

# GREEN BUILDING UNITED 2018 GROUNDBREAKER AWARDS



**September 26, 2018**

6:00 - 9:30 pm | National Museum of American Jewish History

# GREEN BUILDING UNITED 2018 GROUNDBREAKER AWARDS

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# Evening Program: 6:00 - 9:30 PM

6:00 - 7:30 PM | Open Bar, Passed Hors d’oeuvres, and Dinner  
7:30 - 8:15 PM | Awards Ceremony  
8:15 - 9:30 PM | Open Bar, Dinner, and Dessert

## Welcome

Jon Jensen, Board of Directors Chair, Green Building United  
Donald S. Haas, General Manager, Brandywine Realty Trust – Presenting Sponsor  
Alex Dews, Executive Director, Green Building United

## Community Award Presentation – The Rail Park

Michael Innocenzo, President and CEO, PECO – Awards Sponsor  
Angelo J. Waters, Vice President - Environmental Services, Urban Engineers, Inc.

## Muscoe Martin Green Building Fellowship Announcement

Dr. William W. Braham, FAIA, Director, PennDesign  
MSD Environmental Building Design and Center for Environmental Building & Design

## Project Awards Presentation

Green Building United

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At Brandywine Realty Trust, we are committed to establishing quality sustainable practices within our buildings to enable the wellness, productivity and excellence of our tenants and employees. As such, we are proud to act as the **Presenting Sponsor of Green Building United's 2018 Groundbreaker Awards**, as we work together in pursuit of a greener, more sustainable world.

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# Welcome to the 2018 Groundbreaker Awards

The Board of Directors and staff of Green Building United are excited to welcome you to this year's Groundbreaker Awards. We are deeply grateful to our annual Sustaining Partners and individual members for supporting our efforts to advance a sustainable, healthy, and resilient built environment. We also want to thank this year's Groundbreaker Awards sponsors, whose support makes it possible to come together and recognize green building leadership and innovation across our region.

Tonight we celebrate the Groundbreaker Awards finalists and winners, recognizing our collective efforts in advancing design and building technologies that improve health, save money, and reduce climate impact. In turn, these projects support a stronger local economy, healthier environment, and more stable climate future. We are confident that the work of our finalists and awardees will inspire conversation, action, and continued leadership in our region.

We would also like to recognize this year's jurors: Lorna Rosenberg, Jill Kowalski, and Janet Milkman, each of whom served as Executive Director for this organization in the past. We appreciate their expertise in reviewing project nominations and deliberating on the selection of the six finalists. Finally, we want to thank you for joining us to celebrate the extraordinary people, projects, and organizations that exemplify our mission to foster transformative impact in our communities through green building education and advocacy.

Alex Dews, Executive Director



Jon Jensen, Board Chair



## Board of Directors

**Chair: Jon Jensen**, Director of Sustainability, MaGrann Associates

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**Thomas H. Brubaker**, Senior Marketing Specialist, PECO

**Aman Desouza**, Director, Risk Management (GRC) Cloud Product Strategy, Oracle

**Laura Emanuel**, Director of Public Relations, Brownstein Group

**Stephen Finkelman**, Director, Engineering Services, Kitchen & Associates

**William Fisher**, Senior Project Manager, Liberty Property Trust

**Donald S. Haas**, General Manager, One, Two & Three Logan Square, Brandywine Realty Trust

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**Michael Jouaneh**, Manager - Sustainability and Energy Standards, Lutron Electronics

**Christa Kraftician**, Director, Spillman Farmer Architects

**Charles Loomis**, Charles Loomis Chariss McAfee Architects

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**Joseph Parisi**, VP Sustainable Programs Manager, TD Bank

**Alesa Rubendall**, Design Moxie Architecture and Planning, LLC

**Yogesh Saoji**, Senior Associate/Urban Designer, WRT

**E. Mitchell Swann**, Principal, MDC Systems, Inc.

**Bahareh van Boekhold**, Project Manager, New Ecology, Inc.

## 2018 Groundbreaker Awards Development Committee Members

**James McNamara**, Interiors & Special Projects Procurement Manager, Turner Construction Company

Board Members: Williams Agate, Jr., Matthew Cleary, Laura Emanuel, William Fisher, Jon Jensen, Michael Pavelsky, Daeen Salam

# For new construction and renovations, saving energy never looked so good.

## Congratulations to all the 2018 Groundbreaker Awards finalists!

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## 2018 Groundbreaker Community Awardee



