



Five Crescent Drive Overview

Location	The Navy Yard Corporate Center #TheYardPhilly
Street Address	Five Crescent Drive, Philadelphia, PA 19112
Developer/Owner	Liberty Property/Synterra, L.P., a joint venture of Liberty Property Trust Synterra Partners @LibPropTrust
Tenant	GlaxoSmithKline @GSKUS

Development Program

- 4-story, 208,000 rentable square feet, inclusive of over 53,000 square feet of amenity space
- The first double LEED® Platinum rating from the U.S. Green Building Council in Philadelphia (Core & Shell™ and Commercial Interiors™).
- Project developed on a rehabilitated brownfield site within The Navy Yard Corporate Center fronting the beautifully landscaped 3.5-acre Crescent Park and Rouse Boulevard.
- 80-foot high central atrium with dramatic architectural lighting and a 4-story monumental stained maple veneer stair
- Amenities include cafeteria, coffee bar, central pantries, fitness center, health clinic, virtual bank teller, conference center, quiet rooms, production studio, a help lounge, roof garden, and a company store.
- 10,300-square-foot cafeteria with fresh offerings from a salad bar, deli, grille, chef's table and a coffee kiosk
- 900 parking spaces on site and additional on-street parking.
- Five Standards (Dazzle), a dynamic exterior sculpture by Philadelphia native Virgil Marti commissioned by the Mural Arts Program
- Timeline: Construction commenced June 2011; initial occupancy February 2013; grand opening April 6, 2013

Timeline

2010	December	GlaxoSmithKline visits The Navy Yard
2011	February	Liberty Property/Synterra and GlaxoSmithKline announce that GlaxoSmithKline has chosen Five Crescent Drive at The Navy Yard Corporate Center for its new facility to be designed by Robert A.M. Stern Architects, LLP.
	June	Liberty Property/Synterra and GlaxoSmithKline are joined by Mayor Michael Nutter, Philadelphia Industrial Development Corporation and the Governor's Action Team for the ceremonial groundbreaking of Five Crescent Drive.
	September	Steel erection begins.
	December	LF Driscoll, Liberty Property/Synterra and GlaxoSmithKline hold a topping off ceremony.
2012	January	Curtainwall installation commences.
	June	Monumental stair commences.
2013	January	Monumental stair complete.
	February	Initial GlaxoSmithKline occupancy commences.
	March	Five Crescent Drive awarded Core & Shell™ LEED® Platinum certification by the U.S. Green Building Council.
	April	Five Crescent Drive awarded Commercial Interiors™ LEED® Platinum certification by the U.S. Green Building Council, making it the first double LEED® Platinum building in Philadelphia. Workers complete the installation of sculpture by Virgil Marti. Five Crescent Drive is officially open.

Sustainable Features

LEED®	<p>Five Crescent Drive is double LEED® Platinum certified making it the newest LEED® certified building at The Navy Yard, and the only double LEED® building in Philadelphia.</p> <p>The LEED® green building certification program is the nationally accepted benchmark for the design, construction, and operation of green buildings through the U.S. Green Building Council (www.usgbc.org).</p>
Energy Conservation	<p>A dramatic 4-story atrium in Five Crescent Drive’s core will bring natural light deep into 75% of the interior spaces of the building.</p> <p>Eight-foot high continuous windows and ten-foot high ceilings on all floors of Five Crescent Drive offer views of South Philadelphia to 90% of building occupants.</p> <p>Energy-savings measures add up to an estimated 30% reduction in annual energy costs as compared to a traditional office building. Energy saving fixtures include a heat recovery system, efficient lighting, LED site lighting, whole building metering and a building management system (BMS).</p> <p>Energy efficient fixtures and individual LED task lighting contribute to a projected 25% reduction in lighting usage over ASHRAE 90.1-2007.</p> <p>Green roof covered with 40% vegetation and an herb garden reduces energy costs by providing natural insulation and absorbing storm water.</p>
Water Management	<p>Water use reduced by 50% (1.8 million gallons) each year through high-efficiency low-flow fixtures throughout the building as compared to a traditional office building.</p> <p>Landscaping is comprised of plant species native to the site’s geographic region, which rely solely on rainwater and do not need irrigation.</p>
Sustainable Materials	<p>Construction materials contained on average over 30% recycled content and over 90% of construction waste was diverted from landfills.</p> <p>Approximately 40% of construction materials were sourced from within 500 miles of the project site and over 50% of the wood materials used are Forest Stewardship Council (FSC) certified.</p>
Indoor Air Quality	<p>Carbon dioxide sensors supply 30% more fresh air than required by code to high-density space.</p>

