



Revitalizing urban neighborhoods through innovative design.

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Retooling Industrial Sites Exhibit Catalogue

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1. Cho Benn Holback + Associates, Inc.: *Clipper Mill*

Client: Struever Bros. Eccles & Rouse

Program: Mixed Use Residential, Office and Retail

Built: yes

Project Description: This redevelopment of a 17-acre urban brownfield site mixes commercial and residential in a park-like setting. Listed on the National Register of Historic Places, the Clipper Mill project includes renovation of five historic buildings, new construction to include an 80-unit apartment building with parking garage and 82 attached/semi-detached rowhouses. The project integrates existing commuter rail and bus lines for a transit oriented development. Founded in the 1850's as the Pool & Hunt iron works, Clipper Mill quickly became one of the largest machine manufacturing complexes in the US, employing thousands of workers from the surrounding communities. Operating as a mill until the 1920s, the site was occupied by a variety of smaller machine shops until 1970. These machine shop evolved into a cohesive artisan tradition as approximately 50 artists and light industrial tenants occupied space throughout the complex until a devastating fire in 1995. Only a few tenants were able to continue after the fire and the site fell into disrepair and neglect. The strategy behind this urban plan is to move from a history of industrial production and environmental stress to a sustainable mixed-use urban environment. The Baltimore greenway, along with a new main street, act as the schema off which green space, public plazas, site ruins, interpretive sustainable landscape elements, historic and new edges converge to create a diverse visual experience in scale and program. Most of the major buildings on the site have been renovated, including the Artisan Building into modern office space, the Foundry Building as an artisan cooperative, gallery and café, the Assembly Building, which lost its roof in the 1995 fire, as 40 loft apartments, the Stables Building into an open office space, and the new Mill Race Condo building, which was built within the ruins of the Erecting Shop.

2. MGA Partners LLC: *Painting Studio and Gallery*

Client: David & Gale Hoffman

Program: Painting studio & gallery

Built: yes

Completion Date: January 2008

Project Description: Constructed at the turn of the century as an electrical substation for the Philadelphia and Western Railroad at the intersection of Conestoga Road, the building was owned and used as a studio from 1954 by the sculptor, Ned Hoffman. After his death, his son David was inspired to restore the building as a studio/gallery for his wife, and as a permanent home for his father's work. The Studio renovation posed the challenge of preserving the industrial character of the great machine hall inside and its equipment chambers below, while designing spaces for a painting studio, a rotating gallery for modern art, and a permanent collection of sculpture. The exterior is thoroughly restored, with repair of the facade masonry and the original wood windows. A new loft is fitted into the raw volume of the original machine hall, defining a gallery space below and a painting studio above. The assembly of steel and reclaimed wood is intended to complement the industrial character and history of the space. A new small service block forms the primary display wall of the gallery. The studio floor/gallery ceiling is a crafted to be expressive of its material and technical purpose: pine floor, radiant heating, steel structure, lighting grid, acoustical batting, and maple ceiling panels. Below the main space, extensive improvements have transformed the damp equipment basement into useful space. New portals were cut into the thick concrete structural walls, connecting a series of parallel, formerly isolated chambers to become a texturally rich home for the permanent collection of sculpture. A new radiant concrete floor and underslab drainage system keeps moisture problems from returning. Geothermal wells help to heat and cool the building and are part of a larger sustainable approach to the project.

3. Cho Benn Holback + Associates, Inc.: *London Town Visitor Center and Museum*

Client: Anne Arundel County Department of Recreation and Parks

Program: Museum and Visitor Center

Built: yes

Completion Date: 2006

Project Description: London Town, the site of a former waste water treatment plant as well as an ongoing archaeological dig, was rediscovered and enhanced with a museum and visitor center to enable ongoing archaeological investigations as well provide public exhibit spaces and instruction facilities.

The pre-colonial London Town was the county's first seat of government, and was considered as the site for Maryland's capital city. Tobacco trade and the town's location on a ferry crossing along the principal north-south route through the early colonies fueled its growth, but taxation by the governor eventually led to its demise and eventual disappearance by the late 1700s. In the early 1970s, the county built a waste water treatment plant on the site, but it was closed by 1987, because of new facilities constructed elsewhere. The site began to be the focus of much attention in the early 1990's because of ongoing archaeological discoveries. Remnants of several foundations dating back to the late seventeenth century have been found. The project is a collaborative effort of the county and a foundation that manages the site with funding from the Maryland Historical Trust and the National Geographic Society. The visitor center and museum is built on and in the abandoned underground wastewater treatment plant to limit disturbing potential archaeological digs and cause the least amount of environmental disturbance. With two floors below grade and one above, the center provides a single point of entry to the complex in massing and scale compatible with the surrounding historic fabric. The visitor center and museum includes educational exhibit spaces, archaeology laboratory, and instruction facilities that provide a place where the history, archaeology, preservation, and horticulture programs can interact.

4. C&G Partners: *Erie Canal Commercial Slip Historic District*

Client: Erie Canal Harbor Development Corporation

Built: yes

Completion Date: 2008

Project Description: To commemorate the 175th anniversary of the Erie Canal's opening, the Empire State Development Corporation undertook a major rehabilitation of the historic commercial slip as part of a larger revitalization plan to enhance commercial passenger and public access to Buffalo's waterfront. The firm developed innovative interpretive elements that express the activity and scale of the Commercial Slip during its heyday as one of America's liveliest ports for commerce and immigration. Sculptural solutions crafted from durable stainless steel, glass and cast metal are juxtaposed with the restored harbor and warehouse remains, bridging the District's past and future presence. Stories of legendary personalities and common folk are told with hands-on displays and large-scale graphics that recall Canal-era billboards and broadsides. Underneath the gravel, the foundation remains of the original Commercial Slip (the first Slip along the Erie Canal). Before the project commenced, this area was a derelict parking lot, and surrounding warehouses were unearthed. Per the clients goals, the ruins were stabilized; the Slip re-watered and the surrounding area enhanced with historically contextual parkland and a museum structure. The final solution is an active waterfront, which will serve as the anchor to future commercial development. As noted in the local Buffalo News press, "This project is as important as the spot where the Golden Spike joined the transcontinental railroad. Even if only one stone was left, the project would be warranted because you're standing on hallowed ground...It's like Ellis Island. This is one of those places that define America."

5. Andropogon Associates, Ltd.: Salvation Army Community Center

Client: The Philadelphia Branch of the Salvation Army

Program: Diversified headquarters facility offering recreational, job training, educational and spiritual programs.

Built: no

Completion Date: Fall 2010

Project Description: Andropogon Associates teamed with MGA Partners to provide site development and landscape design services for the new 87,000 s.f. Community Center for the Salvation Army. The new facility (opening in Fall 2010) will be a highly diversified headquarters offering recreational facilities, job training, and educational and spiritual programs for Philadelphians from Germantown and Nicetown neighborhoods. The existing project location, a 14 acre contaminated brownfield, was an industrial site and parking lot. After performing an initial site analysis and contamination review, Andropogon developed a comprehensive, sustainable landscape approach to accommodate the diverse demands of the site and facility. Included in the plan are an urban farm, synthetic turf field, playground, daycare with play lot, and a network of rain gardens and cisterns. The site is organized around a central open space and adjoining formal garden. Intended for ceremonies and outdoor events, the formal garden is designed in sections so they can be expanded to accommodate larger gatherings. Andropogon's plan for the Salvation Army is the most comprehensive sustainable landscape approach in the City of Philadelphia. The plan does this through a combination of water management techniques and site waste recycling strategies. Almost 100% of the first two inches of stormwater runoff from the site and building is captured, reused, and infiltrated on site using a combination of cisterns, rain gardens, porous pavements, and engineered soil mixes. Nearly all of the site's existing pavements were recycled and reused on-site with the goal of making this a "zero-waste" construction effort. Upon completion, the Community Center will be one of the region's most environmentally progressive brownfield reclamations and redevelopments. In addition, the richly programmed landscape will respond to the city's most stringent stormwater codes.

5. MGA Partners, LLC: Salvation Army Community Center

Client: The Philadelphia Branch of the Salvation Army

Program: Diversified headquarters facility offering recreational, job training, educational and spiritual programs.

Built: no

Completion Date: September 2010 (anticipated)

Project Description: The Philadelphia Salvation Army Corps Community Center is part of a national initiative supported by The Ray and Joan Kroc Foundation to build new community centers, over the next decade, in under-served urban areas of major American cities. It is located on 12 acres in North Philadelphia, among the vast factory buildings and working class neighborhoods that were once the center of the nation's manufacturing and industrial might. The essential goal of the project is to present a broad array of social programs to the community in the larger context of the Army's spiritual mission. The new building is shaped, and oriented on the site, to create a center green that will be used regularly for community gatherings and organized sports. Part of the site is reserved for a large community farm, where basic agriculture is taught for food production. The brownfield site is conceived with broad sustainable design objectives that begin with the original factory building that was removed when the site was cleared. All original steel is recycled and the paving is pulverized to create a foundation base for the new topsoil. All water is collected onsite and will be used for irrigation or will percolate so as not to surcharge the City's aging infrastructure. A large, gently curved gathering hall faces south for maximum natural light and visual connection to the central green. This two story public space is activated by entries to all the major program facilities: a worship and performance space, extensive aquatics and fitness centers, gymnasium, food distribution, counseling, social services, day care, educational programs, with special programs serving youth and the elderly.

