PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 485512

What is the trigger causing the project to require CDR Review? Explain briefly.

Addition of 53,702 square feet to previously approved office building bordering an RM-1 zoning district.

PROJECT LOCATION

Planning District: _____ **Council District:** Third

Address: 3701 Market St. (a/k/a 3737 Market St.)
Philadelphia, PA

Is this parcel within a Master Plan District? Yes ____ No X

CONTACT INFORMATION

Applicant Name: Neil Sklaroff **Primary Phone:** (215) 864-8514

Email: sklaroffn@ballardspahr.com **Address:** 1735 Market St., 51st Floor
Philadelphia, PA 19103

Property Owner: University City Science Center **Developer** 3737 Fee Owner, LLC

Architect: ZGF Architects/Strada/UJMN Architects

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 109,497

Existing Zoning: CMX 4 **Are Zoning Variances required?** Yes X No ____

SITE USES

Present Use: Office Building

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

Office and/or Research

Proposed # of Parking Units:

Existing at 3711 Market

COMMUNITY MEETING

Community meeting held: Yes ____ No ____ RCOs have been notified.

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: _____ **Time:** _____

Ballard Spahr LLP

1735 Market Street, 51st Floor
Philadelphia, PA 19103-7599
TEL 215.665.8500
FAX 215.864.8999
www.ballardspahr.com

August 20, 2013

By Hand Delivery

Philadelphia City Planning Commission
Attn: Civic Design Review
1515 Ach Street
13th Floor
Philadelphia, PA 19102

Re: 3701 Market Street a/k/a 3737 Market Street
Civic Design Review

Dear Sir/Madam:

In accordance with the regulations and practices of the Civic Design Review Committee, we submit the enclosed CDR Project Application Form and 10 bound copies of our material submission. We look forward to meeting with the Civic Design Review Committee on September 3, 2013.

If you have any questions, please contact me directly.

Very truly yours,

Neil Sklaroff

NS:llb
Enclosures

DMEAST #17476006 v1

CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: SARAH KAISER	PHONE NUMBER: (215) 686-2417	EMAIL: SARAH.KAISER@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION: 8/15/2013	SITE ADDRESS: 3701 MARKET ST UNITY OF USE WITH 3711 & 3737 MARKET
SQUARE FOOTAGE BEING ADDED: 53,702 FT^2 TOTAL OF 881,088 FT^2 ON THE SITE	NUMBER OF DWELLING UNITS BEING ADDED: 0

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW? YES

APPLICANT INFORMATION

NAME: NEIL SKLAROFF	ADDRESS: 1735 MARKET STREET, 51ST FLOOR PHILADELPHIA, PA 19103

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:
Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov)
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)

NOTICE OF:	CITY OF PHILADELPHIA **DEPARTMENT OF LICENSES & INSPECTIONS** Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 8/15/2013	APPLICATION # 485512
☒ **REFUSAL** ☐ **REFERRAL** civic atmosphere - buildings & public space		ZONING DISTRICT(S) CMX-4 (CENTER CITY COMMERCIAL MIXED-USE)	

ADDRESS/LOCATION:

3701 MARKET STREET (NEC 38TH ST. THRU TO FILBERT ST.)

APPLICANT:	ADDRESS:
NEIL SKLAROFF (ATTORNEY)	1735 MARKET STREET, 51ST FLOOR PHILADELPHIA, PA 19103

APPLICATION FOR:

FOR THE ERECTION OF A TWO (2) STORY ADDITION ABOVE A PREVIOUSLY APPROVED SEMI-DETACHED STRUCTURE AT 3737 MARKET, AS PART OF AN EXISTING UNITY OF USE LOT WITH 3701 MARKET ST. FOR USE AS A GROUP MEDICAL, DENTAL, HEALTH PRACTITIONER AND VACANT COMMERCIAL SPACES (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION. NO SIGNS ON THIS APPLICATION.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		ALLOWABLE	**PROPOSED**
TABLE 14-701-3	MAX FLOOR AREA (% OF LOT AREA)	500 (547,485 FT^2)	804.7 (881,088 FT^2)

ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL $250

NOTE TO ZBA:

SEE A/P NO 295980, CAL NO 13126, ZBA GRANTED THE ERECTION OF A TWELVE (12) STORY ADDITION TO AN EXISTING ELEVEN (11) STORY STRUCTURE AT 3711 MARKET ST. AS PART OF AN EXISTING UNITY OF USE LOT WITH 3701 MARKET ST. WITH AN EXISTING EIGHT STORY STRUCTURE. ALL FOR USE AS OFFICES, LABORATORIES AND RETAIL AND COMMERCIAL USES AS PERMITTED IN THE C4 COMMERCIAL DISTRICT. (10/06/2010)

Cc

OWNER:
UNIVERSITY CITY SCIENCE CENTER
3701 MARKET ST.
PHILADELPHIA, PA 19104

Sarah Kaiser

Sarah Kaiser — PLANS EXAMINER

8/15/2013 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

3737 SCIENCE CENTER

CIVIC DESIGN REVIEW

AUGUST 20, 2013

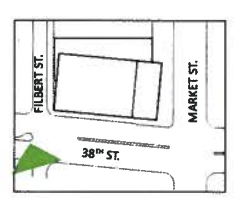
Sc science center | WEXFORD SCIENCE+TECHNOLOGY | ZGF ZIMMER GUNSUL FRASCA ARCHITECTS LLP