	<p>Low volatile organic compounds (VOC) paints, adhesives, sealants, carpets, and other finish materials were used.</p> <p>Green housekeeping program uses non-toxic, environmentally friendly cleaning products.</p>
<p>Site Management</p>	<p>Located in the heart of The Navy Yard Corporate Center on a rehabilitated brownfield site, Five Crescent Drive sits at a key transportation node with several public transportation options located within $\frac{3}{4}$ of a mile.</p> <p>Energy efficient transportation is encouraged at Five Crescent Drive with 15 parking spaces designated for low-emitting full-efficient vehicles including three electric car charging stations for six electric vehicles; and on-site accommodations for 71 bikes.</p> <p>GSK embraces a healthy lifestyle through the use of occupant controlled efficient task lighting, ergonomic furniture, adjustable sit-to-stand work stations and a smoke-free campus policy.</p> <p>There is single stream recycling for all building occupants.</p>

Interior

<p>Furniture and Technnology Pilot Project</p>	<p>Prior to the move, Francis Cauffman created three pilot projects where GSK employees tested furniture and technology solutions.</p> <p>Employee feedback on furniture and ergonomic features was incorporated into the final design.</p>
<p>Customized Furniture Systems</p>	<p>Almost all of the work tables are adjustable from sitting to standing positions, which improves employee comfort and promotes a less sedentary lifestyle.</p> <p>The height-adjustable benching system is based on a two-person module.</p> <p>Each desk has an ergonomically tapered front edge, adjustable monitor arms to ensure correct viewing angles, and fully adjustable ergonomic task seating.</p>
<p>Metrics</p>	<p>Number of employees assigned to the building: 1,300</p> <p>Desks provided: 1,033, accommodating 80% of employees</p> <p>Enclosed meeting seats: 800</p> <p>Informal seating (within workspaces, in break areas, atrium, and dining, which can be used for informal meetings): 710</p> <p>Square footage based on rentable square feet (RSF) and usable square feet (USF):</p> <ul style="list-style-type: none"> ○ Including major amenities (cafeteria, fitness center, studio – not typical of most projects): 155 USF or 189 RSF/person ○ Without major amenities: 130 USF or 155 RSF/person, compared to the national average of 150–175 USF and 190–200 RSF/person ○ 80% Ratio: 109 USF or 128 RSF/person
<p>Healthy Workspace</p>	<p>The healthy, stimulating environment is designed to encourage physical movement and minimize sitting– from the central pull printers, to the placement of trash receptacles, to the centralized break rooms.</p> <p>The monumental staircase is prominent, encouraging use of the stairs.</p> <p>Walk stations where laptops can be plugged in and set up.</p> <p>There is an-site gym for individual workouts or group classes.</p>

	<p>A bike share program with 24 bicycles is available for recreational use, and bike storage lockers.</p> <p>Walking/riding paths are available throughout The Navy Yard.</p> <p>Healthy menu options in the café (in partnership with Sodexo) include fresh and local food, gluten-free options, and scannable nutritional information.</p> <p>Herbs and vegetables will be grown on the rooftop for use in the cafeteria.</p> <p>There is an on-site health clinic with a registered nurse.</p> <p>The building has tranquility rooms (technology-free rooms) for decompressing.</p> <p>GSK provides lactation rooms for working moms.</p> <p>There are interactive ergonomic assessments/ demonstrations with on-site staff and furniture vendors.</p> <p>Chair massages are available.</p>
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Vision

The Developer: Liberty Property/Synterra, L.P.

In 2011 Liberty Property/Synterra, a joint venture between Liberty Property Trust and Synterra Partners, commenced construction on its fifth build-to-suit development at The Navy Yard for GlaxoSmithKline. Situated on a prime site at the Broad Street entrance to The Navy Yard with frontage on the beautifully landscaped 3.5 acre Crescent Park and the newly constructed Rouse Boulevard, Five Crescent Drive completes the arc of Crescent Drive with a significant work of architecture.

A progressive building that furthers Philadelphia's reputation for modern architecture, the design incorporates significant sustainable and high-performance features that place a focus on the comfort and enjoyment of its occupants, promote collaboration, and respects and celebrates the environment that is The Navy Yard.

The Architect: Robert A.M. Stern Architects, LLP

The new LEED® Platinum office building for leading worldwide research-based pharmaceutical company GlaxoSmithKline, located at Five Crescent Drive in Philadelphia's Navy Yard Corporate Center, is a dynamic, invigorating workplace for the 21st century. Open, loft-like office floors foster communication and collegial interaction among GSK's employees; a dramatic, light-flooded street-like atrium brings people together as it brings the outdoors in. Energy-efficient glass interior and exterior walls bring natural daylight into the office floors and offer views of the Navy Yard and Center City Philadelphia beyond. Work spaces include shared work stations, team tables, meeting areas, social areas, and quiet rooms; amenities include a fitness center, restaurant, retail services, and free parking for employees and visitors. The building's landscaped roof, which will reduce energy costs and absorb storm water, accommodates up to 500 people for conferences and receptions.