6. C&G Partners: *West Point Foundry Preserve*

Client: Scenic Hudson

Built: no

Completion Date: 2011

Project Description: West Point Foundry Preserve reached its heyday during the Civil War when pig iron smelting; cannon casting and riffling (or milling) produced the legendary Parrot cannon that many have credited as the munition that won the Civil War. In later years as steel cannons were sought by the military, the Foundry shifted production to the cast iron facades, railings, gears and engines that fueled America's and the world's industry and expansion. When civilian iron production faltered, this Hudson River working community adapted to new industries and services eventually leaving the Foundry in ruin and with a degraded environment. Recently, the foundry has emerged through a brownfield remediation and marsh restoration program as well as industrial heritage and nature interest. Stewardship of the site is now being guided by Scenic Hudson, who are embarking on an ambitious nature restoration, interpretive display and visitor programming effort. The solutions being developed by Mathews Nielsen Landscape Planners; C&G Partners and numerous other design professionals that include engineers, archeologists, naturalists and artisans will bring new attention to this important industrial heritage site that lies just over one hour away from New York City by train. The interpretive program includes five welcome totems; a trailhead orientation kiosk; a sculptural "Gun Platform" that replicates a cannon accuracy sighting structure; a sculptural representation of the 36-foot-diameter water wheel that powered the milling or boring mill as well as other waysides.

7. PEG office of Landscape + Architecture: *Not Garden*

Client: University of Pennsylvania

Program: Public open space

Built: yes

Completion Date: May 2009

Project Description: Our 'Not Garden' is the first in a series of installations to evaluate the versatility and performance of customized fabric as the substratum for innovative 'cleaning and greening' strategies in Philadelphia's vacant properties. Our initial prototype was installed on a site of former warehouse in west Philadelphia. The vacant lot was converted into a community garden by the Urban Tree Connection (UTC) in 2004. Philadelphia has more than 60,000 vacant properties. Recent initiatives by Philadelphia Horticultural Society (PHS) have actively reshaped some of these properties by working with the city and local residents; they have transformed 3,000 abandoned lots over the past five years through their clean-up and planting initiatives. This interim land management program has succeeded in providing neighborhoods with relatively low-cost ways to lessen unsanitary conditions and garbage dumping on these abandoned sites. Given the immense stock of vacant land and in-place organizational structure, Philadelphia is a perfect laboratory for experimental "greening" techniques. The current PHS projects involve re-grading, lawn installation, a picket fence, and a few trees. Lawn-mowing is done bi-weekly throughout the summer by volunteer groups. Our goal with this research is to derive a cost-effective alternative to achieve the same aesthetics of care but provide more expressive diversity with lower maintenance. Playing off of the traditional knot-garden's intricate geometric patterns, our 'Not Garden' prototypes are made using computer numerically controlled (cnc) laser-cutter fabrication to cut customized patterns out of weed-control fabric. After the site was cleaned and prepped with student volunteers, the cut fabric was laid on the soil, seeded, and the un-seeded areas were covered with gravel. The time and material cost for these intricate gardens is extremely low. On-site installation takes only a couple of days. Material cost is less than two dollars per square foot. This method holds the potential for producing diverse configurations for public open space amenities with very low-investment, effort, installation expertise, or long term care. This research is made possible with the

assistance of University of Philadelphia, The Redevelopment Authority of the City of Philadelphia (RDA) and the Urban Tree Connection (UTC).

8. Brown & Keener: Hoboken Waterfront Plan

Client: Hoboken Waterfront Corporation

Program: Consensus Plan and Redevelopment Plan

Built: yes

Completion Date: 2005

Project Description: In the last two decades, Hoboken has evolved from an industrial city, economically reliant on waterfront shipping activities, into a complex and thriving twenty-first century community. However, myriad political, economic and regulatory obstacles blocked the city's renaissance on the river throughout the 1990s, and its mile long waterfront remained largely abandoned. The Hoboken Waterfront Corporation, created by the mayor and city council, charged Brown & Keener with leading them in creating a plan that would ensure that a new waterside network of public open spaces would be established in tandem with future development. The Consensus Plan, which established an agreed-to set of principles regarding open space, building guidelines, has guided all subsequent public and private investment along the waters' edge and its piers. The plan, while addressing the city's entire waterfront, focused specifically on the area adjacent to the downtown shopping and entertainment district. Building heights, scale and density were set to meet the community's objectives for creating a waterfront that was compatible with the rest of the city. They were also set to permit sufficient development to grow a significant tax base. The portion of the waterfront that adjoins the heart of downtown is also adjacent to the Lackawanna Terminal, with direct access to New York City. The result is a mix of uses, reduced parking and an increased emphasis on the walkways and open spaces of the pedestrian environment. The plan's recommendations are now being realized. At build-out, this mile-long waterfront will accommodate 1.5 million SF of offices, residential and retail buildings, while reserving twenty-five acres of passive and recreational open space for its current scarce open space inventory. The waterfront's new identity has transformed the city while preserving its magnificent character and texture.

9. OLIN: Napa Pipe

Client: Napa Redevelopment Partners

Program: Master Plan

Built: no

Completion Date: N/A

Project Description: The transformation of Napa Pipe in Napa, California renews a derelict industrial brownfield into a dynamic new community with restored wetlands and an extensive park and open space system. This medium density neighborhood will provide much needed housing and retail to the area while remediating the site and preserving agricultural land from development. With access to public transit and connections to the Bay Trail system, residents will have a carbon footprint five times less than the regional average. The 154-acre site borders the Napa River and is almost entirely paved and dominated by large-scale steel fabrication buildings. The site is currently zoned for industrial use and has an existing rail line as well as water, electrical service, and other infrastructure already in place. The remediation of this brownfield, with its views of the Napa River, tidal wetlands, and surrounding hills, will create a walkable community and that helps Napa County address some its most significant housing, traffic and environmental issues. The objectives of the project include providing a range of housing types to fit the county demographic and reducing commuter traffic by providing affordably-priced housing close to jobs. Many of Napa's largest employers are located near the Napa Pipe site, resulting in more than 34,000 jobs within a four mile radius. Carbon footprints will be reduced by providing housing and retail close to jobs. This allows for shorter vehicular commutes and creates realistic transit alternatives such as walking, cycling, and mass

transit. The plan will also help preserve agricultural land and open spaces, restore access to the Napa River and make the site more permeable and improve the quality of the stormwater.

10. Cover, LLC: *Milk Depot Housing*

Client: The Milk Depot

Program: Nine Residences and Four Commercial Spaces

Built: no

Completion Date: June 2010

Project Description: Milk Depot is a residential, thirteen-unit, adaptive reuse project at the former Harbison's Dairy complex in Lower Kensington. With the encouragement and support of an active community, Lower Kensington has seen numerous properties renovated and has attracted new businesses in the neighborhood. Milk Depot totals 25,000 square feet, comprised of two existing structures, with a common gated entry and landscaped courtyard. The project is being developed in two phases. Rethinking the industrial space, COVER's proposed layout of the units incorporates much of the building's history and remaining physical elements. The complete renovation of this abandoned building shell will contribute to and support the planned development schemes of the neighborhood and the community organization New Kensington CDC. As a fulfilled "concentrated housing site," its occupants will enhance the area's social and cultural fabric. The Milk Depot with its long history will once again be a hub and a well know presence in the transformational neighborhood.

11. C2 Architecture: *Hatboro Stove Works*

Client: Plumridge LLC

Program: Mixed use residential

Built: no

Completion Date: 12/09

Project Description: In 2003 the Hatboro Lofts, formally the Roberts & Mander Stove Factory, had been vacant for 10 years. C2 Architecture was asked to document the existing building, prepare alternate schemes, and guide the rezoning and land development processes. At the same time we began the historical application process so the owners could qualify for a historical tax credit. We recognized that the historical designation would be a way for the community to embrace and be proud of the ruined factory and allow for a higher quality and more authentic renovation. The design goals we set for ourselves were to parallel the historical requirements by maintaining and reaffirming the six original factory buildings by removing the various in-fills and reinstating the courtyards between the buildings allowing access throughout the complex. There are a total of 159 residential units and a 2,500 sq. ft. café. Rather than dictating a specific replicable unit we tailored specific units for the individual buildings based on uniqueness and structural variety of each. For instance old elevator shafts and stairwells are now incorporated into the units providing extra "rooms" with over twenty foot high ceilings. Along with exposed ceilings, brick walls, and columns, these design moves allow the new users to understand that this building has a special past. We have also provided a spatial variety of units by incorporating bi-level units throughout, reducing the amount of hallways needed providing a clearer path of travel.