SITE PHOTOGRAPHS - 10.5.1.1

AERIAL PHOTO

AERIAL PHOTO

38TH & FILBERT NORTHEAST CORNER



NORTH

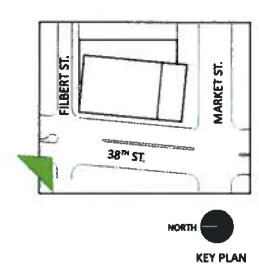
KEY PLAN

38TH & FILBERT NORTHWEST CORNER

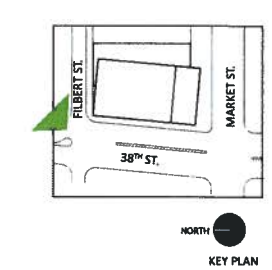
NORTH

KEY PLAN

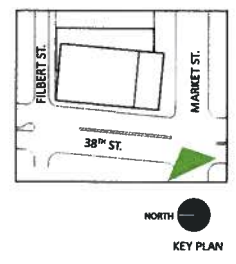
38TH & FILBERT SOUTHEAST CORNER



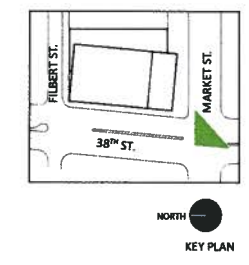
38TH & FILBERT SOUTHWEST CORNER



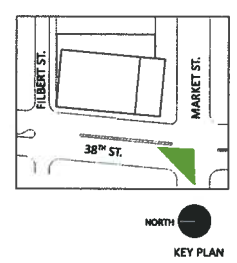
38TH & MARKET NORTHEAST CORNER



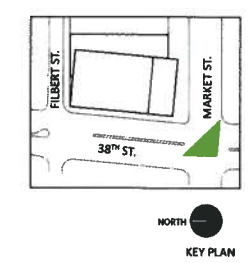
38TH & MARKET NORTHWEST CORNER



38TH & MARKET SOUTHEAST CORNER

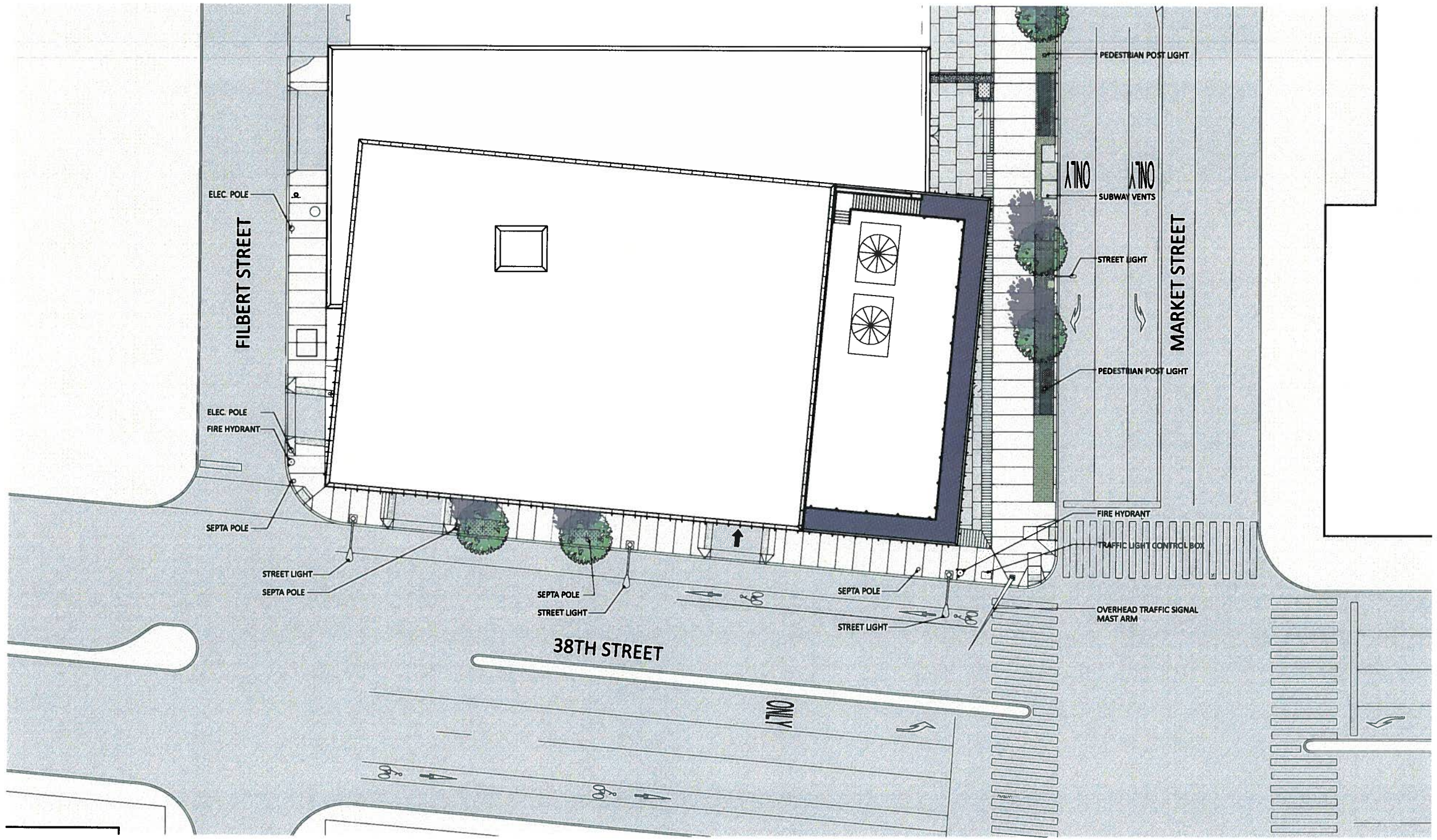


38TH & MARKET SOUTHWEST CORNER



3737 SCIENCE CENTER

SITE PLAN - 10.5.1.2



0′ 10′ 50′ 100′ NORTH

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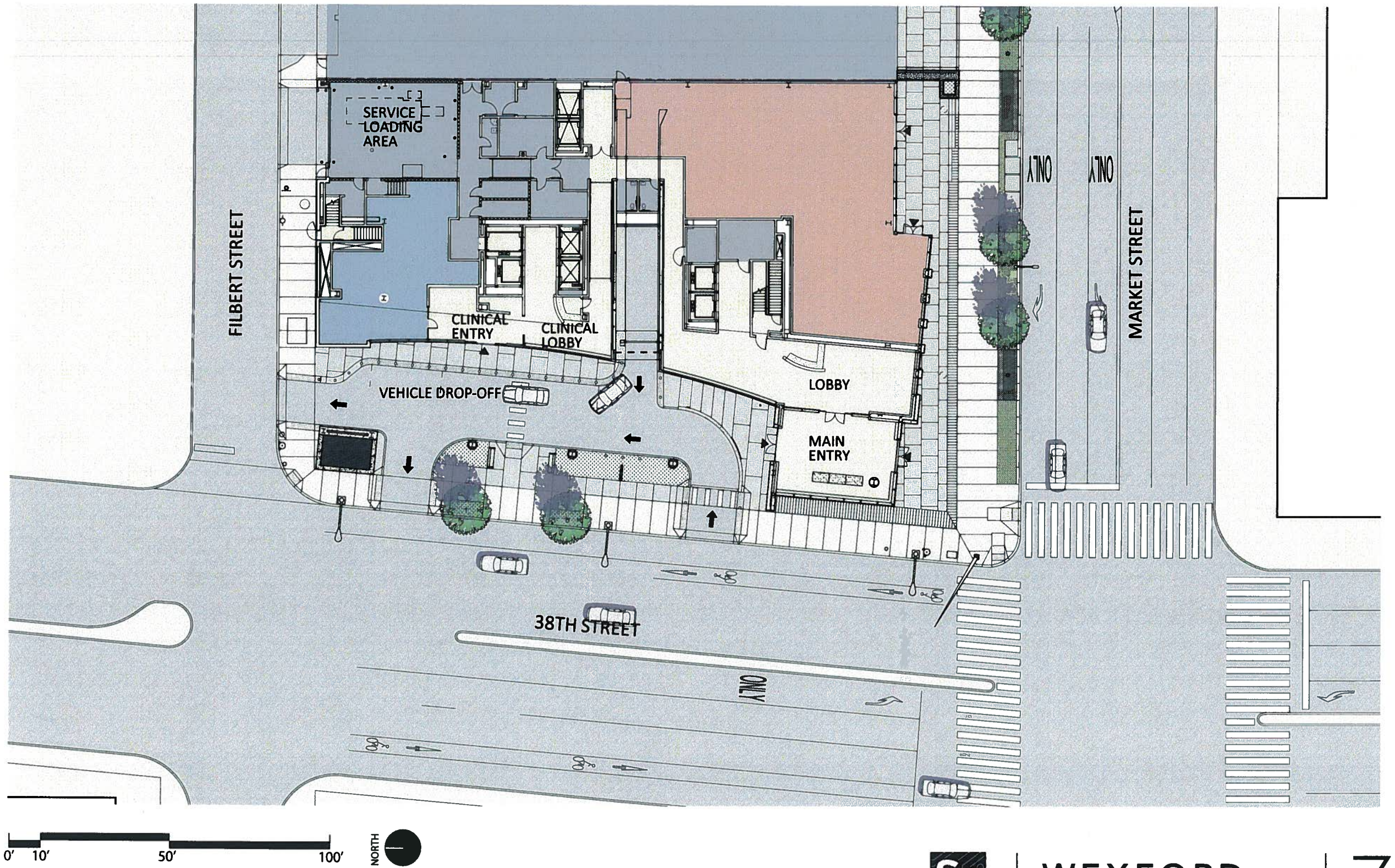
GROUND FLOOR PLAN - 10.5.1.3



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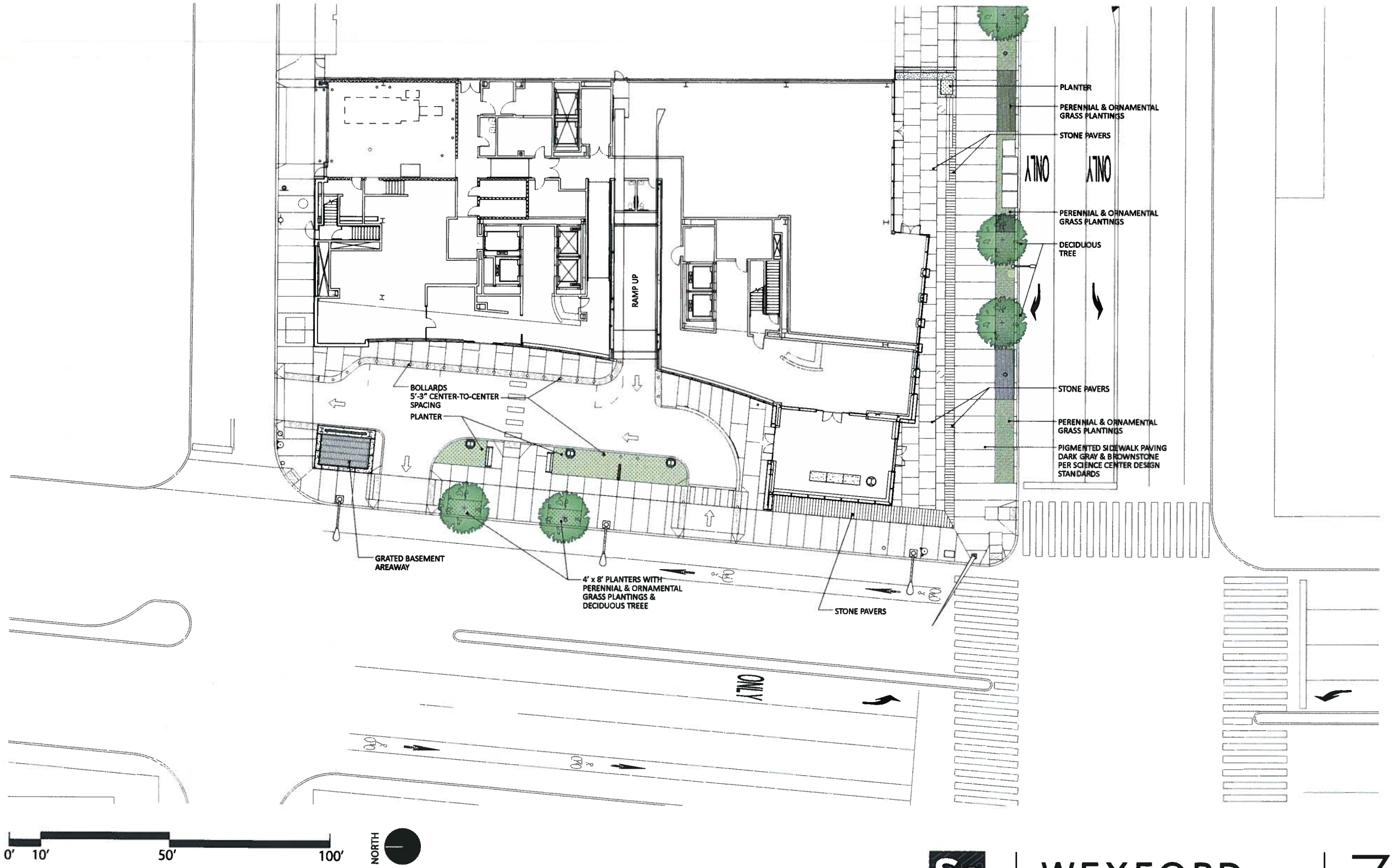
LANDSCAPE PLAN - 10.5.1.4