### **The Rail Park**

1300 Noble Street, Philadelphia, PA 19123

Owner | Center City District

## 2018 Groundbreaker Project Finalists



### **Adaptimmune**

351 Rouse Boulevard, Philadelphia, PA 19112

Owner | Liberty Property Trust + Synterra Partners



### **Aerzen USA Headquarters**

108 Independence Way, Coatesville, PA 19320

Owner | Aerzen



### **Barry Playground**

1800 Bigler Street, Philadelphia, PA 19145

Owner | City of Philadelphia



### **The Battery**

152 West Laurel Street, Philadelphia, PA 19123

Owner | Onion Flats



### **Bridge**

205 Race Street, Philadelphia, PA 19106

Owner | Second & Race Streets, LP



### **Carpenter Lane**

520 Carpenter Lane, Philadelphia, PA 19119

Owner | Bancroft Green

# Transforming tomorrow

JLL is a proud sponsor of Green Building United's 2018 **Groundbreaker Awards**. Congratulations to this year's finalists, and thank you for your commitment to green building innovation!

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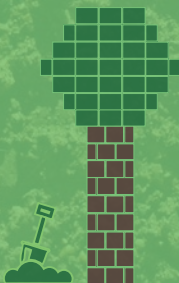
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# The Rail Park | Community Awardee



The Rail Park in Philadelphia is a \$10.8 million project that has transformed a blighted section of the former Reading Railroad Viaduct into an elevated park with walking paths, landscaping, lighting, swinging benches, and expansive city views. The park is a much-needed green amenity to Center City's northern edge and is the result of a successful collaboration between Center City District, the Friends of the Rail Park, the City of Philadelphia, SEPTA, Studio Bryan Hanes, Urban Engineers, A.P. Construction, and many others. The park's design was chosen to reflect the neighborhood's industrial roots and repurpose the historic elements of the rail structure wherever possible.

A wide path through the park is edged with native canopy trees and plantings designed to provide air quality benefits and manage stormwater runoff. It is interspersed with a variety of public spaces, benches, wooden swings, and walkways. The Rail Park's Phase 1 is a proof-of-concept that will be used to advance the next phase of the project.

## Project Team

Architect/Designer | Studio Bryan Hayes

Engineer | Urban Engineers

General Contractor | AP Construction

Owner | Center City District





## PENN SALUTES

**Muscoe Martin (1955–2014)**

for his groundbreaking work in green design and his nationally recognized role in promoting environmental architecture.

We are proud to sponsor the 2018 Groundbreaker Awards and the launch of PennDesign's Muscoe Martin Green Building Fellowship supporting students seeking to follow his footsteps in advancing ecological design.



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**CONGRATULATIONS** to the Adaptimmune project team for being named a 2018 Groundbreaker Award Finalist!

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# Muscoe Martin Green Building Fellowship

Honoring the life and work of Muscoe Martin, Green Building United and PennDesign are creating the Muscoe Martin Green Building Fellowship for a student in the Environmental Building Design (MSD-EBD) program. The Fellowship preserves Muscoe Martin's legacy by providing for the pursuit of research and projects that advance green building and sustainable design.

## About Muscoe Martin

Muscoe Martin, AIA, LEED Fellow was a lifelong environmentalist, coming of age in the energy and environmental movements of the 1970s. After completing his BA at Princeton in 1978, he worked at the Habitat Center in Berkeley, before completing his Master of Architecture at Penn in 1985. After graduation, he worked with Adele Naude Santos, JacobsWyper Architecture, Wallace Roberts & Todd, and Susan Maxman Partners, before founding his own firm M2.

Muscoe's career in sustainable design and architecture began in the 1980s with his work on solar design. He worked tirelessly to champion green design in both practice and education recognizing the critical impacts of construction on resources, water, energy, and land.

Muscoe was a founding board member of Delaware Valley Green Building Council (now known as Green Building United), Chair of the AIA Committee-On-The-Environment (COTE), a member of the USGBC Board and Sustainable Buildings Industry Council, and a long-time LEED faculty member. Muscoe taught at Penn for nearly 20 years where he helped establish the programs in Ecological Architecture and Environmental Building Design.

*"A community must be supported from below – by its inhabitants, present and future."*

*-Muscoe Martin*

## The Fellowship

The Muscoe Martin Green Building Fellowship will continue the work he began at Penn and in Philadelphia. The Fellowship will provide a student with funding for the final semester of study in the MSD-EBD program and the opportunity to pursue research and projects at Green Building United.

The Fellow's responsibilities will include work on Green Building United projects and/or research proposed by the Fellow. Individual research focus areas may include, but are not limited to, bioclimatic building design, low carbon development, sustainable and resilient infrastructure, and green building policy. Work will be conducted in Green Building United's office in Center City Philadelphia with direct support from the Executive Director and Board of Directors, as well as PennDesign faculty. Fellows will have the opportunity to present their final research results in a public seminar.