12. Moss Architects: *Silver Top House*

Client: Erin and Jeff Catalina

Program: Single Family Home

Built: yes

Completion Date: July 2009

Project Description: Silver Top House is a new home for a young couple (and their two dogs). The site chosen in the vibrant and walkable South Side Flats neighborhood juxtaposes densely built residences with large industrial warehouses, a common condition in the area. Early glass industry on the site was followed by a pair of rowhouses in the late 19th century, which were demolished in the 20th when the site was used by a truck equipment

company. The site is embraced on two sides by the former structures of the sprawling Duquesne Brewery complex, now-defunct. Most prominently, a bridge spans 22nd Street immediately adjacent to the site. Clad in corrugated metal, the now-abandoned bridge connected the brewery's bottling plant to the shipping department, now a printing plant and warehouse. While the house has a hard edge toward the street and alley, interior spaces open to a courtyard-like green space.

The house is organized around an internal vertical space with a cantilevered, parallel-strand engineered wood and steel stair rising through the multi-storied central void. This vertical tower acts as both a light scoop, bringing filtered sunlight down into the interior of the house throughout the day, and a chimney for warm air, providing for natural ventilation of the entire house. A large roof deck provides commanding views over the Southside Flats west to Downtown and north to Oakland. Recycled or recyclable materials were given precedent in the design process, and continuous spray foam insulation ensured a tight, efficient thermal envelope. The boiler supplying heat adds further efficiency by also providing the domestic hot water. The house name, Silver Top, is borrowed from the flagship lager of the Duquesne Brewery. More literally, the name references the corrugated metal siding that clads the upper portion of the house, echoing the warehouse and bridge adjacent.

13. Interface Studio Architects LLC: *The Nine*

Client: 1702 Tulip Partners

Program: 9 Single-Family Townhouses

Built: no

Completion Date: Design complete

Project Description: The Nine is a 9-unit housing development on a former warehouse occupied property in Fishtown. The parcel is zoned G-2 Industrial. The houses are designed to visually respond to the industrial fabric of the neighborhood and will be LEED for Homes rated.

14. John Hubert Architects, LLC: *Industrial Loft Conversion*

Client: Ms. Jane Stojak

Program: Residential Loft

Built: yes

Completion Date: October 2007

Project Description: This loft renovation project occupies the first floor of a triangular shaped four-story masonry structure and the former home of the Triangle Theater. The renovation can be seen as an attempt to interject a series of refined free-standing but spatially defining elements into the raw industrial space framed by exposed masonry walls and a timber post and beam structure. The programmatic elements (which include a kitchen, a sleeping box, office space, and a bathroom) were introduced into the space through a conceptual analysis which studied the relationships between existing solid and void, point and line, and public and private conditions. The articulation and relationship of these elements to each other and the existing framework are an attempt to introduce varying degrees of opacity and transparency and echo notions of drama, performance, and presence in memory of the space's former life as a block box theater.

15. Continuum Architecture & Design, PC: *Icehouse Residences*

Client: The Envision Group

Program: Construction of living space above an auto-mechanics garage; conversion of garage to parking for residents

Built: no

Completion Date: Phase 1 complete; Phase 2 completion Fall 2010

Project Description: Located at the corner of Thompson Street and Columbia Avenue in Fishtown, the Icehouse Development is being constructed on 13 distressed and vacant properties. Phase 1 of the project has been developed into 10 new condominium units and 3 rehab units located above what was once an automotive repair

garage. Phase 2 of the project consists of 13 residential units and one commercial space built along the Thompson Street side of the property, across the street from Hetzell's Ball Field. The commercial space will occupy the corner and replace "The Icehouse", which had been vacant for over 15 years. The residential units will occupy the remaining six blighted properties that were demolished by hand during the construction of Phase 1.

The old repair garage has been converted to under-cover parking for the residents of the development. The roof of the garage was designed as semi-intensive greenroof with planted areas, walking paths, and koi pond. All the new units in both phases face towards the green space and interact with the space as part of their primary entrance. Building materials from the demolition of the abandoned structures have been reused in the new construction: the bricks have become landscaping pavers and facing for the koi pond, and the floor joists were milled and used as stair treads in the new units. The project is currently undergoing the LEED for Homes certification process. In addition to the common area greenroof and reuse of existing building materials, private greenroofs have been installed on the rooftops of the units, a rainwater recycling system is in place, hybrid car hook-ups are available, common area solar power will be installed, and the units utilize high-efficiency appliances, tankless hot water heaters, low-flow plumbing fixtures, low VOC materials, and recycled and rapidly-renewable finish materials.

16. Austin + Mergold LLC: *Parkview Housing Development*

Client: Lettermen Inc

Program: 35-unit affordable housing project

Built: no

Completion Date: Spring 2011

Project Description: Sited on vacant land near historic downtown Carlisle that at one time was owned and maintained by the regional freight rail company, Parkview housing development attempts to reinvigorate the local community by providing affordable (and sustainable) housing to first-time homebuyers. The development site (one of the last infill housing sites within the local borough) is bound by an existing freight rail to the north, a sensitive stream habitat to the west and an underutilized community park to its south. The housing development implements several state-of-the-art Best Stormwater Management Practices (BMPs), including vegetated bio-swales, retention basins and pervious surface cover, to sustain, re-vitalize and promote the ecology within and adjacent to the site. In addition, various green design features have been employed within the individual housing units such as passive heating and cooling, local, sustainable building products and resourceful mechanical systems to ensure energy efficiency for the homeowner and to sustain the local cultural identity of the place.

The primary landscape structuring device for the development is a vegetated strip park within the roadway serving the thirty-five residential units and doubles as an infiltration bed for stormwater runoff. The design of the housing units attempts to provide porosity of vision through the townhouses to the adjacent park and neighboring lands. The exterior material palette utilizes multiple textures, tones and material types that enable variation within the street wall for each individual residential unit. Parkview, was one of three projects selected in 2006 by the Pennsylvania Housing Finance Agency to receive subsidized funding for first-time homebuyers.

17. Community Design Collaborative and KSK Architects: *Industrial Sites Interim Use Charrette New Kensington*

Client: Philadelphia Association of Community Development Corporations and New Kensington Community Development Corporation

Program: Interim Reuse for Former Industrial Sites

Built: No

Completion Date: N/A

Project Description: Former industrial sites are great assets in Philadelphia but the process of purchasing, remediating, and redeveloping a former site can take years. The Community Design Collaborative invited designers and other creative users to participate in a charrette to consider options for enlivening four sites in the interim.

The teams participating in this one-day charrette included public artists, nonprofit and city planning representatives and design professionals, who collectively devised creative temporary installations for vacant small-scale neighborhood industrial sites in the Chinatown and New Kensington neighborhoods. The charrette was the first in a series of events that make up Infill Philadelphia: Industrial Sites, which took place Friday, October 30, 2009, during the 3-day "Design on the Delaware Conference & Trade Show." The Community Design Collaborative partnered with KSK Architects Planners Historians, Inc., the AIA Urban Design Committee and Philadelphia Association of Community Development Corporations to conduct the one-day charrette at the Center for Architecture which included a "charge" from developer and Philadelphia native, David Belt of Macro-Sea, a New York-based studio involved in a radical plan to transform vacant and underutilized American strip malls. One team worked on making a vacant site along the Frankford/Norris arts corridor in New Kensington, a catalyst for arts and commercial development. They envisioned shipping containers as site furniture and a bandstand for a corner of the site, in addition to pervious pathways and other sustainable improvements to the site. The second New Kensington team worked with the only site that contained a vacant building and a small piece of land. Addressing the site of a former welding company, the team conceived of a Frankford Avenue "playhouse". The backyard was designed to display a musical sculpture garden and stairs to access the building's roof, where guests would be invited to kick back and partake in some urban stargazing—provided by hanging twinkle lights. The interior becomes performance space with collapsible riser/bleacher seating; a pulley system with amusement park seats; a mezzanine with studio performance space.