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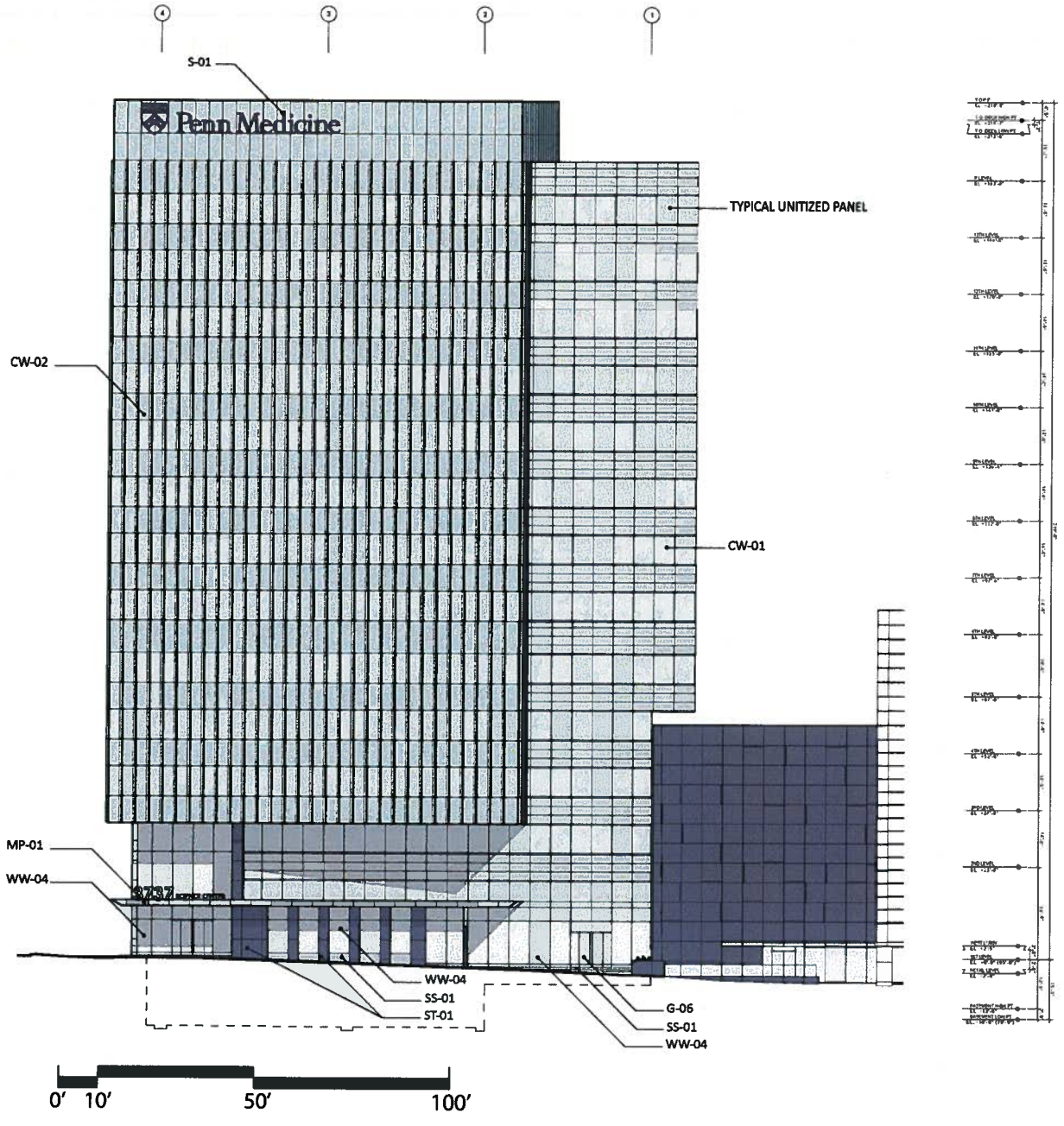
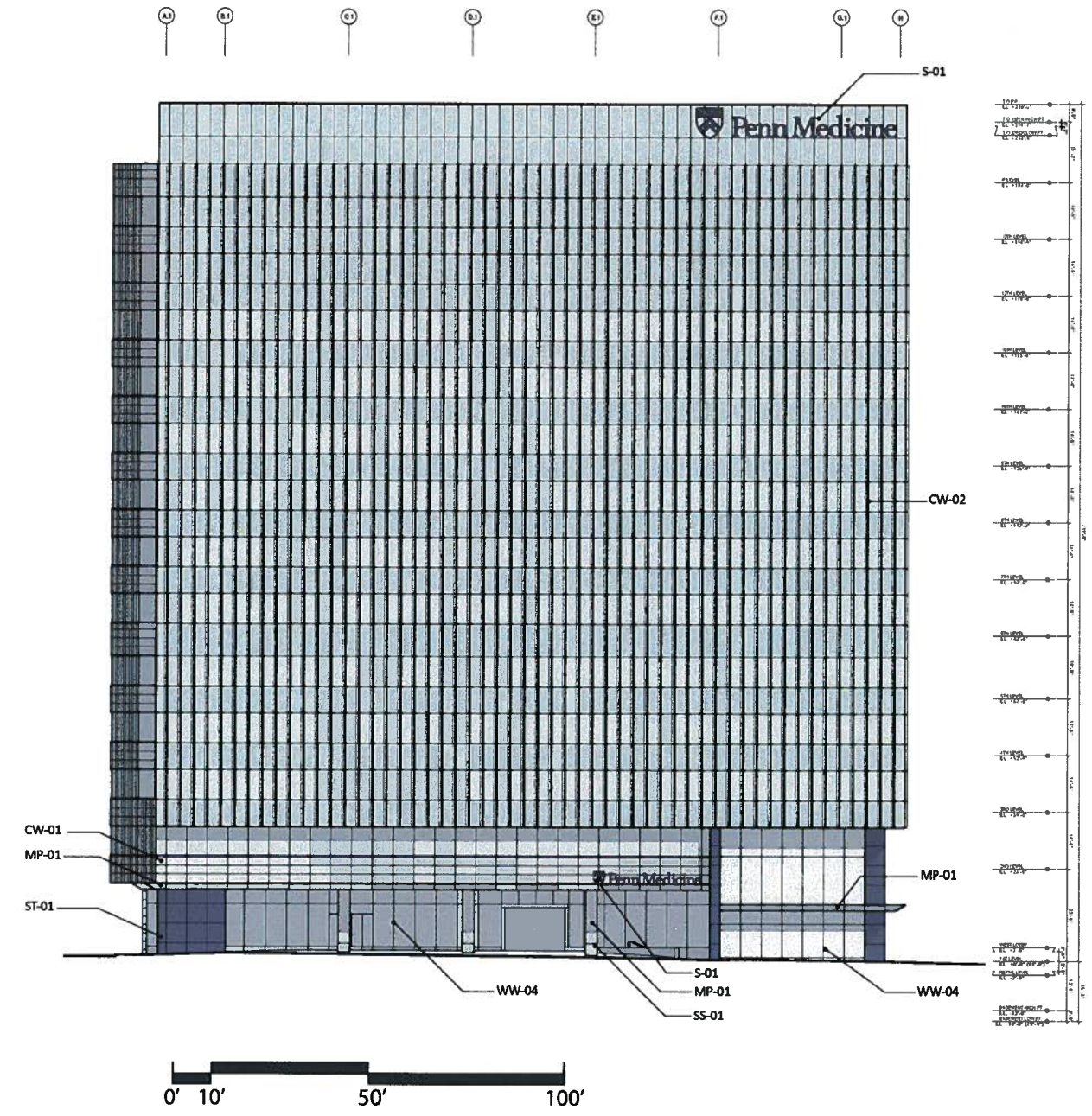
3737 SCIENCE CENTER

BUILDING ELEVATIONS - 10.5.1.5



South Elevation



West Elevation

EXTERIOR BUILDING MATERIAL SCHEDULE

CW-01	STRUCTURAL CURTAINWALL, TYPE 1	G-05	INSULATED VISION GLASS (WW-04)	ST-02	SITE PAVERS
CW-02	STRUCTURAL CURTAINWALL, TYPE 2	G-06	ENGINEERED GLASS GUARDRAIL	L-XX	ALUMINUM LOUVER
G-01	INSULATED VISION GLASS (CW-01)	G-07	TEMPERED MONOLITHIC GLASS	SS-01	STAINLESS STEEL FORMED PANEL
G-02	INSULATED VISION GLASS (CW-02)	MP-01	COMPOSITE ALUMINUM WALL	S-01	BUILDING SIGNAGE MATERIAL
G-03	INSULATED SPANDREL GLASS (CW-02)	ST-01	GRANITE PANELS	WW-04	ALUMINUM CURTAIN WALL SYSTEM
G-04	INSULATED SPANDREL GLASS (CW-01)				