Eligible Fellowship applicants are limited to first-year students enrolled in the MSD-EBD program. Application review will be conducted by representatives of PennDesign and Green Building United, with one Fellow selected annually. To honor Muscoe Martin's legacy and make a gift to the Fellowship, please contact Ben Ginsberg at 215-898-0469 or bgins@design.upenn.edu.

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# Adaptimmune | Project Finalist



Adaptimmune Therapeutics, a U.K. based leader in T-cell therapy to treat cancer, recently opened a state-of-the-art cGMP manufacturing facility at the Philadelphia Navy Yard. Developed by Liberty Property Trust and Synterra Partners, the 47,400-square-foot LEED Gold Core + Shell building was designed by Philadelphia-based architecture firm DIGSAU, where more than 30% of the building materials were produced regionally. This new U.S. headquarters supports the company's clinical development objectives and the initial commercialization of novel engineered immunotherapies for cancer.

The building's unique horizontal floorplan was modeled to use 29% less energy than a baseline building and features a two-story day-lit lobby that connects and integrates Adaptimmune's clinical and operational functions. The high-performance design fosters collaboration throughout the office and lab space and connects to its Navy Yard surroundings. Since opening in 2017, Adaptimmune has brought over 120 jobs to the Navy Yard and continues to grow.

## Project Team

Architect/Designer | DIGSAU

Engineer | Pennoni

General Contractor | Turner Construction

Owner | Liberty Property Trust + Synterra Partners

Additional Project Team |

Liberty Property Trust

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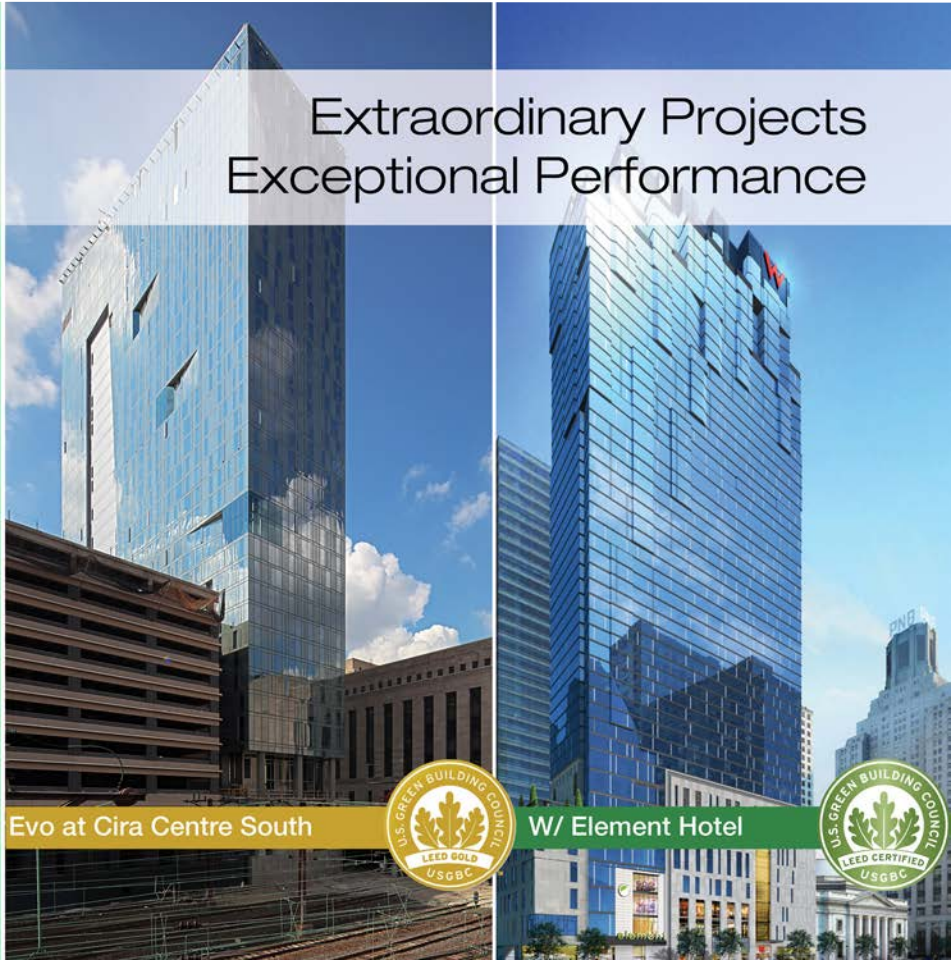
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# Aerzen USA Headquarters | Project Finalist



Aerzen's USA headquarters reflects a decades-long commitment to green building that is reflective of their culture:

1. Embrace of lean manufacturing principles which seek to reduce waste and increase productivity.
2. Focus on continual improvement throughout all levels of the company, as evidenced by a week-long design charrette with over 50 employees and community input.
3. Emphasis on employee health and wellness. As one employee noted post-construction, "the only bad thing about the building is that I never want to leave!"