18. Community Design Collaborative and KSK Architects: *Industrial Sites Interim Use Charrette Chinatown*

Client: Philadelphia Association of Community Development Corporations and Chinatown Community Development Corporation

Program: Interim Reuse for Former Industrial Sites

Built: No

Completion Date: N/A

Project Description: Former industrial sites are great assets in Philadelphia but the process of purchasing, remediating, and redeveloping a former site can take years. The Community Design Collaborative invited designers and other creative users to participate in a charrette to consider options for enlivening four sites in the interim. The teams participating in this one-day charrette included public artists, nonprofit and city planning representatives and design professionals, who collectively devised creative temporary installations for vacant small-scale neighborhood industrial sites in the Chinatown and New Kensington neighborhoods. The charrette was the first in a series of events that make up Infill Philadelphia: Industrial Sites, which took place Friday, October 30, 2009, during the 3-day "Design on the Delaware Conference & Trade Show." The Community Design Collaborative partnered with KSK Architects Planners Historians, Inc., the AIA Urban Design Committee and Philadelphia Association of Community Development Corporations to conduct the one-day charrette at the Center for Architecture which included a "charge" from developer and Philadelphia native, David Belt of Macro-Sea, a New York-based studio involved in a radical plan to transform vacant and underutilized American strip malls. One team looked at several sites along Chinatown's 10th Street Corridor and addressed the question, "Can these sites be tied together to create a cohesive unit that links the northern end of Chinatown to the south"? Addressing a melting pot of residential, artist and industrial uses, the team developed innovative concepts which included the reuse of telephone poles in various configurations to provide a connection between the sites; suggested lighting the scrim which hovers below the brooding viaduct at the crossings and creating a use for the forgotten spaces under the viaduct. They also looked at a triangular piece of land adjacent to the viaduct as a potential pocket park, and at the site of the future Community Center where they envisioned programming the space to begin gathering people together for performances, an open air market, and recycling. A second Chinatown team was given a series of sites bordering the PECO substation at Noble Street, so that they could develop ideas for making this area more

pedestrian friendly. Suggestions included lighting the corridor with fabrics and commissioning local artists to design graphics and screening; backlighting the PECO transformers on the north side and uplighting them on the south side; providing crosswalk enhancements and areas for children to play.

19. Urban Engineers, Inc.: *Arts and Crafts Industry on South Broad Street*

Program: Fill crucial gaps and bring artisans to the Avenue of the Arts

Built: No

Completion Date: N/A

Project Description: The Avenue of the Arts, South Broad Street, is a key corridor in the City's downtown fabric. A small stretch of South Broad Street at Washington Avenue is zoned Industrial. Unfortunately, these key blocks disrupt the fabric of South Broad Street in a severe way. The parcels on the northeast and northwest corners of Broad and Washington are lightly used asphalt lots. With its Arts identity and generous sidewalks, South Broad Street serves pedestrians well. Unfortunately, near Washington Avenue, the walking experience is less than pleasant. Trash collects along poorly maintained chain link fences, making for a disappointing end to the Avenue of the Arts. A solution is arts and crafts industrial with ground floor retail. In September 2009, the Philadelphia Inquirer wrote an article titled "A new use for industrial sites: Industry." Recently, there have been proposals for redevelopment of these parcels, usually with residential component. Given the downturn in the housing market, it may be appropriate to consider reusing these sites for industrial purposes. Any industrial use should be carefully considered in relation to its residential neighbors. This proposal recommends a non-noxious type of industry that creates a synergy with the arts community. An art-based light industrial use for these sites is one way to marry the arts of South Broad Street with the industry of Washington Avenue.

20. Ph3Farms LLC: *Philadelphia Pharm Phloors*

Client: The city of Philadelphia

Program: Urban Vertical Farm

Built: no

Completion Date: N/A

Project Description: Philadelphia Pharm Phloors aims to convert vacant factory buildings located in its underprivileged neighborhoods into urban vertical farms, thereby providing every city resident with access to fresh food and a healthy diet driven by a sustainable food chain in every neighborhood. Hydroponic farming will be the model of agriculture used inside the vacant factory buildings which offers a high rate of quality control and is an environmentally friendly approach to agriculture. These farms operate extremely passively, utilizing natural inputs to operate each farm. The master plan calls for the adaptive reuse of many currently vacant factory buildings throughout the city. The scale of operations will be neighborhood specific. Each farm will be responsible for providing healthy foods for its immediate neighborhood. By having a local farm in a neighborhood, crops can be grown according to neighborhood tastes, assuring good marketable produce, that will be consumed by neighborhood residents. These farms will operate using the Community Supported Agriculture (CSA) business model. Philadelphia has the second lowest number of supermarkets per capita in the country, with most of the supermarkets in concentrated areas of wealth as opposed to being evenly distributed throughout the city. This leaves many of the city residents, especially those who in the underprivileged neighborhoods to eat less healthy pre-packaged items which have been linked to the city's high rate of diet related disease and death due to a lack of a healthy diet, especially seen in the neighborhoods where the urban vertical farms will be located.

21. Rensselaer Polytechnic Institute/ Victor Barbalato: *Reassessing American Manufacturing: An Intervention in Urban Industrial Corridors*

Client: City of Chicago, Kinzie Industrial Corridor

Program: Rensselaer Polytechnic Institute Thesis for corridor-wide Infrastructural Intervention, Intermodal rail station, design studios, trade school

Built: no

Completion Date: Schematic Design Completed May, 2009

Project Description: Retooling American Industry will require transforming a producer's most valuable resource into the physical environment in which they are located. Contemporary manufacturing methods no longer rely on the masses of unskilled labor or monopolized material chains that supported America's industrial past. Hallmarking today's most successful outfits is the participation within complex meshworks of information generated from infrastructure manufacturers and suppliers with which they communicate. This thesis foresees American manufacturing regaining its importance in domestic and foreign product markets by focusing revitalization efforts in urban industrial corridors located throughout the country. These corridors have the potential to supply constant, efficient material flows, provide direct access to main transportation arteries and foster the diffusion of ideas between diverse groups of professionals. A new genre of infrastructure must be envisioned that creates a synergy between designer, manufacturer, and finished product. This synergy will allow urban industrial corridors to be understood as conglomerations of interdependent specialists; not as a series of independent manufacturers. Intra-corridor collaboration and direct access to trade avenues will transform these industrial locations into cohesive factories. The products that evolve within these zones through social interaction and newly established material flows will blur the boundary between factory and community at a face to face scale. Dissolved boundaries will generate ever changing urban fabric, allowing ideas to become permeable, transparent and applicable to parallel learning and interdisciplinary collaboration.

22. Wallace Roberts & Todd: *The Urban Kidney*

Client: RIBA-USA International Design Competition

Program: Masterplan for mixed-use neighborhood development

Built: no

Completion Date: N/A

Project Description: The Urban Kidney plan is the result of an independent collaborative effort for a submission to a RIBA-USA international design competition entitled *Building a Sustainable World: Life in the Balance*, whose project brief was to design an off-the-grid community. The Urban Kidney design proposes a sustainable mixed-use neighborhood development plan for 10,000 residents on riverfront brownfield lands in southwest Philadelphia. The existing Forgotten Bottom neighborhood is part of this 430-acre tract including shipping infrastructure, abandoned industrial parcels and empty brownfields. The proposed development pattern removes toxins from the environment, draws no energy or water resources from the utility grid, and produces no waste. Modeled on Philadelphia's successful pedestrian residential scale, density and rich texture, the 'kidney' idea serves as a conceptual framework – restoring health to the living city organism. Day-lit streams handle filtration and rainwater collection for drinking. Newly-created wetlands cleanse graywater, offset carbon-emissions, generate fresh air, enhance the ecology of the river, and extend recreational usage opportunities. The project emphasizes energy efficient bicycle and pedestrian transportation modes while stitching public transport arteries – bus routes, light- and regional-rail – to adjacent neighborhoods. Renewable energy harvesting is calculated to produce more energy than consumed, connected to the utility grid through net-metering. Infrastructure for three distinct renewable energy resources – wind, solar PV, and geo-exchange – is dispersed throughout the site, allowing for phased growth. Starting with the revitalization of Forgotten Bottom, phased development units – cells, centered on light-rail stops – act as neighborhood centers including educational and daycare services, public open space, and mixed-use development. Minimum requirements for LEED Certification are met, just by building within the sustainably integrated Urban Kidney plan.

23. Cornell University Ed Bacon Competition Team, First Place: *The Crescent Revitalized*

Client: Ed Bacon Foundation Student Competition: Brown to Green

Program: Design concept for the future of the Grays Ferry Crescent, a complex site that is representative of other brownfields in Philadelphia

Built: No

Completion Date: N/A

Project Description: Set on a spectacular bend of the Schuylkill River, The Crescent reinvents the historic and blighted Dupont Marshall site into a truly sustainable, attractive neighborhood. A green axis, connecting Grays Ferry to the Schuylkill River Trail, doubles as a stormwater" filtration system and public promenade. The promenade is anchored by the new Industrial Heritage Museum and a dynamic waterfront park. Living in The Crescent means reducing ones impact by walking to work and shops, or biking downtown via the Schuylkill River Trail. Living near The Crescent means new connections to the river, removal of a blighted health hazard, and new job opportunities. By incorporating 20 affordable housing units, providing captivating civic amenities, establishing hundreds of blue collar "green jobs", and integrating nature with urbanism, The Crescent becomes the standard of socially and ecologically responsible development. The project team included: Maureen Bolton, Zac Boggs, Chris Koenig, Tyler Grooms, Lee Pouliot and Dan Kelleher.

