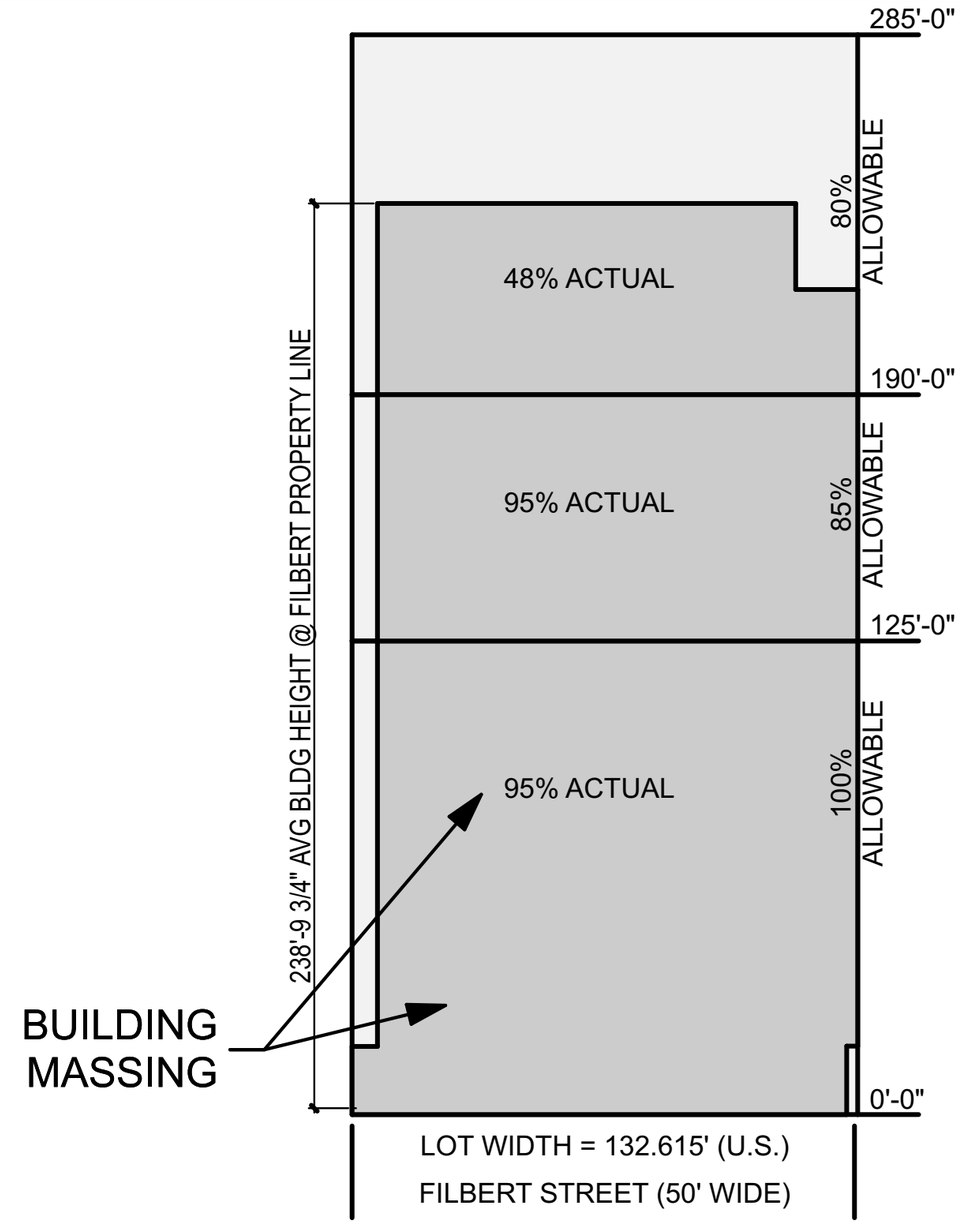
FIBER CEMENT PANEL
Equitone Natura Through-Color

EXTERIOR STUCCO
Portland Cement Plaster

ZONING BUILDING MASSING

SKYPLANE DIAGRAMS





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