



Excellence in Planning and Design

2010 Land Development Award



## COLORCON GLOBAL HEADQUARTERS AND TECHNOLOGY CENTER Lower Salford Township

Colorcon Global Headquarters and Technology Center, located in Lower Salford Township, earned a 2010 Land Development Award for sensitive site design, sustainable building practices, and natural landscape features. The facility, which successfully blends into the surrounding neighborhood, promotes environmental sustainability.

### Site Design

Colorcon Global Headquarters and Technology Center is a 90,000-square-foot facility containing offices, a data center, and research and development laboratories. The two-story building, placed at a prominent intersection in a suburban neighborhood, was designed to fit into





the landscape and community. Over 50 percent of this 24-acre site was preserved as open space and enhanced by natural landscapes. The building, situated partially beneath grade and surrounded on one side by a berm, appears as a one-story structure from the street. The height of the berm decreases the building mass, integrating the facility into the surrounding community. The multifunctional berm screens a large parking area, holds cisterns that collect rainwater, helps cool and insulate the data center, and hides mechanical equipment. An executive terrace built on top of the berms offers scenic views. Parking is accommodated by two attractively landscaped terraced lots connected by a tree-lined set of cascading steps and retaining walls.

## Sustainable Design

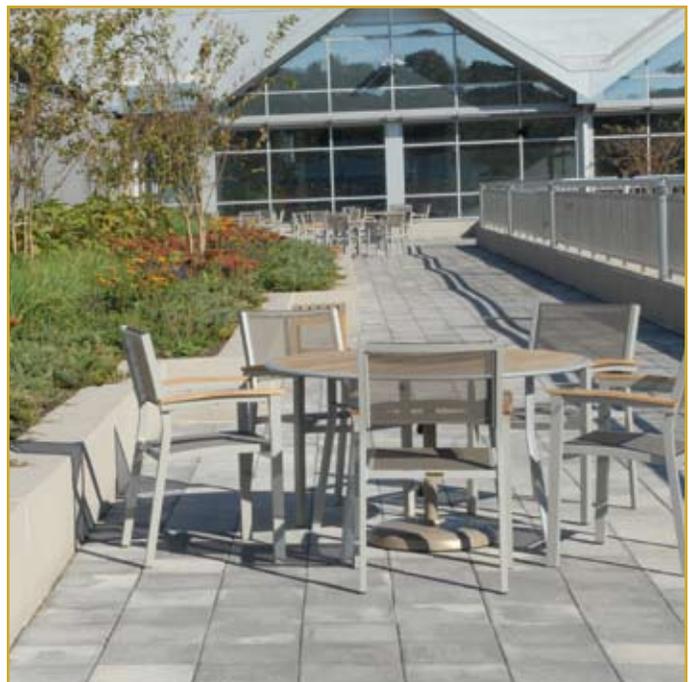
This project combined innovative site planning and green building practices to achieve LEED Gold certification. Sustainable strategies included solar orientation, effective grading, naturalistic landscaping, and innovative stormwater management. The building design, centered on energy efficiency, used architectural, mechanical,



lighting, and daylight harvesting systems to achieve a 24 percent energy savings. Solar orientation and extensive use of windows capture daylight and provide outside views to 90 percent of the building. Innovative and environmentally responsible building materials, water conservation methods, energy-efficient lighting, and the diverting of 90 percent of construction waste from landfills all contribute to a sustainable design.

## Naturalistic Landscaping

Colorcon incorporated many sustainable landscape features, including open space preservation, the creation of naturalistic landscaping, a roof garden, and a green wall. The majority of the open space was created as scenic native wildflower meadows that provide wildlife habitat. Instead of a conventional detention basin, an attractive wet meadow and vegetated swales were created to handle stormwater. A reforested buffer, planted along the site perimeter, provides screening and adds to the natural landscape. A walking path, which is available to the community, meanders along the property and provides scenic views. A lush roof garden with seating is a prominent design feature. This attractive amenity, planted with drought-tolerant vegetation and irrigated with rainwater, aids in stormwater management. A planted green wall was also created as a sustainable feature. Colorcon achieved its goal of successfully blending its headquarters into the surrounding community while demonstrating a commitment to sustainability and environmental stewardship. This outstanding project is an excellent example of environmentally sensitive site development and has become a valuable community asset.



## Location

275 Ruth Road  
Lower Salford Township  
Montgomery County

## Project Data

### Land Use

Industrial

### Tract Size

24 acres

### Building Size

90,000 square feet

### Parking

219 total (169 built)

### Open Space

18.51 acres (over 50 percent of the site)

## Key Features

- Sensitive site design
- Sustainable building practices
- Naturalistic landscapes

## Owner/Developer

Colorcon  
275 Ruth Road  
Harleysville, PA 19438

## Architect

Wulff Architects, Inc.  
1515 Locust Street, 2nd Floor  
Philadelphia, PA 19102

## Landscape Architect

McCloskey & Faber, P.C.  
831 DeKalb Pike  
Blue Bell, PA 19422

## Engineer

Urwiler & Walter, Inc.  
3126 Main Street  
Sumneytown, PA 18084

## Construction Manager

The Norwood Company  
375 Technology Drive  
Malvern, PA 19355

**The Montgomery County Planning Commission** acknowledges outstanding land developments and revitalization achievements in Montgomery County through The Montgomery Awards. These annual awards are dedicated to raising planning and design awareness in our communities. They honor the developers, consultants, organizations, and municipalities for their commitment and contribution in shaping and enhancing Montgomery County.

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