24. University of Notre Dame Ed Bacon Competition Team, Second Place: *Grays Ferry Crescent*

Client: Ed Bacon Foundation Student Competition: Brown to Green

Program: Design concept for the future of the Grays Ferry Crescent, a complex site that is representative of other brownfields in Philadelphia

Built: No

Completion Date: N/A

Project Description: The plan would work to reclaim, revitalize and regenerate the Grays Ferry Crescent. The development would provide affordable housing with affordable units mixed seamlessly into the fabric of the community to create a healthy and sustainable income class mix within the neighborhood. Sustainability would be fostered through conserving fresh water by using native ground cover, integrating green space, establishing stormwater collection and promoting bicycle and pedestrian traffic. The architectural style incorporates the vernacular character of Philadelphia neighborhoods while respecting the site's industrial heritage and integrates into surrounding neighborhoods by engaging the history and culture of long-term residents. The project team includes: Keith Kirley, Cindy Michel, Leon Li, Zeke Bala, Clayton Vance, and CJ Howard.

25. Nicholas Moose: *Industrial Civitas*

Client: Drexel Architectural Thesis

Program: Plan for reusing a former industrial area

Built: no

Completion Date: n/a

Project Description: Industrial Civitas seeks to reuse the abandoned industrial site south of Bartrams Garden in Philadelphia. The project also seeks to create a dialogue with the Schuylkill River, the surrounding community, and the Schuylkill River bike trail. Project includes single stream recycling and aluminum mountain bike facility on the lower level. At trail level, there are public amenities (ie. cafe, visitor center, bike shop). Upper levels include offices and rental spaces for non-profits (SRDC, Philly Bike Works, etc...).

26. BLT Architects: *The Left Bank and World Café Live*

Partners: DAS, architectural design consultant, and Debra Meyer Design, consulting designer

Client: Dranoff Properties

Built: yes

Completion Date: 2004

Project Description: Occupied almost solely by parking lots, abandoned buildings and post office operations, the stretch of real estate west of the Schuylkill River along Chestnut and Walnut Streets was once a vast wasteland separating University City from Center City Philadelphia. All this began to change when the University of Pennsylvania bought a vacant 823,000 SF industrial loft property at 32nd Street and chose Dranoff Properties to convert it to market rate apartments. The seven story building was one of the largest buildings on the National Register of Historic Places ever to be adapted for residential use. Formerly a GE production/testing facility, it was on the National Register because significant work had been done in the building on nuclear warheads during the Cold War, yet the massive structure had originally been constructed over railroad tracks to be Philadelphia's food distribution warehouse of the early 20th Century. It was spared from demolition and converted by BLT Architects into 282 efficiency, one, two, and three bedroom luxury loft apartments for faculty, students and staff. Additional uses include parking, restaurants, shops, a day care and office space for the University. In order to make the scheme viable, foot-thick concrete slabs were cut away to create a 70' x 300' courtyard, lushly landscaped and with outdoor seating and sunning areas. Shorn of its original details by numerous renovations over its lifetime, BLTA introduced warmth and style into the public spaces of the renovated building, creating a sense of understated luxury. In the process, the transformation of the neighborhood began. The next step was to address the vacant land east of the building beneath the adjacent High Line. This area has been made attractive as a lawn for student recreation by the rehabilitation of buildings on the other side of the block as well, fostering a sense of community. The former Hajoca Corporation porcelain bathroom fixture factory was transformed by Dranoff Properties and BLTA into a new home for The University of Pennsylvania's radio station, WXPB, and a performance and dining venue named "The World Café" after the station's nationally syndicated hit radio show. This 1920's National Park Service certified building now includes a 45' stage and performance/club area, a café, the radio station, and offices, each requiring absolute acoustic separation from the other.

27. CDA&I Architecture and Interiors, Ltd.: *Office Interior Design @ Locust on the Park*

Client: Cecelia and Joseph Denegre

Built: yes

Completion Date: August 2005

Project Description: CDA&I Architecture and Interiors, Ltd. transitioned from a 900-square foot office in the Art Museum section of Philadelphia to a 2,100-square foot space in the Schuylkill River Historic District in 2005. A design by BLT Architects for adaptive reuse of the former Lanston Monotype Company building into Locust on the Park, and CDA&I's reconfiguration of a prime street-level office space have helped spur economic and community redevelopment. The eight-story concrete and brick printing plant was acquired by Dranoff Properties in 1998 after a later tenant relocated. A \$24 million project converted the building into 152 loft apartments and transitioned the industrial site into an extension of the nearby Fitler Square neighborhood. The residential community now extends to the prime waterfront area capped by the new Schuylkill River Park. CDA&I designed and outfitted their first floor office space to create a feeling of collaboration, both for the design staff, visiting clients and colleagues, and passersby looking in. Splashes of the firm's signature orange brighten the walls of a room flooded with natural light. Environmentally-responsible choices were made during design and construction. CDA&I took advantage of the building's large windows and incorporated a dual-switching light system to limit the use of artificial lighting. Finishes included recycled-content carpet, low-VOC paints, furniture systems from CDA&I's previous office were reused. The new conference table was fabricated from a slab of walnut found in a vacant industrial loft. Authentic industrial details – including exposed ductwork and columns – remain intact to preserve a sense of the building's history. CDA&I has capitalized on its location to connect with the community, recently hosting an open house and narrated boat tour of the Schuylkill River. By breathing new life into this industrial building, both the residential and office components will contribute to long-term community sustainability.

28. DIGSAU: *Globe Dye Works*

Client: Globe Development Group

Program: Workspace for Creative Industries

Built: no

Completion Date: Phase I: Fall 2010 (Estimated)

Project Description: Located in the Frankford section of Philadelphia, the Globe Dye Works consists of approximately 17 conjoining structures with 200,000 square feet of former factory buildings. One of one of Philadelphia's most venerable textile manufacturing facilities, the complex is being converted into working spaces for the local creative community. Included in the program are work space for creative industries, art gallery and performance space, shops, retail & commercial space, and residences. The renovation features a rooftop garden, a planted courtyard, winter garden and the conversion of the original rain water harvesting system into a gray water system. Concepts developed during the planning process seek to take advantage of the inherent architectural opportunities afforded by the restoration of the building from its industrial past to its new use as a vital artist, craft and commercial community.

29. Gomes + Staub PLLC: *OSFA Orthopedic Clinic*

Client: Dr. Sarah Dewitt

Built: yes

Completion Date: August, 2004

Project Description: Located on the street corner site of a former automobile repair garage in downtown Raleigh, North Carolina, the OSFA Orthopedics building accommodates a private orthopedic clinic. The new rectilinear brick building completes the corner of the block by extending the sidewalk, street frontage, and material vocabulary of the adjacent early 20th Century building fabric. On-site parking required for convenient access by mobility impaired patients is captured mid-block where it can also serve the retail and service establishments of the adjacent business district. The design seeks an alternative to the unsympathetic character of the typical contemporary medical clinic through a contemporary expression of the simple materials and forms found in the surrounding early 20th century storefronts and industrial buildings. The building contains waiting and reception spaces, administrative offices, exam rooms, nurse stations, a digital x-ray installation, and a break room to serve a private foot and ankle orthopedics practice. The brick mass of the structure is modulated with two board-clad secondary elements: an additive reception room at the front with windows along the sidewalk, and a subtraction at the staff meeting room which cradles a pecan tree – preserving the only tree on the existing site. Oversized double-hung wood windows salvaged from a nearby textile mill rehabilitation project give a public presence to the reception and staff spaces. The building is structured without any interior bearing walls allowing maximum flexibility for unforeseen future uses. The foundations, roof, utility services, egress, and braced steel frame structure of the building are all sized and detailed to allow the future addition of a second floor. Despite the new parking lot, construction of the project resulted in a net decrease in the impervious surface of the site (from 86% to 83% site coverage).

30. Blackney Hayes Architects: *The Wharf at Rivertown*

Client: Preferred Real Estate Investments

Program: The Wharf at Rivertown- Commercial Office Building

Built: yes

Completion Date: 2005

Project Description: The project is an adaptive re-use of the circa-1916 Industrial Power Plant (Chester Waterside Station) in Chester, PA, to multi-tenant office building. The building was architecturally complex due to the monumental scale of the building and the fact that it was essentially originally a large machine (turbine engine). Through historical research, the team created a project that was historically appropriate as well as economical,

using federal and state guidelines for historic preservation. Examples of this include window restoration and replacement and masonry conservancy, enabling the owner to take advantage of historic tax credits for the project. The interior of the building boasts soaring vaulted ceilings that feature original skylights. Demolition proved challenging because the building facade was preserved. A new steel structural grid was inserted into the existing building and new floors were created within the existing building shell. Significant original artifacts that harkened back to the building's original use, were preserved and highlighted as part of the interior design. The project transformed the Chester waterfront and breathed new life into a neglected section of the City of Chester.