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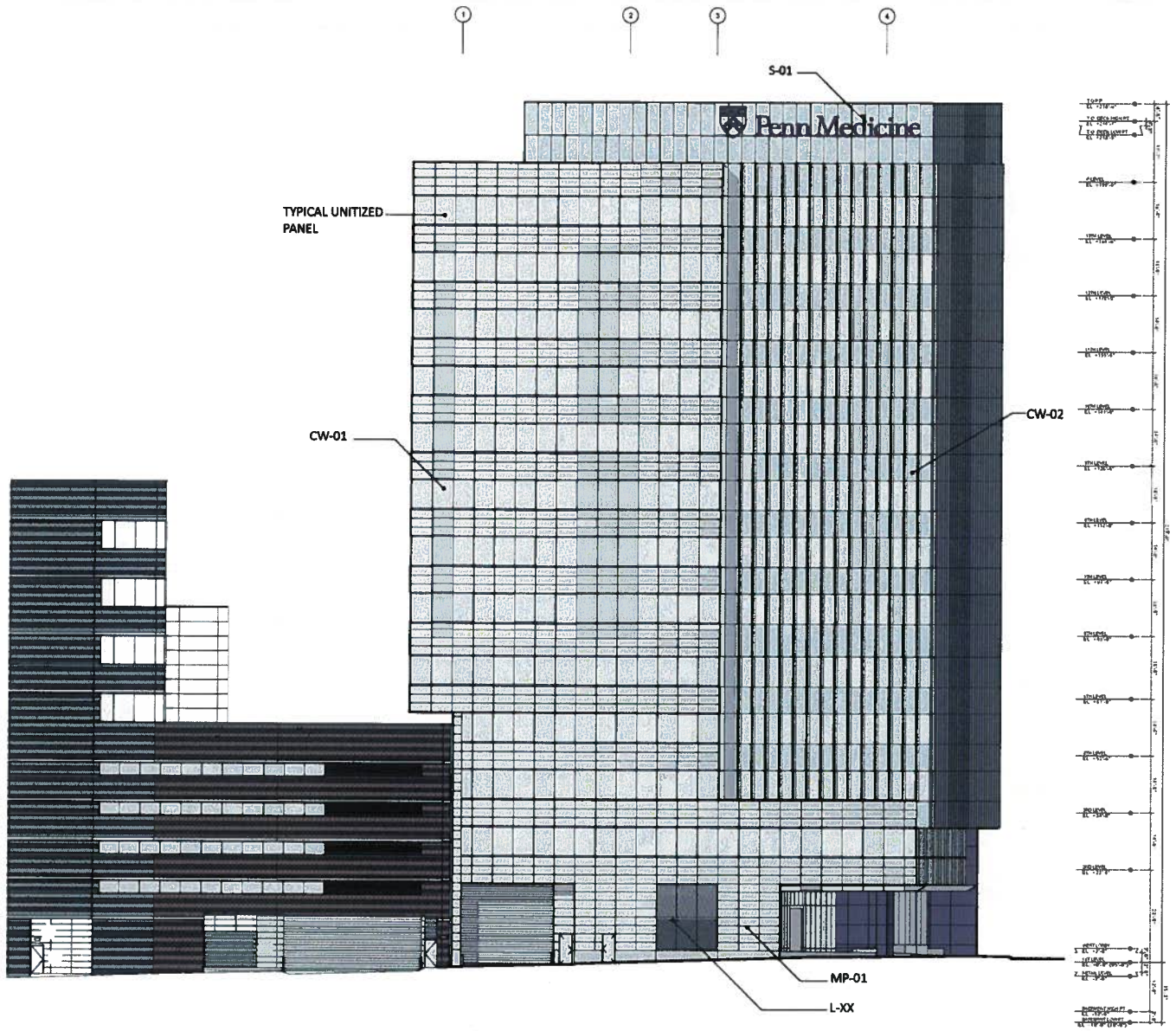
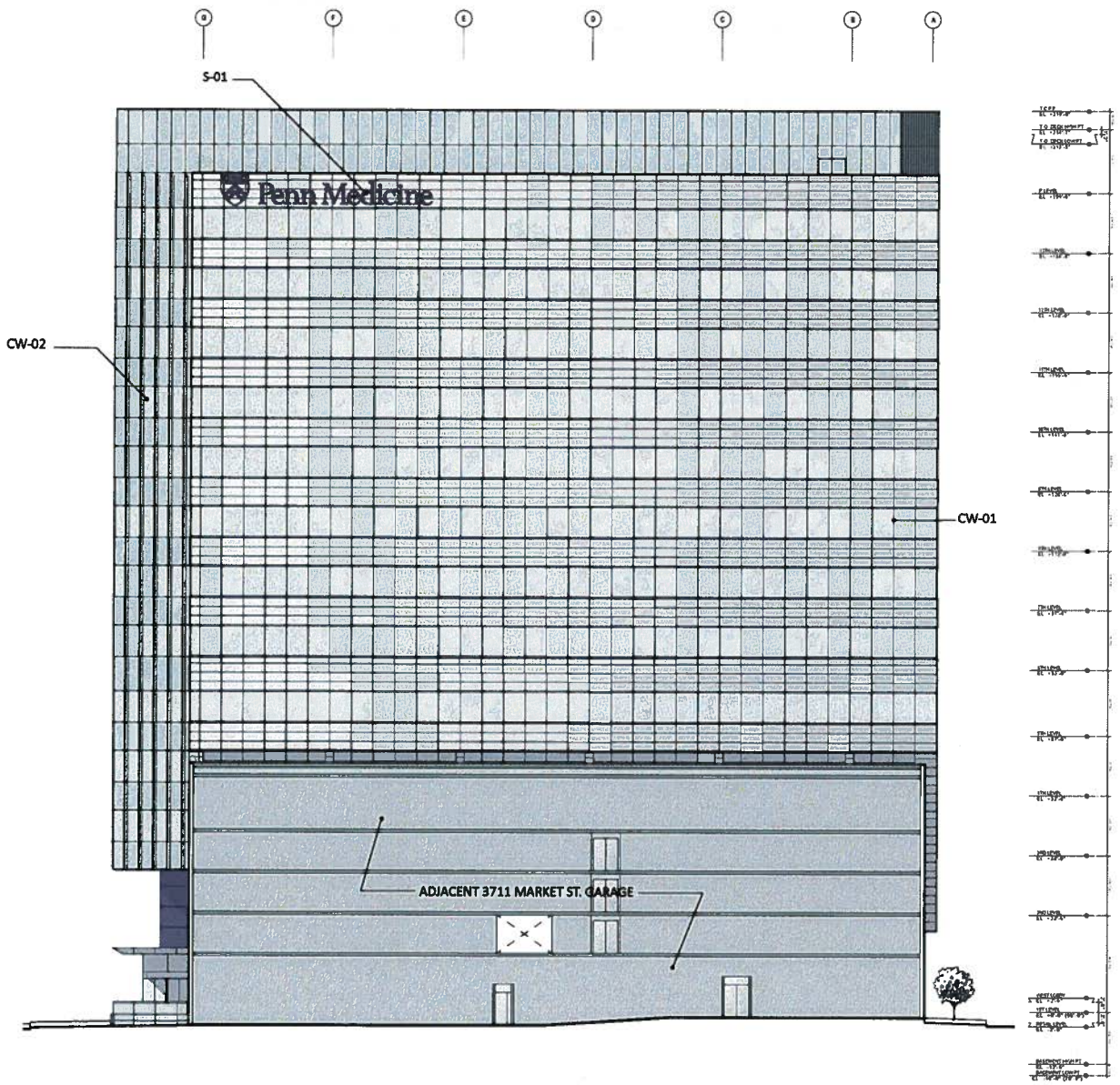
BUILDING ELEVATIONS - 10.5.1.5



0' 10' 50' 100'

North Elevation



0' 10' 50' 100'

East Elevation

EXTERIOR BUILDING MATERIAL SCHEDULE

CW-01 STRUCTURAL CURTAINWALL, TYPE 1	G-05 INSULATED VISION GLASS (WW-04)	ST-02 SITE PAVERS
CW-02 STRUCTURAL CURTAINWALL, TYPE 2	G-06 ENGINEERED GLASS GUARDRAIL	L-XX ALUMINUM LOUVER
G-01 INSULATED VISION GLASS (CW-01)	G-07 TEMPERED MONOLITHIC GLASS	SS-01 STAINLESS STEEL FORMED PANEL
G-02 INSULATED VISION GLASS (CW-02)	MP-01 COMPOSITE ALUMINUM WALL	S-01 BUILDING SIGNAGE MATERIAL
G-03 INSULATED SPANDREL GLASS (CW-02)	ST-01 GRANITE PANELS	WW-04 ALUMINUM CURTAIN WALL SYSTEM
G-04 INSULATED SPANDREL GLASS (CW-01)		