The Tenant: GlaxoSmithKline

On a global basis, GSK is transitioning to collaborative workspaces whenever possible to foster better communication and idea sharing. GSK is taking down office and cubicle walls so employees can see and talk to one another. Five Crescent Drive is the first GSK building built from the ground up to meet the company's needs for a collaborative and sustainable building.

Our collaborative workspace was designed to:

- enhance collaboration and trust
- break down hierarchical barriers,
- reduce emails and formal meetings,
- helps us reach decisions more quickly,
- promote more physical movement during the day, and
- ultimately enables us to better serve our patients.

The Interior Designer: Francis Cauffman

Francis Cauffman's workplace experts and interior designers worked collaboratively with GSK designing the interior workplace environment to be healthy, stimulating and inspiring in order to align with that premise and reflect it to the fullest.

Together, Francis Cauffman and GSK radically re-envisioned the typical office as an interactive, egalitarian "Workplace of the Future" with unassigned seating, in direct contrast to GSK's former offices where staff was often isolated and working conditions were not ideal. The unassigned seating enables employees to work directly with those needed to complete specific assignments and makes efficient use of real estate. The result is a workplace that has transformed the way that GSK does business and has raised the level of energy, engagement and connectivity across the organization.

As part of this transformational journey, Francis Cauffman created three pilot projects where GSK employees experienced the new work settings and tested furniture and technology prototype solutions, providing valuable feedback. The new customized benching system features ergonomic, height-adjustable desks for sitting or standing. In addition, the entire workplace is a connected hub of activity with a wide variety of different work settings enabling employees to work anywhere, from the first floor cafeteria to the green rooftop patio.

Project Team

Owner	Liberty Property/Synterra L.P.
Managing General Partner	Liberty Property Trust
Design Architect	Robert A.M. Stern Architects, LLP
Landscape Design	Robert A.M. Stern Architects, LLP
Architect of Record	Kendall/Heaton Associates, Inc.
Contractor	L.F. Driscoll Co.
MEP and Fire Engineer	Buro Happold
Sustainability Engineer (including Computational Analysis and Energy Modeling)	Buro Happold
Civil Engineering	Pennoni Associates
Lighting and Façade Consultant	Buro Happold
Structural Engineer	Thornton-Tomasetti Engineers
Sculpture	Virgil Marti
Art Consultant	Mural Arts

Interior Project Team

Interior Design and Workplace Strategies	Francis Cauffman
Program Management Oversight	Faithful+Gould
Mechanical and Electrical Engineers	Wick Fisher White
Structural Engineer	Thornton Tomasetti Engineers
Plumbing and Fire Alarm Engineers	Wick Fisher White
LEED® Consultant	Atkins
LEED® Commissioning Engineer	Bala Engineers
IT/AV Consultant	Whitlock
Graphics Consultant	Pentagram
Security Consultant	Aggelton Associates
Acoustical Consultant	Cerami
Lighting Consultant	The Lighting Practice
Parking Controls Consultant	Walker Parking
Project/Furniture/Move Management	Faithful+Gould
People Move Management	MovePlan
Kitchen Consultant	Post & Grossbard
Food Service Provider	Sodexo

The Navy Yard Overview

About The Navy Yard:

The Navy Yard is a 1,200 acre, dynamic urban development, offering the Philadelphia region a unique and centrally-located business campus with an uncompromising commitment to sustainability. The Navy Yard is home to more than 130 companies and 10,000 employees in the office, industrial/ manufacturing, and research and development sectors, occupying 6.5 million square feet of real estate in a mix of historic buildings and new LEED® certified construction.

About The Navy Yard Corporate Center:

The Navy Yard Corporate Center is a master-planned development within The Navy Yard featuring state-of-the-art, sustainable multi-tenant and build-to-suit office space, developed and owned by Liberty Property/Synterra, L.P., a joint venture between Liberty Property Trust and Synterra Partners. During the last ten years, six properties totaling over 557,000 square feet have been completed or are under construction in The Navy Yard Corporate Center (in order of completion):

- One Crescent Drive
- 4750 League Island Boulevard for Unique Industries
- Three Crescent Drive
- 150 Rouse Boulevard for Iroko Pharmaceuticals
- Five Crescent Drive for GlaxoSmithKline
- Courtyard by Marriott (developed by Ensemble Partners)

In addition, Liberty Property/Synterra has developed The Tasty Baking Facility and two high-finish flex buildings at the The Navy Yard Commerce Center as well as two build-to-suit properties in The Navy Yard for an additional 550,000 square feet. To date Liberty Property/Synterra has invested \$250 million at The Navy Yard.