31. Smith-Miller+Hawkinson Architects, LLP: *New Industrial Building for the Brooklyn Navy Yard*

Client: Brooklyn Navy Yard

Program: A new prototype industrial building for the Brooklyn Navy Yard

Built: no

Completion Date: N/A

Project Description: Our proposal makes manifest, by design, the rigorous economies required for the production of material in the 21st Century. Inspired by the Navy Yard's mission to be a national model for sustainable industrial parks and to establish the Yard as an attractive location for green manufacturers and businesses, our proposal offers a template for the future informed by the site and its history. Economy of means and materials shape a building whose perimeter and design is a "calculus", driven by a minimized building envelope, maximized floor plates, standardized construction means and details, site coverage dictated by access, building short term construction cost, and long term facility maintenance costs. The buildings simple and inexpensive composite corrugated steel and polycarbonate skin is orchestrated to allow a maximum of natural light along its northernmost exposures and a minimum along its southernmost exposures. Utilizing a maximum 50' radius, standard details apply. Overlaid on the perimeter's graduated translucency is a regular pattern of operable vents which occur in both the metal and polycarbonate panels. The envelope offers a maximum "u" value, inherent strength and ductility serving as a contemporary replacement for the ubiquitous factory window wall. The translucent polycarbonate panels are coextruded with UV inhibitor effectively eliminating any discoloration over time. The first floor, elevated to accommodate truck bed access, also allows the onsite retention of excavation material and the storage of ice manufactured during off-peak hours for use in cooling the building during the summer months. A green roof, managed storm water retainage for reuse in ice creation, and intelligent facade all transmit architecture of economy drawn from the program of commerce and environmental conservation embodying and expanding the Mayor's vision for a sustainable New York.

32. Meyer, Scherer & Rockcastle, Ltd. and D.I.R.T. studio: *Urban Outfitters Headquarters*

Client: Urban Outfitters, Inc.

Program: 285,000 square-foot corporate office campus

Built: yes

Completion Date: October 2006

Project Description: Urban Outfitters corporate campus, housed in five rehabilitated buildings in the historic Philadelphia Navy Yard, provides design studio and office space for the company's distinctive retail brands while celebrating the idiosyncratic remnants of 125 years of ship building. Landscape architecture and site design was completed by D.I.R.T. studio and the engineers on the project were AGS. Urban Outfitters, a clothing and housewares retailer, was the first major non-ship building corporation to move to the Navy Yard. Each building now houses a different division of the company: the Anthropologie, Free People, and Urban Outfitters retail brands' design studios and offices; shared services' offices; and a campus commons. The design—including building documentation—and renovation was completed within 23 months. Using the Federal Historic Preservation Tax Incentive Program, the client invested over \$100 million in the 285,000 square-foot project.

The buildings once operated to produce naval vessels, alternating between production, repair, and scrapping decommissioned ships. The design centers on utilizing the factory characteristics of the buildings—industrial materiality, open volumes, and access to daylight—to repurpose the buildings' major function from production to creativity. The result is a transformation from a public, production-based yard to a private, creativity-based one.

33. Lynch / Eisinger / Design (LED): LEED Industrial Building

Client: Brooklyn Navy Yard Development Corporation

Program: Light manufacturing and creative offices

Built: no

Completion Date: April 5 2012

Project Description: Located in the Historic Brooklyn Navy Yard, the proposed LEED Gold industrial building comprises a total of 75,800sf on three levels. The highly efficient layout yields two at-grade manufacturing spaces of 10,000sf each, along with 22 smaller office spaces on the upper floors. All spaces have regular rectangular floor plans with minimal columns and natural daylight. The compact building volume minimizes heat gain and loss through the building skin while decreasing the amount of façade and roof construction required. The smaller footprint also results in minimal excavation and foundation cost, while leaving more of the site open for required vehicular traffic, plantings, rain gardens and bio-swales. A central courtyard terrace on the third floor affords daylight via large skylights for the two 2nd floor tenant spaces without windows, while also providing an outdoor lunch area and green roof. The ground floor façade is a masonry cavity wall with prefabricated brick panels that tie in with the scale and material of the surrounding Navy Yard structures and offers robust security, easy maintenance, and a fine-grained and solidly tactile material presence. Fabrication off site ensures better quality control and reduced on-site construction cost. A continuous louvered clerestory admits light at the top of the 25' tall spaces, easily accommodates tenants' future mechanical requirements and helps give the ground floor a more pedestrian friendly scale. The upper floors feature a light-gauge steel rain screen façade composed of modular light-framed insulated panels. The modular panels utilize composite insulation systems, leading to increased energy performance compared to traditionally insulated wall systems. Aside from the small, planted courtyard, the roof is entirely clad with an energy efficient highly reflective cool roof membrane. 50% of the site is rendered permeable, and the concrete pavement necessitated by poor soil conditions proves advantageous in combating the heat island effect.

34. Continuum Architecture & Design, PC: Crane Arts

Client: Crane Arts, LLC

Program: Conversion of existing warehouse in to work studio space for artists and creative businesses

Built: yes

Completion Date: 2008

Project Description: The Crane Arts building is located on North American Street, just north of Girard Avenue. The complex consists of two buildings, built in 1905 for The Crane Plumbing Company. The four-story triangular cast concrete building was used to warehouse plumbing supplies and the three-story heavy timber building was a stable for their delivery vehicles and draft horses. The main building was converted to work studios for artists and creative businesses in 2004. The stable was converted in 2008 and is now home to Milner + Carr Conservation, LLC. The main building's concrete structure, high ceilings, and tall windows allowed for a natural conversion to the new use. The original features of both buildings remained intact and the memory of the original function of the buildings was respected during the design process. The wood stables were refurbished as work stations and the new exterior stair added to the stable building followed the ghost line of the ramp that was once used by the horses. The blacktop parking lot between the two buildings was removed and replaced by a permeable lot, surrounded by garden and interspersed with sculpture. It now serves as a lively outdoor event space.

The Crane Arts Building has become a hub for the arts in the Kensington neighborhood of the city. Its completion revitalized a building suffering from neglect and brought a renewed energy to the neighborhood.

35. Baker Architects, P.C.: *Flying Horse Center*

Client: Flying Horse LLC & PHILLYOFFICERETAIL

Program: Warehouse to rental space

Built: yes

Completion Date: 2008

Project Description: The warehouse consists of 2 floors 22,222 s.f. The first floor has 2 1/2 tenants (11,300sf for Stepping Stone Child Development, 856 s.f. for the Bakery & 10,932 s.f. for the Daycare play area) and 28 private indoor parking spaces. There is additional exterior parking on 2 other redeveloped lots for the tenants. The second level has 2 tenants (11,000sf for the Daycare and 13,700 sf for the Banquet Facility) The Daycare is to open in January 2010 and the banquet facility after.

36. Allen + Killcoyne Architects: *Office and Garage for Advantage Funding*

Client: Advantage Funding

Program: Office and garage

Built: no

Completion Date: TBD

Project Description: The project is a new three story building on a vacant empty lot in an industrial neighborhood in Long Island City, NY. The building was designed for a car leasing company which required a garage on the ground level, open office space on the second floor and private offices on the top floor.

37. JKR Partners LLC: *Waterworks Restoration*

Client: Alon Barzilay

Program: Office building/commercial space

Built: yes

Completion Date: Summer 2010

Project Description: The Waterworks Office building will be a restoration of a current 2 story industrial building on 3 Rector Street in Philadelphia. The client has received approval for historic tax credits from the state and National Park Service. The project calls for the restoration of all windows, and refinishing and repair of the exterior which has years of neglect.

38. BLT Architects: *Master Plan for Amtrak Philadelphia Rail Yards Redevelopment*

Client: Amtrak

Completion Date: 2004 - Master Plan

Project Description: The rail yards at 30th Street Station in Philadelphia are a vast underutilized area that has long been identified as the largest track of developable land adjacent to Center City, Drexel University and the University of Pennsylvania. 50 years worth of proposals to redevelop the rail yards had failed before the STV/Urban Engineers joint venture with BLT Architects as master planners and design architects were retained to develop a new plan. This plan finally succeeded in jump starting development in part by adhering to realistic market principles. The plan focused on the area immediately north of the historic station and proposed three phases of development. Amtrak then selected Brandywine Realty Trust and Berwind Properties to participate in the development of the tract. This led to the development of Phases I and II. Phase I consisted of parking for 2,100 cars, of which 1,525 were in a nine story parking garage and a pedestrian bridge across Arch Street. The bridge plugs directly into the end of SEPTA's Regional Rail mezzanine, making the trip from any point in the station to the new parking garage and other development north of the station as direct and convenient as possible. BLTa provided the architectural design of the parking garage and the bridge. Phase II became an office tower developed

by Brandywine. Cira Centre One was designed by Pelli Clarke Pelli with BLTa acting as executive architect. At the time of its completion, this 31-story building was the first high-rise office building built in the city in 15 years. In addition, BLTa was retained to transform the SEPTA mezzanine through 6,000 SF of interior renovations to the public spaces. This provided an active, vibrant link between the main portions of the station and the Arch Street pedestrian bridge and new development beyond. This development was part of a nationwide Amtrak effort to earn revenue from its real estate with an emphasis on projects that increase ridership. Cira Centre One attracts tenants who need access to the regional and intercity rail lines at the station as well as to the adjacent interstate highway. The success of this T.O.D., smart growth development led to the team being retained to prepare a plan to extend development further into the under-utilized rail yards between the Northeast corridor and the SEPTA Regional Rail tracks. The resulting plan will create a vibrant city neighborhood dedicated to office and research with a strong hotel, retail and residential component. All of this will be built directly on the ground and not over tracks, the economic key to the successful realization of this shared dream: the transformation of a vast fallow area at the heart of the city into a productive extension of Philadelphia's urban fabric.