August 20, 2013

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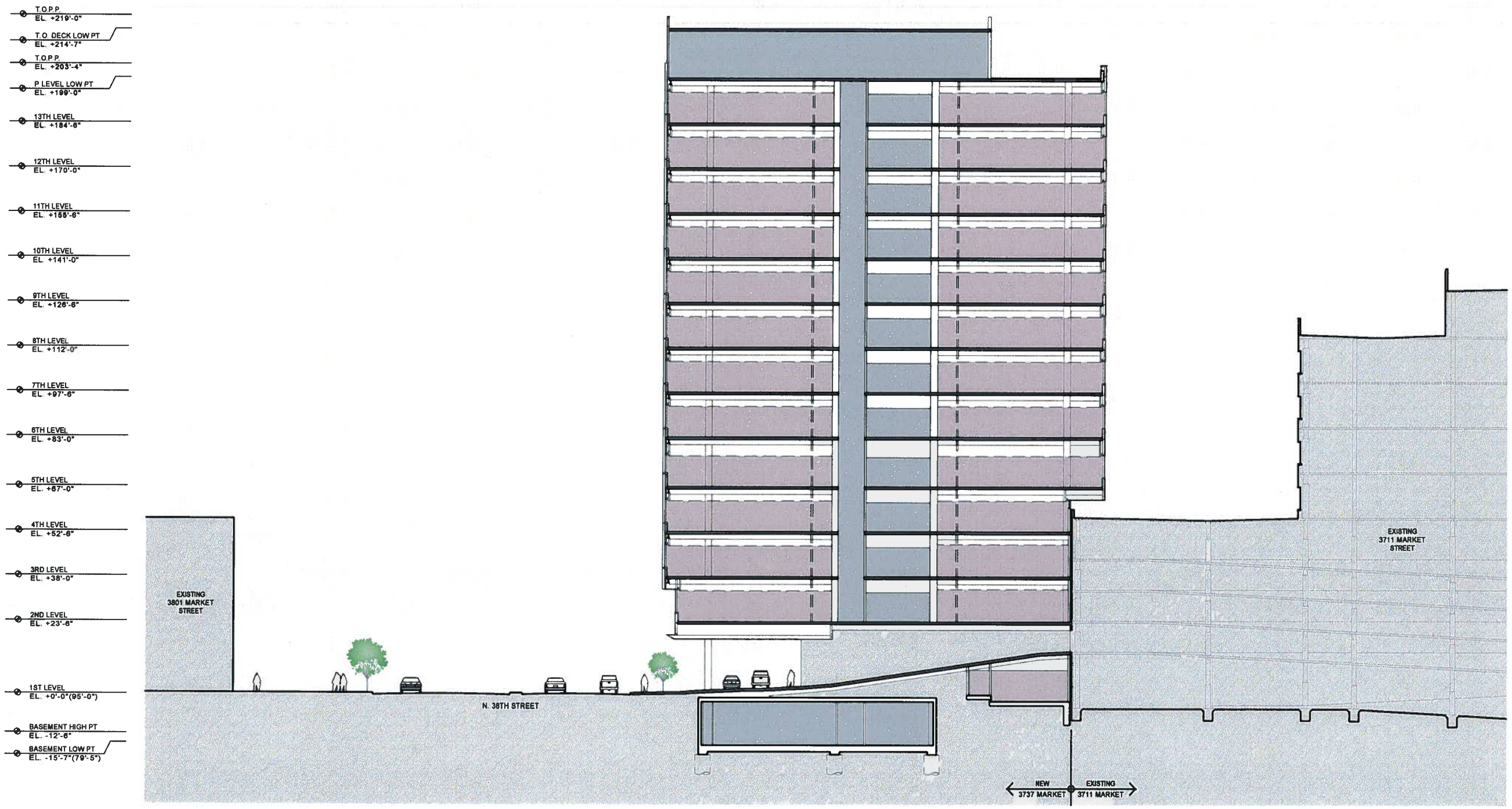
3737 SCIENCE CENTER

SITE SECTION - 10.5.1.6



0' 10' 50' 100'

Site Section

August 20, 2013

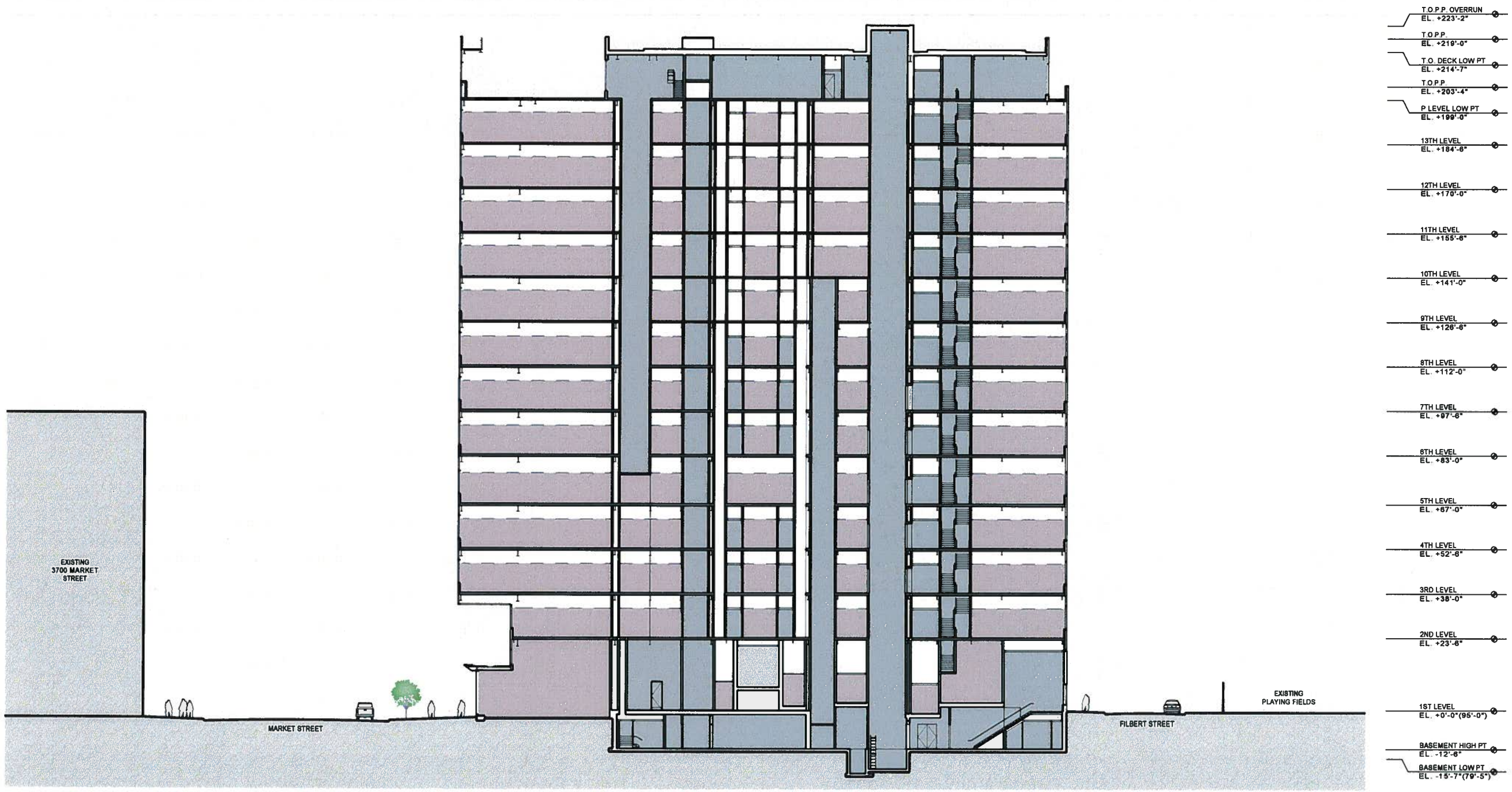
science center

WEXFORD SCIENCE+TECHNOLOGY

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

3737 SCIENCE CENTER

SITE SECTION - 10.5.1.6



0' 10' 50' 100'

