



SUSTAINABILITY CASE STUDY

EAST MARKET, PHILADELPHIA, PA



OVERVIEW

East Market is a mixed-use, multi-phase redevelopment project encompassing an entire city block located in the heart of Center City, Philadelphia. The project's \$360 million first phase includes 105,000 square feet of podium retail, 562 rental apartments in two towers, state-of-art digital and static signage, and 171,000 square feet of Class A warehouse office space above 22,000 square feet of ground floor retail. Future phases of the development may include additional residential, office, or hotel components.

Center City, Philadelphia is in the midst an urban renaissance driven by healthy in-migration which is anchored by the city's robust higher education and healthcare sectors. To capture the momentum of the city's revitalization, National purchased a majority interest in the 4.35-acre site in 2011 as a part of a joint venture with Joss Realty Partners, Young Capital Partners, and SSH Real Estate. The property sits alongside Philadelphia's primary east-west corridor and benefits from its central location next to major mass transit lines, including the Market-Frankford Subway line and SEPTA regional rail, making it an ideal location for a transit-oriented development.

RESULTS

National's investment approach includes sustainable development practices to promote healthier building environments and realize long-term returns for its investors. To that end, East Market thoughtfully incorporated design and construction techniques that mitigate environmental impact and optimize energy and water efficiency in both the residential towers and the office building. National has pursued improvements to the outdoor spaces that align with East Market's pedestrian and transit-oriented development focus. East Market's key features include:

- Two 65 KW natural gas-fired microturbines provide clean and efficient electricity and hot water for the residential tower. The heat from the microturbines is extracted using heat exchangers to heat the outdoor lap pool.
- Green roofs and water efficient landscaping on the apartment amenity levels reduce the urban heat island effect, manage storm water runoff, and provide green space for residents.
- Daylighting and energy efficiency were increased by utilizing a modern façade system for the adaptive re-use of the office building.
- Programmable Thermostats in all residential apartments allow residents to reduce their energy consumption and increase occupant comfort.
- LED Lighting fixtures and Energy Star® appliances were installed to reduce energy consumption.
- A two-year commitment to purchase green power will further reduce environmental impact.
- Ten electric vehicle charging stations promote emission free vehicles in this downtown location. Bicycle parking for shoppers and dedicated bike parking for office tenants and residents.
- An "Indigo" Bike Share Station is located onsite for residents, shoppers, and guests.
- Pedestrian traffic is encouraged with expanded sidewalk width.
- The new pedestrian walkway from Market Street to Chestnut Street promotes pedestrian traffic and better connectivity to the neighborhood's mass transit options on Market Street.
- Walk Score – 99, Transit Score – 100.
- Registered with the goal of LEED® certification.