In 2017, Aerzen doubled down on the team's 2007 LEED Gold office/manufacturing facility with a major expansion to yield a total of 15,000 square feet of office area and 50,000 square feet of manufacturing. In the best possible way, Aerzen stands out in its suburban office park. Located in an area of Big Box structures surrounded by parking and mowed grass, Aerzen's high performance facility features wild meadows, unique building forms, passive ventilation and daylight, and a solar array that generates 75% of their electricity.

## Project Team

Architect/Designer | Re:Vision Architecture

Engineer | In|Posse

General Contractor | Warfel Construction

Owner | Aerzen

Additional Project Team |

Jonathan Alderson Landscape Architects

O'Donnell & Naccarato Structural Engineers

Duffield Civil Engineers







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# Barry Playground | Project Finalist



Barry Recreation building is a newly renovated 2,700-square-foot building located in the heart of South Philadelphia's Girard Park neighborhood. The project transformed a small bunker-like building at the eastern edge of the site into a high performance public amenity. The full building renovation sets a new example for sustainable city building renovations and cross departmental cooperation; exemplifying how a small urban building can contribute significantly to the neighborhood and its residents.

The renovation created a day-lit, sustainable, and spatially efficient building that is well insulated, and finished with non-toxic materials and energy efficient systems throughout. The building and site are integrated with a full site stormwater management system, and the building attained the City's first LEED Gold building, setting the bar for future projects.

## Project Team

Architect/Designer | Claflen and Associates

Engineer | Alderson Engineering

General Contractor | Pannulla Construction

Owner | City of Philadelphia

Additional Project Team |  
Jibe Design







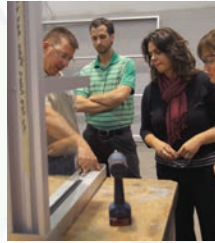
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# The Battery | Project Finalist



The Battery, a 25-unit apartment building in the Northern Liberties section of Philadelphia, is designed as a scalable and replicable prototype of dense, urban multifamily housing that responds to two pressing local and global issues: (1) The need for attainable housing with rents below gentrified market values, and (2) the need for buildings to zero-out their impact on global warming.

With its extensive green roof, use of geo-thermal heating, cooling, and hot water, super-insulated, pre-fabricated, thermal envelope with triple-pane windows, air-tight construction, and a 77 kW photovoltaic canopy on the roof designed to generate all the energy the building requires annually, The Battery is a PHIUS + Certified, net-zero-energy demonstration that high-performance and cost-effective, carbon-neutral buildings can become standard design and building practice.

## Project Team

Architect | Onion Flats Architecture

MEP Engineer and Rater | Kitchen & Associates

General Contractor | Onion Flats Construction

Owner | Onion Flats LLC

Additional Project Team |  
Larsen and Landis Structural Engineers





# 2018 GROUNDBREAKER AWARDS



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*Image Credit: GLUCK+ and Tom Hursley*

Bridge is a thoughtfully appointed apartment building designed for modern living in Old City Philadelphia. One of Philadelphia's first high-rise LEED Gold residential buildings, Bridge offers 146 apartments with 10% affordable units. Amenities include spectacular city views, especially from the 8,000-square-foot green roof terrace. Bridge achieved LEED Gold certification in 2017 for its high level commitment to sustainable design.

The team established the overall goal to reduce the consumption of energy, water, and natural resources, as well as promote the health and well-being of residents, visitors, and staff. The new building anticipates 22.9% energy cost savings through an innovative heating and cooling system called variable refrigerant flow technology. Other contributing energy efficiency strategies include a high-performance building envelope, LED lighting, and full-height windows for ample daylighting. The Building Owner provides ongoing sustainability education so residents can take advantage of the benefits in their LEED certified home.