Site Section

August 20, 2013

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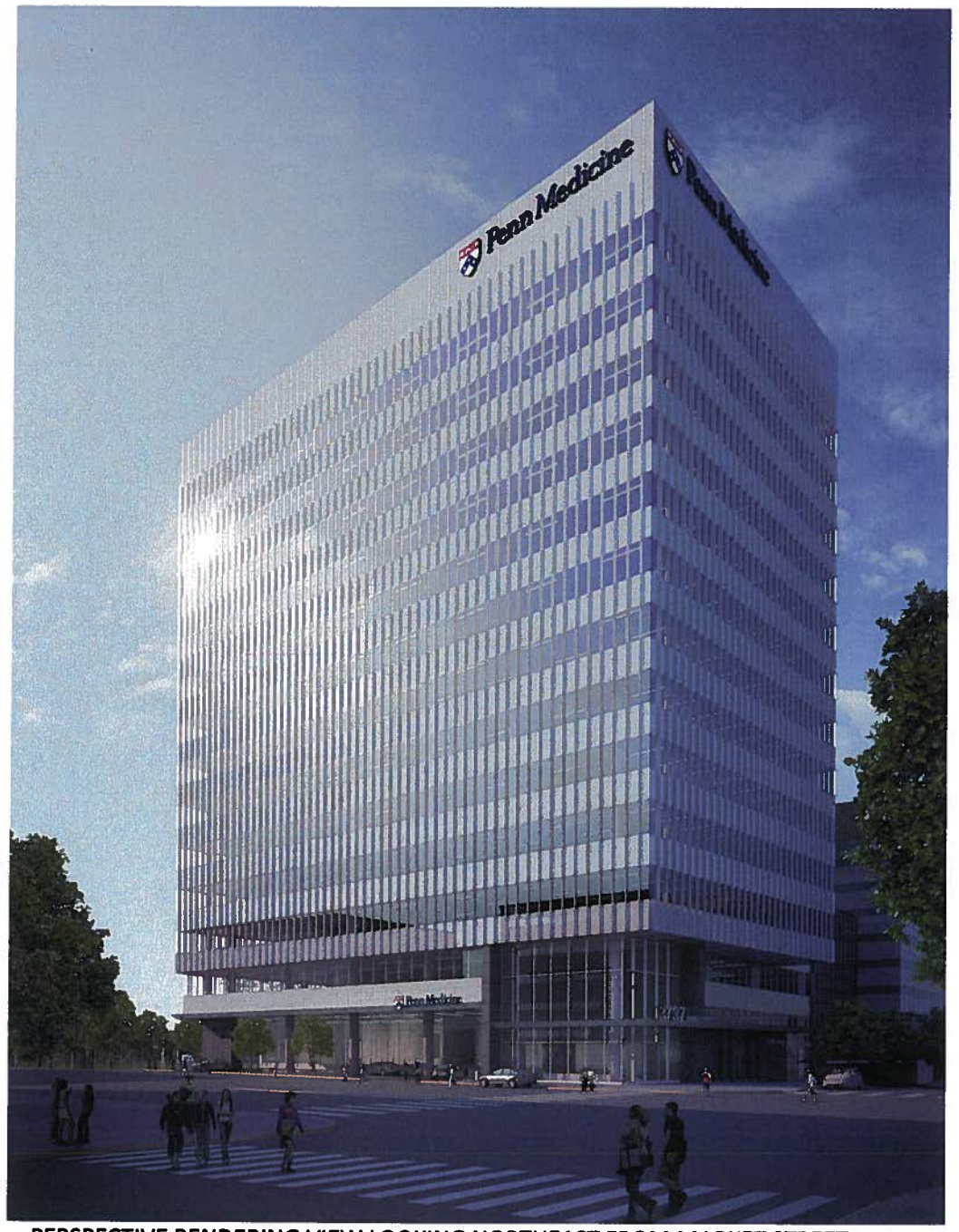
PERSPECTIVE RENDERINGS - 10.5.1.7