39. KSS Architects LLP: *AMB Liberty Logistics Center*

Client: AMB Property Corporation

Program: Logistics and distribution center

Built: yes

Completion Date: May 2008

Project Description: Completed in 2008, the AMB Liberty Logistics Center has already had a significant role in revitalizing the City of Newark, N.J. After five decades of chemical and pharmaceutical manufacturing use, the 9-acre brownfield site was crammed with 30 obsolete industrial buildings and contained extensive environmental contamination. Still, the project team saw the site's potential. The site is surrounded by blocks of residential communities housing a skilled, blue-collar workforce. Its immediate adjacency to multiple modes of transportation from which it can receive and distribute goods is unparalleled. The community welcomed the idea of a new, environmentally-responsible distribution center to supplant all remnants of the contaminated industrial site. The site required about 6 months of remediation and demolition to address its environmental hazards and salvage construction materials for reuse or recycling without disrupting or contaminating a nearby active beverage facility. All told, the team recovered about 100,000 board feet of timber, 200 tons of scrap metal, and 25,000 tons of crushed concrete, brick, and asphalt, a significant portion of which was used in the distribution center's construction. The architectural design reflects a new era of industrial and economic possibilities as well as the site's context. Bold, simple geometry and neutral colors contrast the previous jumble of structures. The 191,000 square feet distribution center uses insulated precast concrete panels and white thermoplastic polyolefin (TPO) roof membrane, which reflects rather than absorbs heat. Both measures will improve the building's energy efficiency for its lifetime. AMB Liberty Logistics Center, which features 36-foot clear ceiling height, 32 loading docks, two drive-in ramps, 33 spaces of trailer storage and 130 parking spaces, has provided millions of dollars in revenue to Newark and serves as a model for industrial development in the region. In fact, the building attracted its first tenant, Mimeo.com, prior to completion.

40. Atkin Olshin Schade Architects: *Passaic National Historic Landmark District*

Client: New Jersey Community Development Corporation

Program: Not-for-Profit, Offices, School & Residential Facility

Built: yes

Completion Date: September 2003

Project Description: The New Jersey Community Development Corporation is a non-profit social service agency dedicated to revitalizing the state's urban areas and providing economic independence for low-income individuals. NJCDC purchased two buildings in the "Great Falls Historic District", the former Rogers Locomotive Works, a series

of abandoned mills and factories in the recently named “Passaic National Historic Landmark District”. Our design transformed these historic brick industrial structures into a vibrant center offering a variety of programs and services to the local community. The larger building was renovated into a job training facility for the transportation industry with related support services including a job shuttle service, charter high school, preschool, and administrative offices. The adjacent former locomotive administration building was restored and converted to “Independence House,” a residential facility that provides a transitional home for teenagers leaving the state foster care system. The wonderful open quality of the original industrial structures was preserved and adapted to provide flexible, day lit educational and common spaces. In the former locomotive frame fitting shop, the large central skylight monitor was restored and the many varied window openings replaced with historically correct wood sash and frames. Construction of the project was supported by a \$750,000 grant from the New Jersey Historic Trust, a Transportation Enhancement Grant from the New Jersey Department of Transportation, and a \$5 million dollar appropriation from the United States Congress. NJCDC received a Heritage Citizenship Award from the Paterson Historic Preservation Commission for the project.

41. CDA&I Architecture and Interiors, Ltd.: Sgt. C

Client: Daniel Scholnick

Built: no

Completion Date: June 2010

Project Description: 2111 East Sergeant Street in Philadelphia exemplifies a casualty of the global economy that has been revitalized through smart, sustainable community redevelopment. Built as a textile mill and later the home of Zeiger & Sons Inc., florists, 2111 sat vacant for ten years. In 2005, Daniel Scholnick bought the 4,000 square foot, two-story building. He saw within its masonry walls and timber framing an opportunity for artist live-work space. The New Kensington Community Development Corporation saw the potential for economic development, and supported his efforts. “Already, Mr. Scholnick has emerged as a community leader, participating in our recent ArtRacks project, as well as our Frankford Avenue anti-litter campaign,” endorsed Sarah Thompson, Economic Development Director. “He is an asset to the community and the type of person we want investing in these abandoned properties.”

The adaptive reuse project began with sustainability consulting by ReVision Architects, who provided advice about preserving the exterior envelope, insulating it properly, and incorporating energy-efficient systems. CDA&I Architecture and Interiors, Ltd. designed the project to permit incremental renovations with initial emphasis on building envelope and structural remediation. Insufficient roof framing was stabilized and strengthened to meet current codes. Insulation was integrated into the building’s design, preserving the stucco and masonry exterior. New, operable insulated windows provide abundant natural ventilation and light. Many original building materials were recycled or repurposed. Investments were made in energy-efficient HVAC systems and Energy Star appliances. The project is on track to qualify for Energy Star Certification, as rated by the Energy Coordinating Agency. The owner served as general contractor, performing much of the work himself with assistance from Jay Haon and students from Philadelphia University and Moore School of Art. By rehabilitating 2111 East Sergeant Street, "Sgt.C", the owner and project team display a strategy that encompasses community, economic, and environmental sustainability.

42. UCI Architects, Inc.: Wakisha Charter School

Client: Wakisha Charter School

Program: Elementary School

Built: no

Completion Date: January 2010

Project Description: The new home for the 400 sixth through eighth graders will be at 900 West Jefferson Street in the Yorktown neighborhood of Philadelphia. Formerly an industrial laundry facility, the 56,000sf adaptive reuse

project will feature modern classrooms, library/media center, science and technology labs, arts studios, gymnasium, cafeteria, public meeting space and on-site parking. The school will bring energy and life into the neighborhood drawing new students from the community and utilizing and maintaining public playing fields and tennis courts. Since its founding in 2002, Wakisha Charter School has been located on the upper floors of an old Vine Street office building. The additional square footage in the new school will allow for expanded academic offerings, streamline the school functions, and increase enrollment. The new school is expected to open in January 2010 in time for the spring semester. The community has welcomed the school as a positive step in sparking development on both sides of the adjacent elevated SEPTA/Amtrak train tracks. Since construction has begun, several adjacent sites have had activity, including demolition of abandoned building, an indication of future development.

43. Brawer & Hauptman, Architects: *Mercy Family Center*

Client: Mercy Neighborhood Ministries of Philadelphia

Program: Mercy Family Center

Built: yes

Completion Date: January, 2009

Project Description: For over 35 years, the Sisters of Mercy have worked in partnership with residents of the Tioga-Nicetown community in North Philadelphia. This collaborative effort resulted in quality programming including: a licensed Child Care Program for school age children with a capacity of 100, a licensed Adult Day Care for the elderly and those with special needs with a capacity of 57, an Adult Education and Human Development Program which includes adult education services, computer education, workforce development, and spiritual leadership development for women. In 1997 Mercy Neighborhood Ministries of Philadelphia (MNM) was incorporated as a 501(C)(3) non-profit organization. In 2004 MNM purchased an abandoned warehouse consisting of five interconnected buildings on a reclaimed brownfield site. The oldest, originally a garage, dates back to the 1920s and the newest, constructed as a warehouse, was built in the 1970's. The final building design was the collaborative result of a charrette held in November, 2005. For four days, more than 80 people gathered in our neighborhood. Those present included financial and political supporters, people who work and attend programs here, and our neighbors. The Mercy Family Center opened in January 2009 as the first green building in North Philadelphia and one of just nine buildings in the City of Philadelphia certified as LEED Silver Rated by the USGBC. It is approximately 32,000 square feet, features four classrooms, an adult activity room, state of the art computer lab, all purpose room, dining room, warming kitchen and three conference rooms. Promoting environmental awareness, Mercy Neighborhood Ministries of Philadelphia, Inc. is a leader in Philadelphia and a successful model in sustainable design to urban communities at large.