### Project Team

Architect/Designer | GLUCK+

Engineer | Bala Consulting Engineers

General Contractor | JMB Associates, LLC

Owner | Second & Race Streets, LP

Sustainability Consultant | The Sheward Partnership, LLC

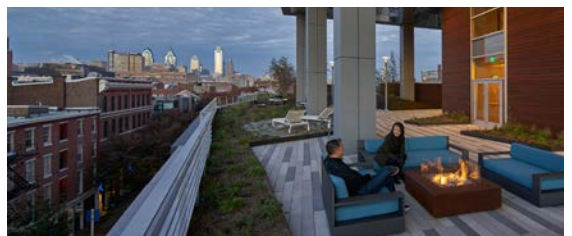
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Commissioning | Bala Consulting Engineers

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# Carpenter Lane | Project Finalist



Carpenter Lane demonstrates a novel solution to mixed use development in Mount Airy. An innovative floorplan incorporates single story residences over a coworking space on the ground floor with a public forecourt and multiple scales and layers of plantings that create a vibrant space for community interactions and development. Other exemplary features include the exterior corridors to the units, which reduce energy demand from space conditioning, allow for natural ventilation, and provide balanced light within the homes. The commitment to energy efficiency is further demonstrated in the use of a super-insulated envelope designed to minimize thermal bridging, and modular construction.

Designed, built, and tested to achieve LEED for Homes and Commercial Interiors at the Platinum level, this project's list of sustainable features also includes green roofs, modular construction, heat recovery ventilation, daylighting strategies including clerestory windows, low-flow faucets and fixtures, and much more.

## Project Team

Architect/Designer | Re:Vision Architecture

Engineer | McCarthy Engineering

General Contractor | Bancroft Green

Owner | Bancroft Green

Rater | MaGrann Associates





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We congratulate the 2018 Groundbreaker Award Winners.



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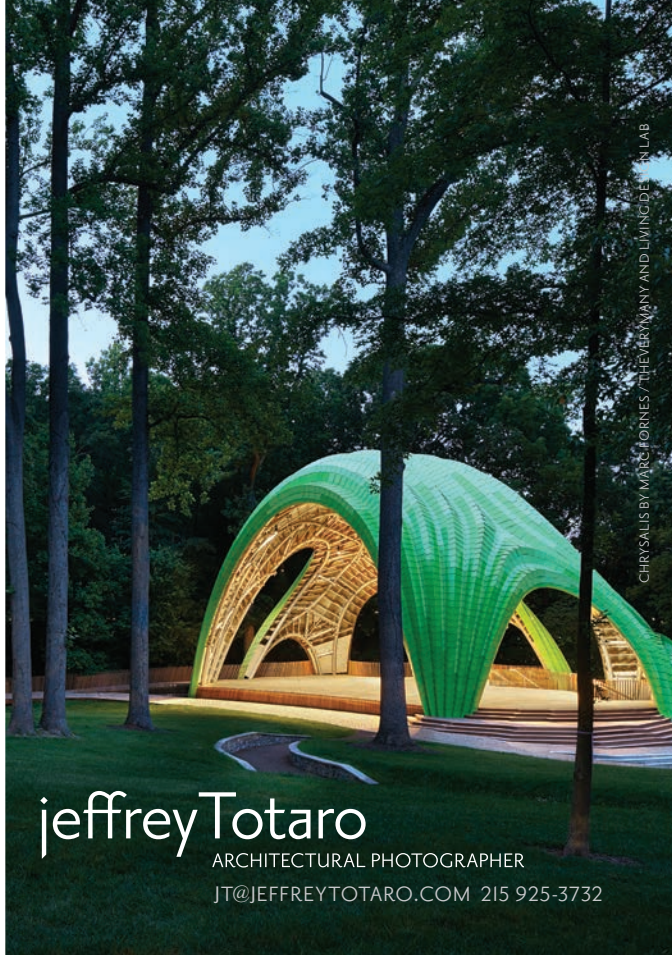
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# The University of Pennsylvania School of Design Congratulates The 2018 Groundbreaker Award Winners



CHRYSLIS BY MARC FORNES / THE VERNY AND LIVING DESIGN LAB

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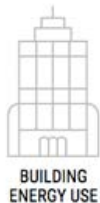
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Green Building United convenes the Philadelphia 2030 District, a key strategy in our city's efforts to mitigate climate change. This voluntary, private-sector-led effort by the owners, managers, and developers of the city's largest properties works to achieve deep reductions in energy use, water use, and transportation emissions.



## SAVE THE DATE

### 2030 District Annual Celebration and Happy Hour

Wednesday, November 7, 2018 | 5:30 pm - 7:30 pm  
Drexel University | Bossone Research Center

To learn more about committing property to the district goal's or sponsoring the initiative, please contact Katie Bartolotta, Policy and Programs Director, at [kbartolotta@greenbuildingunited.org](mailto:kbartolotta@greenbuildingunited.org).

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