PERSPECTIVE RENDERING VIEW LOOKING NORTHEAST FROM MARKET STREET

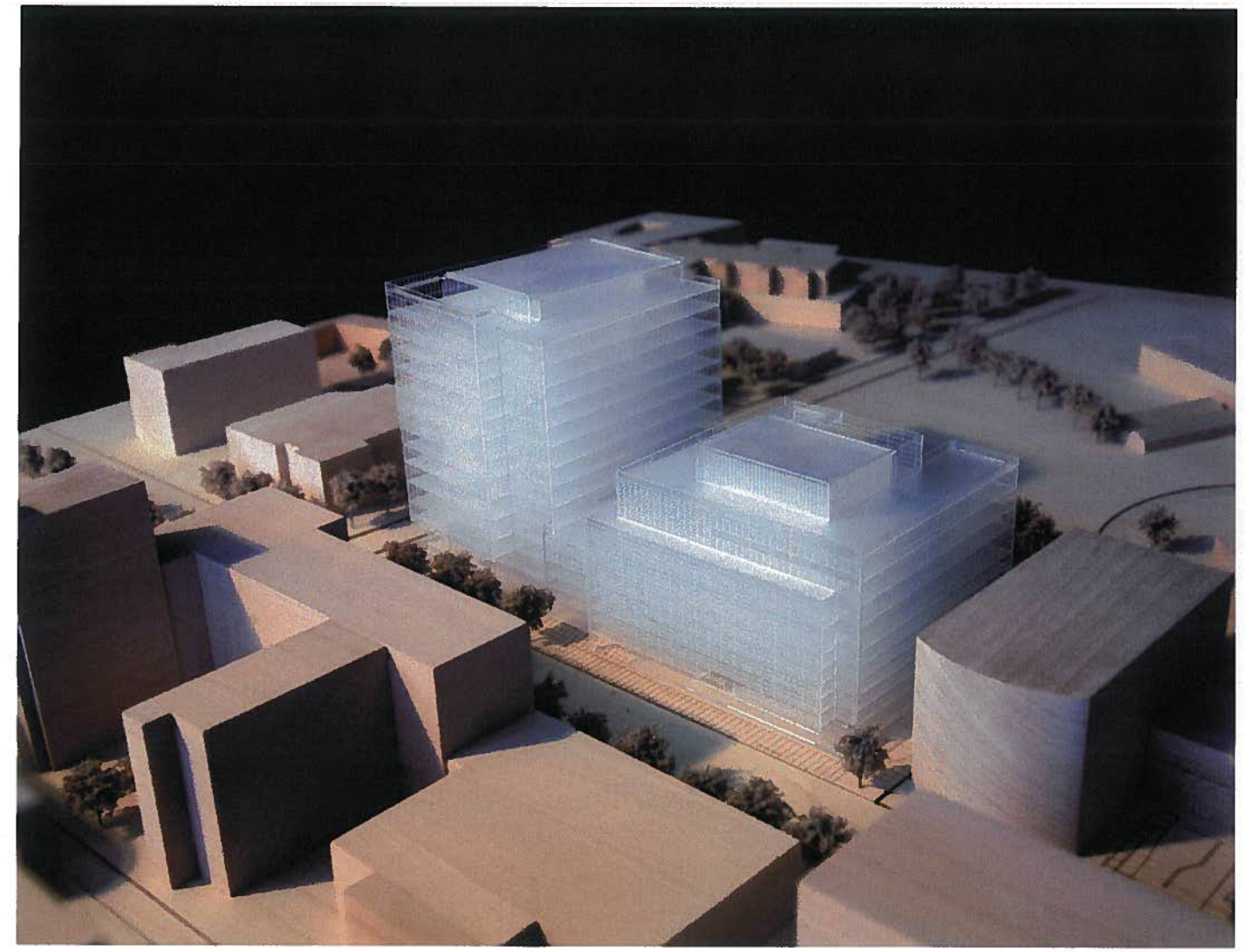
PERSPECTIVE RENDERING VIEW LOOKING NORTHWEST FROM MARKET STREET

PERSPECTIVE RENDERING VIEW LOOKING NORTHEAST FROM MARKET STREET

PERSPECTIVE RENDERING VIEW LOOKING SOUTHEAST FROM 38TH STREET

MASSING MODEL - 10.5.1.8

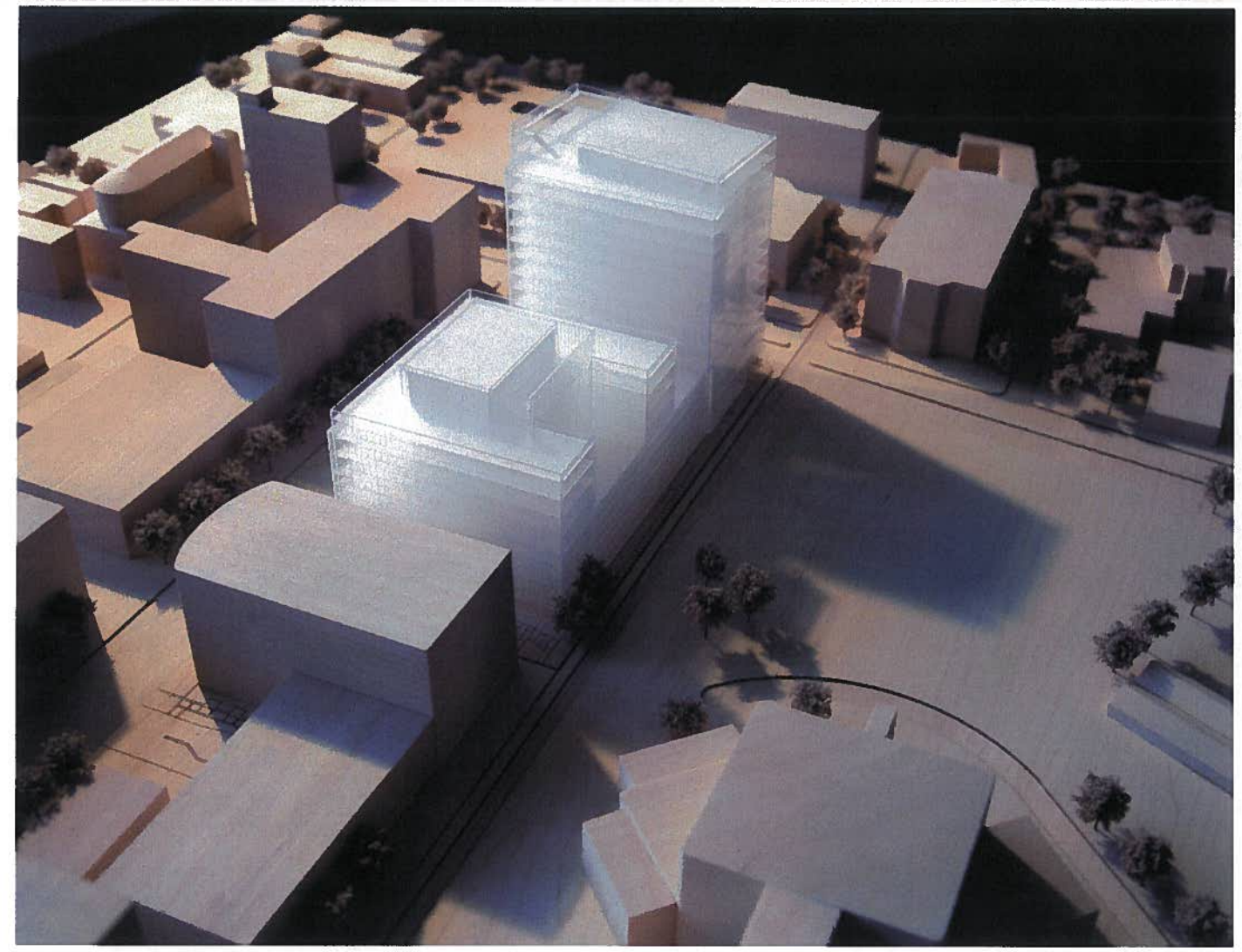
MODEL VIEW LOOKING NORTHEAST



MODEL VIEW LOOKING NORTHWEST

MASSING MODEL - 10.5.1.8

MODEL VIEW LOOKING SOUTHEAST



MODEL VIEW LOOKING SOUTHWEST

SUSTAINABLE DESIGN ELEMENTS

The sustainability approach for 3737 Science Center is to incorporate innovative ideas and technologies that improve the stewardship of the environment where they are financially achievable within the project's budget and to incorporate building systems whose initial and life cycle cost can save both capital and operating expenses within a reasonable payback period.

The project has been designed to achieve a minimum "LEED Silver" certification, in keeping with environmental goals for sustaining minimum energy consumption and preserving the natural environment. Features include maximum day-lighting opportunities for all tenants, high performance glazing, chilled beam HVAC system, a vegetated roof, use of building materials with high recycled content and low VOC emissions, and environmental and occupant health assets. A summary of some of the approaches that have been incorporated into the project are contained herein.

LEED FOR CORE AND SHELL

The Leadership in Energy and Environmental Design® (LEED) Green Building Rating System for Core & Shell Development (LEED-CS) is a set of performance standards for certifying the sustainable design and construction of speculative and core and shell buildings. The project is designed to LEED Silver standard.

SUSTAINABLE SITES

Choosing a building's site and managing that site during construction are important considerations for a project's sustainability. Sustainable strategies employed in the Core and Shell project include:

- 20% vegetative roof area (SS Credit 5.2) to help maximize green space and minimize storm water run-off.
- Hi albedo roofing specified to minimize heat island effect (SS Credit 7.2).
- Public Transportation Access (SS Credit 4.1) is an amenity to future tenants by virtue of 4 bus lines being located within 1/4 mile of the project. In addition, the Market-Frankford station is within 1/2 mile.
- Bicycle Storage for 60 bicycles is provided on site and Changing Rooms/ Showers are provided on floors 3, 6, & 9-11 (SS Credit 4.2).

WATER EFFICIENCY

Buildings are major users of our potable water supply. The goal of the Water Efficiency credit category is to encourage smarter use of water, inside and out.

The Core and Shell project has incorporated the following:

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

ENERGY AND ATMOSPHERE

To maximize tenant comfort and control as well as minimize energy use and space required for distribution ductwork, an active chilled beam system with total energy recovery has been designed for use throughout the building. Cooling with active chilled beams differs from conventional overhead supply air distribution in that they minimize the need for forced air supply by using induced convection for cooling. Active chilled beams use supply air distribution nozzles that magnify the effect of natural induction by creating a negative pressure zone on one side of the beam. Air systems are used to supply the minimum ventilation requirements while the chilled beams are used to meet the cooling loads that aren't met by the ventilation air. A key benefit of chilled beams comes from their ability to reduce the amount of fan energy and reheat energy used by the ventilation system. The benefits from chilled beams can be greater in labs due to their increased ventilation requirements (fume hoods) compared to conventional buildings. The Core and Shell project anticipates up to 30% energy savings by using the following energy efficient measures:

- Chilled beams are installed in the base building and will be required for tenant fit-outs to reduce the quantity of air (fan energy reduced) necessary for cooling (EA Credit 1).
- The envelope of the building has been optimized by specifying high ¬-efficiency windows to reduce solar heat gain (EA Credit 1).

MATERIALS AND RESOURCES

During both the construction and operations phases, buildings generate waste and use a lot of materials and resources. The Core and Shell project has implemented the following:

- 50% of the Construction and Demolition Waste has been diverted from landfills and/or incineration. (MR Credit 2.1)
- 10% of the overall materials cost of the building consists of Recycled Materials. (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 Core and Shell has employed the following strategies to minimize indoor pollutants and improve air quality:

- A 100% outside air system ensures that contaminants within the building are not recirculated. (EQ credit 1)
- Low-Emitting Materials (EQ Credit 4) have been installed throughout the building, including carpet systems, paints, adhesives, and sealants.

INNOVATION & DESIGN PROCESS & REGIONAL PRIORITY

The project has strived to innovate beyond standard LEED practices in effort to provide optimum building performance and occupant comfort. Innovation credits include the following:

- Neutral Air Chilled Beams in a Clinical setting.
- Green Housekeeping.
- Exemplary Public Transit access.
- Alternative transportation facilities for bicycles; Bike Storage & Changing Rooms

TENANT IMPROVEMENT CERTIFICATION OPTION

The 3737 Science Center ownership encourages prospective tenants to consider obtaining LEED-CI certification for tenant spaces within the building. Since 3737 Science Center will be a minimum LEED Silver Core and Shell Building, several of the requirements needed for LEED-CI certification have already been met. Tenants are encourages to comply with 3737 Science Center Tennant Improvement Green Guidelines.

EXTERIOR MATERIAL DESCRIPTION - 10.5.1.10

3737 Market Street is Phase 2 of a two phase project. With 3711 Market Street being Phase 1, the massing and material palette work in concert with 3711. The exterior materials for 3737 Market Street relate directly to those of the adjacent 3711 Market Street. The following materials are represented in the Building Elevations shown in section 10.5.1.5:

CW-01 STRUCTURAL CURTAINWALL:
CW-01 is a four sided structural glazed curtainwall system. The curtianwall design runs horizontal to relate to the horizontal orientation of the 3711 Market Street curtainwall. The vision glass is a low emissivity high performance glass. The glass is clear and moderately reflective. The spandrel glass is the same glass type; however there is a custom ceramic frit pattern that fades from light to dark. The spandrel pattern is typically broken into three horizontal bands. This helps break down the scale of the spandrel glass, giving it more visual interest.

CW-02 STRUCTURAL CURTAINWALL:
CW-02 is a two sided structural glazed curtainwall system. This wall type is vertical in expression to counter the horizontal nature of CW-01 and express the verticality of the corner massing. There are 12 inch deep vertical snap caps painted metallic silver at each vertical. These snap caps help shade the façade from low angled afternoon sun while giving visual depth to the façade. The vision glass is a low emissivity high performance glass. The glass is clear and more reflective to help mask the spandrel glass. The spandrel glass is the same glass type, but back painted to help mask the spandrel condition.

G-01 INSULATED VISION GLASS (CW-01):
High performance low emissivity glass, Viracon Insulating Vision Glass, VE1-2M.

G-02 INSULATED VISION GLASS (CW-02):
High performance low emissivity glass, Viracon Insulating Vision Glass, VRE1-59.

G-03 INSULATED SPANDREL GLASS (CW-02):
Insulating Spandrel Glass, Viracon Insulating Glass VRE1-59, V933 Warm Gray Viraspan solid ceramic frit.

G-04 INSULATED SPANDREL GLASS (CW-01):
Insulating Spandrel Glass, Viracon Insulating Glass, VE1-2M, White Custom Ceramic Frit Pattern.

G-05 INSULATED VISION GLASS (WW-04):
Clear low iron insulating glass.

G-06 ENGINEERED GLASS GUARDRAIL:
Low Iron monolithic tempered ¾" safety glass at exterior retail seating area.

G-07 TEMPERED MONOLITHIC GLASS:
Low Iron monolithic tempered ¾" safety glass at storefront doors and side-lites

MP-01 COMPOSITE ALUMINUM PANEL:
Painted Aluminum Panels painted to match silver metallic curtainwall finish.