44. Behnisch Architects: *The Hearn Power Station- School for Computing and Engineering*

Client: Suntower Developments Limited

Program: School for Computing and Engineering within Arts, Culture, Education, Sports development

Built: no

Completion Date: N/A

Project Description: With the goal of countering urban sprawl and encouraging inner-city growth, the Toronto Waterfront Revitalization Corporation coordinated a redevelopment plan for the waterfront in downtown Toronto. The mission is to develop a series of sustainable, mixed-use, urban precincts integrated with parks, institutions and open space. As part of the master plan, the re-use of the Hearn Power Station will stimulate the development of emerging neighborhoods by housing a new satellite campus for a School of Computing and Engineering that includes community recreational facilities. The Hearn Power Station is a decommissioned power plant characterized by its single 2000 ft high stack. It is located in the Toronto periphery, adjacent to the emerging Port Lands Development and Lake Ontario Park. After scrutinizing the Hearn's existing structural and organizational

characteristics, the building revealed inherently rich spatial qualities. The large volumetric footprints, which housed its enormous equipment, left eight 130 ft tall casted atria spaces that have been reprogrammed into a School for Computing and Engineering. These volumes naturally create bright, enlivened areas for student life with adjacent spaces used for testing labs, classrooms and lecture halls. The long coal hopper, a two-story circulation spine used to transport the coal that fed these engines now functions as a highly programmed social thoroughfare connecting the eight vertical volumes. Adjacent to the new School for Computing and Engineering is the turbine hall. The long uninterrupted space is easily imagined to be a recreational facility that can house multiple ice rinks. The re-use concept is based on the idea of a house within a house. The overall existing exterior envelope provides the outer skin of a semi-conditioned space which includes the atria. The primary enclosure is structured inside the Hearn's existing armature and fully conditions the new education spaces.

45. SMP Architects: *Kensington CAPA High School*

Client: Turnkey project for School District of Philadelphia, developed by AP/BSI Developers

Program: 90,000 SF creative and performing arts high school for 400 students in Kensington Neighborhood of Philadelphia

Built: no

Completion Date: July 2010

Project Description: The seven acre site is bounded by the Frankford EL on one side and a retaining wall on the other. Since it is located between two very different neighborhoods, a primary goal of the project was to create a school that would help bring these communities together. It was critical that the school be welcoming, transparent and open, engaging the exterior space around it. Building and site have been designed to encourage community use of the theater, athletic and academic facilities, from both neighborhoods. The site posed many challenges. The property, formerly the site of the Frankford railroad depot, was a Brownfield that required significant remediation prior to construction. A change in topography of almost twenty feet due to the elevated train spurs was reduced to help the site fit into the neighborhood and accommodate the practice field at the north end of the site. The EL track - at a height of about twenty five feet above street level along the west property line and the station, platforms and access to the street created a formidable presence. To make the design a success, the Design Team felt that it was critical to carefully coordinate spatial, acoustical and daylighting needs of the school to work with the EL. Taking inspiration from the industrial aesthetic in the immediate area and the EL, the Design Team selected a palette of brick, concrete unit masonry and metal. Since there was a strong desire on the part of students and the community to have a green school, the project will also teach lessons about sustainability. The design team has targeted a minimum of LEED Gold certification, but Platinum appears attainable. Sustainable strategies include a comprehensive storm water mitigation plan, a "recycled landscape" design, extensive daylighting and the first geothermal system for SDP.

46. Community Design Collaborative: *Master Plan for Reorganization and Creating Identity for Impact Services*

Client: Impact Services Corporation

Program: Offices, community center and residential

Built: No

Completion Date: N/A

Project Description: Impact Services Corporation, a social services agency that offers job training and supportive housing, has been headquartered in a former carpet mill in Kensington since the late '70's. Last year, Impact Services approached the Community Design Collaborative for advice on how to refresh the exterior of its two "vintage" factory buildings and make them stand out along busy Allegheny Avenue. The Collaborative redefined the project scope to address several overarching issues: how to reorganize the facility to function more effectively, how best could it introduce a new element to the site—affordable rental housing for some of Philadelphia's neediest families reunited after homelessness, and how to add green space without sacrificing off-street parking.

A multidisciplinary team of Collaborative volunteer design professionals, including Jeffrey Brummer AIA Registered Architect, Lauren Ulmer AIA Registered Architect, Aaron Miller Intern Architect, Kate Brower Landscape Architectural Designer, Roman Torres 3-d Artist and Kristen Smith 3-D Artist, developed a conceptual master plan that addressed these issues and created a blueprint for improvements. The visual identity of the building will also be enhanced through eye-catching signage. The design is now helping stir excitement for the project and secure funding.

47. Wallace Roberts & Todd: *Community Academy of Philadelphia*

Client: Community Academy of Philadelphia

Program: High School

Built: yes

Completion Date: 2004

Project Description: Located in North Philadelphia, one of the city's poorest neighborhoods, the school used to operate from two locations. The project included the development of the building program for expansion of the school and, following an extensive site search, the design of the renovation of an existing warehouse selected as the new campus. The plan includes a new entrance structure to give the school an identity on Erie Avenue and is organized around a new sky-lit common area that serves as the heart of the new school facility. This central area houses two separate cafeteria spaces and a common program space and provides daylight to the adjacent classrooms. Straight corridors provide clear sightlines for supervision and security. Bright colors and patterns pay homage to the many cultural backgrounds of the school's students and create a stimulating educational environment for students and faculty. The former freezer area of the warehouse was redesigned as a gymnasium and assembly space. The layout reinforces the school's role as a community center by allowing controlled access to areas such as the cafeteria, the library/media center, and the gymnasium. Founded in 1980 as the Community High School, the school and its programs reflected the inclusiveness of a public school, the discipline of a parochial school, and the support elements of a social services agency. Over the 24 years of its existence, the school earned a reputation for successfully educating children who have failed to thrive within other school environments. The School was renamed the Community Academy of Philadelphia (CAP) and was the first Philadelphia school to receive a charter in 1997, and one of the first charter schools founded in the state of Pennsylvania.

48. KSS Architects LLP: *New Jersey University West Campus Master Plan*

Client: New Jersey City University

Program: Master planning, education, performance, commercial

Built: no

Completion Date: Ongoing

Project Description: The site was anything but the obvious choice for New Jersey City University's new West Campus. Locked between traffic-heavy highways in Jersey City, N.J., the blighted 22-acre site once occupied by a steel manufacturing plant was an eyesore dividing a stagnant community. Inspired by NJCU's ambitious mission to create a new campus in conjunction with revitalizing the urban fabric of the community, a team of design, planning and development experts collaborated with residents to restore the site into a thriving academic, retail, and social center. The West Campus Master Plan will improve the community on a vast urban scale. Roads that once dead ended at the site will soon become landscaped thoroughfares lined with multilevel, mixed-use buildings and serviced by mass transit. The proposed performing arts center, professional and academic facilities, housing developments, and retail shops will draw new demographics into the community. As environmental remediation continues, the area has already improved remarkably after the project team completed the University Academy Charter High School, one of the master plan's first phases. The team transformed an abandoned 40,000 square feet industrial laundry building, a symbol of the area's past prosperity, into a school, black box theater, and business incubator. During design, KSS conducted an eight-week Architect-in-Residence program, where the

community learned about architecture and the students discussed ideas for a "dream school". The charter school balances openness and enclosure, provides a sense of ownership and responsibility, and helps students find joy in learning. The West Side Theater welcomes performance groups from the community and University while the business incubator is a real-life example of opportunities arising from education.

49. UCI Architects, Inc.: 510 Liberty Street

Client: 510 Liberty Street

Program: Drug and Alcohol Rehabilitation Center

Built: no

Completion Date: December 2009

Project Description: Located in an old factory building in Camden, New Jersey, the Drug & Alcohol Substance Abuse and Dependence Treatment Facility will provide inpatient and outpatient services to both men and women. The 22,000sf adaptive reuse includes dormitories with a total of 72 beds, food service, treatment rooms and administrative offices. The project will provide a pleasant safe haven for its clients when it opens at the end of this year.

50. Lynch / Eisinger / Design (LED): Culver City

Client: Urban Offerings, Inc.

Program: Showroom and Creative Offices

Built: yes

Completion Date: 12/01/2009

Project Description: A major renovation at 3641 Holdrege Avenue has transformed three obsolete industrial buildings into state-of-the-art office and showroom spaces on the edge of LA's art and design mecca of Culver City, CA. Roughly a third of the existing structure was removed, creating two courtyards to provide usable outdoor space and bring daylight deep into the building through a pair of glass walls over 20 feet tall. A 1980s addition to the factory was demolished to make way for further landscaping and on-site parking, and the remaining 28,500 square foot building received a full seismic retrofit. Existing materials were stripped and sandblasted to reveal site-cast concrete panels and the original wooden bow-truss structure with curved plank roof decking, characteristic of mid-century LA.

Two large vertical wood screens hover outside the glass walls, shading them and portions of the courtyards, while bringing the texture of the trusses out to the public realm. A third wood screen forms an entry pavilion, acting as street wall and point of access to the larger courtyard, and providing a striking contrast with the hard surroundings of this historically industrial street. Mediating between the finely textured wood elements and the rough existing concrete walls, a Corten steel screen clads a portion of the existing building, and folds over to offer protection for the front entrance. Overall, the palette of Douglas fir, Corten steel and concrete give the building a warm character, but one at home in its surroundings. Extensive planting with native vegetation throughout the site link it to the parkland adjoining the property, and serves as a subtle reminder that the former manufacturing site has now received LEED Gold Certification, thanks to a number of progressive design features, from the new high performance roofing to incorporation of local and recycled-content materials and energy efficient mechanical systems.