ST-01 GRANITE PANELS:
Absolute Black Granite, honed finish to match 3711 Market Street.

ST-02 SITE PAVERS:
Absolute Black Granite pavers, flamed finish to match 3711 Market Street.

L-XX ALUMINUM LOUVER:
Painted Aluminum Louvers painted to match silver metallic curtainwall finish.

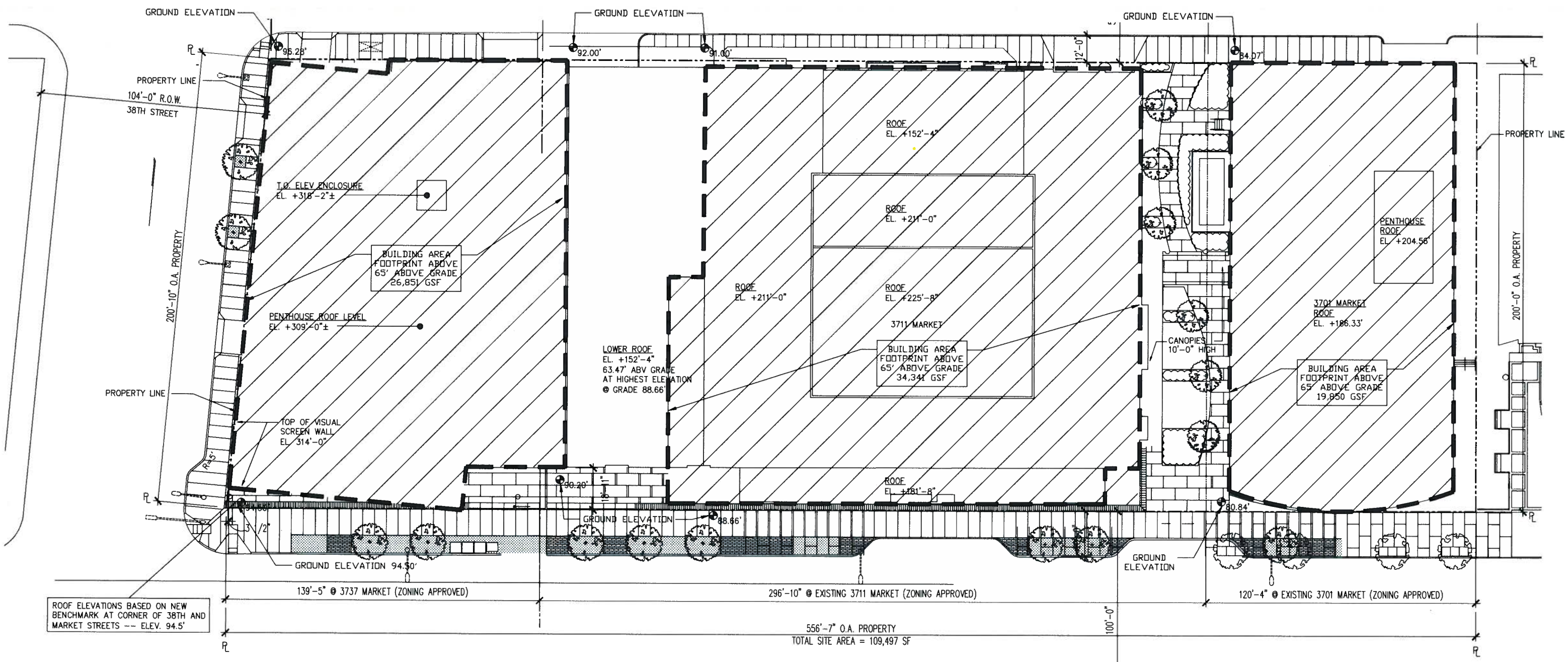
SS-01 STAINLESS STEEL PREFORMED PANEL:
Stainless Steel Panel at storefront base, long grain #4 finish.

S-01 BUILDING SIGNAGE:
Tenant Signage

WW-04 ALUMINUM CURTAINWALL SYSTEM:
Storefront aluminum curtainwall system using GL-05 and GL-07 glass types.

3737 SCIENCE CENTER

ZONING ROOF PLAN - 10.5.1.11



1 / ZP-3 ZONING ROOF PLAN

0' 10' 50' 100'

PHILADELPHIA ZONING CODE SECTION 14-701(5) OPTION B FOR BUILDING MASSING @ CMX-4 DISTRICT.

1) 100% OF THE SITE AREA ALLOWED FOR BUILDING AREA UP TO 65' HEIGHT.

SITE AREA: 109,497 SF
BUILDING AREA <65': 97,405 SF

97,405/109,497 = 89%

2) 75% OF THE SITE AREA ALLOWED FOR BUILDING AREA >65'HEIGHT AND <300' HEIGHT.

3) BUILDING AREAS >65':

3701 @ 19,850 GSF
3711 @ 34,341 GSF
3737 @ 26,851 GSF
TOTAL @ 81,042 GSF

4) 81,042SF/109,497SF = 74%

5) COMPLIES WITH <75% LIMIT

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3737 SCIENCE CENTER

ZONING BUILDING MASSING - 10.5.1.11

PHILADELPHIA ZONING CODE
SECTION 14-701(5)
OPTION B FOR BUILDING
MASSING @ CMX-4 DISTRICT.

1) 100% OF THE SITE AREA
ALLOWED FOR BUILDING AREA
UP TO 65' HEIGHT.

SITE AREA: 109,497 SF
BUILDING AREA <65': 97,405 SF

97,405/109,497 = 89%

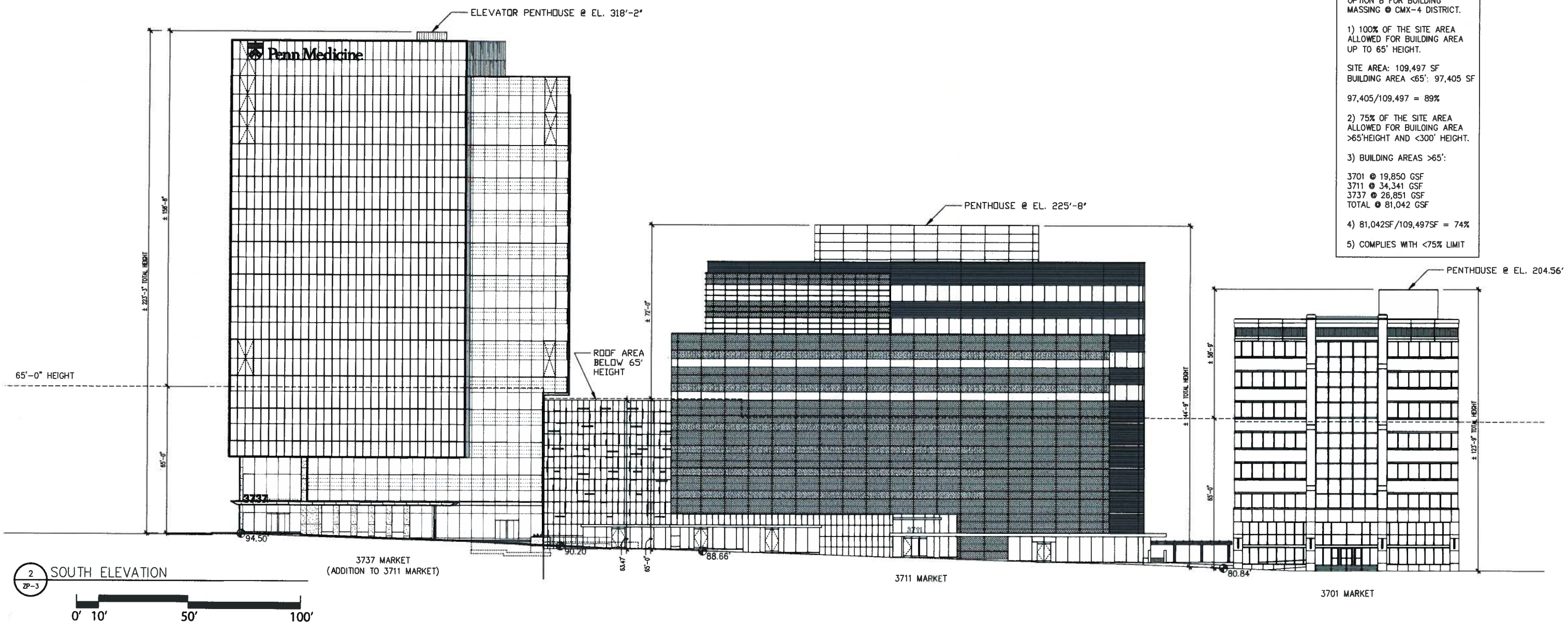
2) 75% OF THE SITE AREA
ALLOWED FOR BUILDING AREA
>65'HEIGHT AND <300' HEIGHT.

3) BUILDING AREAS >65':

3701 @ 19,850 GSF
3711 @ 34,341 GSF
3737 @ 26,851 GSF
TOTAL @ 81,042 GSF

4) 81,042SF/109,497SF = 74%

5) COMPLIES WITH <75% LIMIT



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