

205 RACE STREET DEVELOPMENT

Presented by

*Brown Hill Development &
Peter Gluck and Partners Architects*



CONTEXT

Philadelphia, Pennsylvania



205 RACE STREET
Philadelphia, PA
Project Development Meeting

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Peter Gluck and Partners, Architects*

CONTEXT AERIAL

Philadelphia, Pennsylvania



INFRASTRUCTURE

- 01 INTERSTATE 676 / US30
- 02 INTERSTATE 95 / DELEWARE EXPY
- 03 BENJAMIN FRANKLIN BRIDGE
- 04 PATCO TRAIN

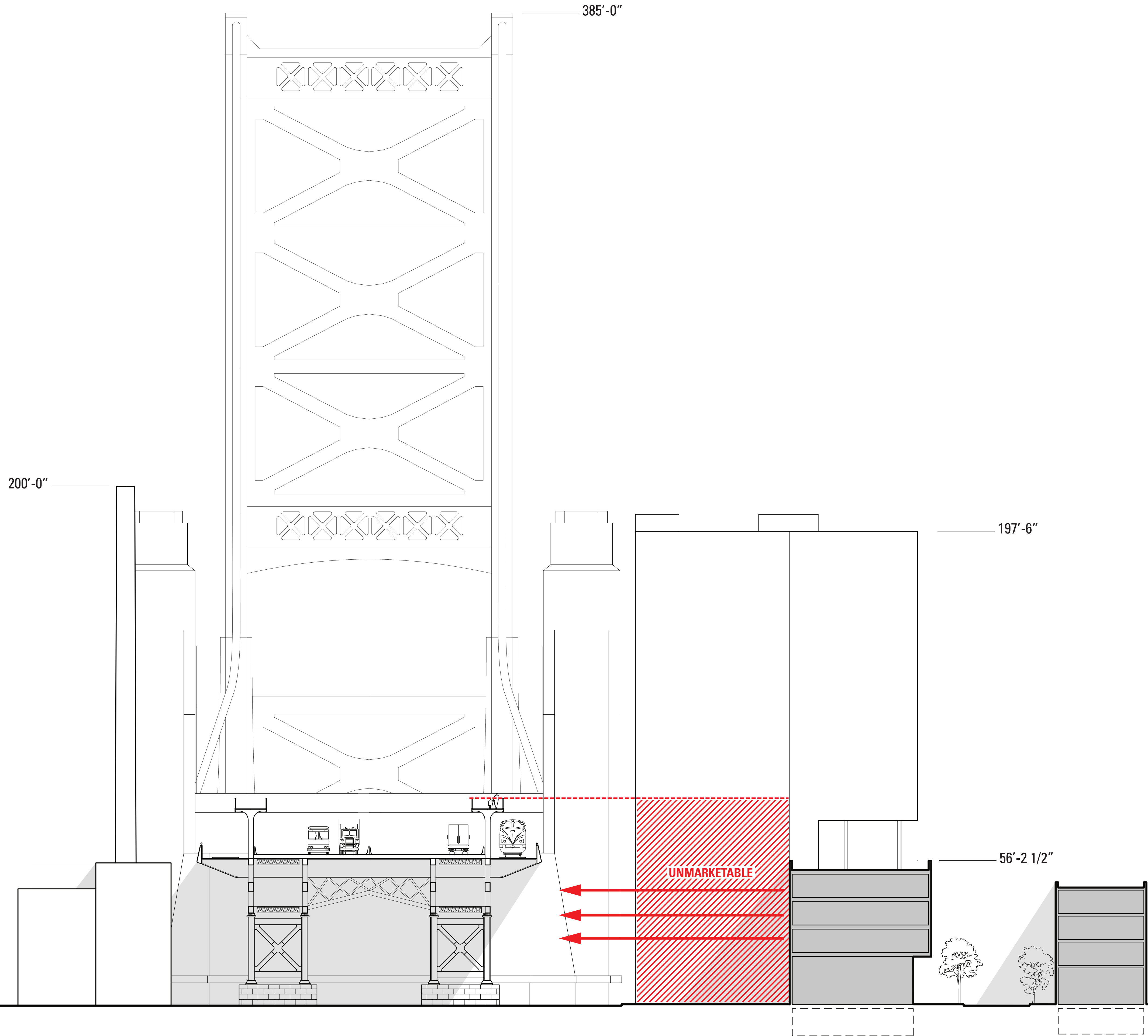
LOCAL LANDMARKS

- 05 BILLBOARD / PYLON
- 06 SMOKE STACK
- 07 RACE STREET
- 08 N 2ND STREET
- 09 RACE STREET CONNECTOR
- 10 PROJECT SITE

PROJECT SITE

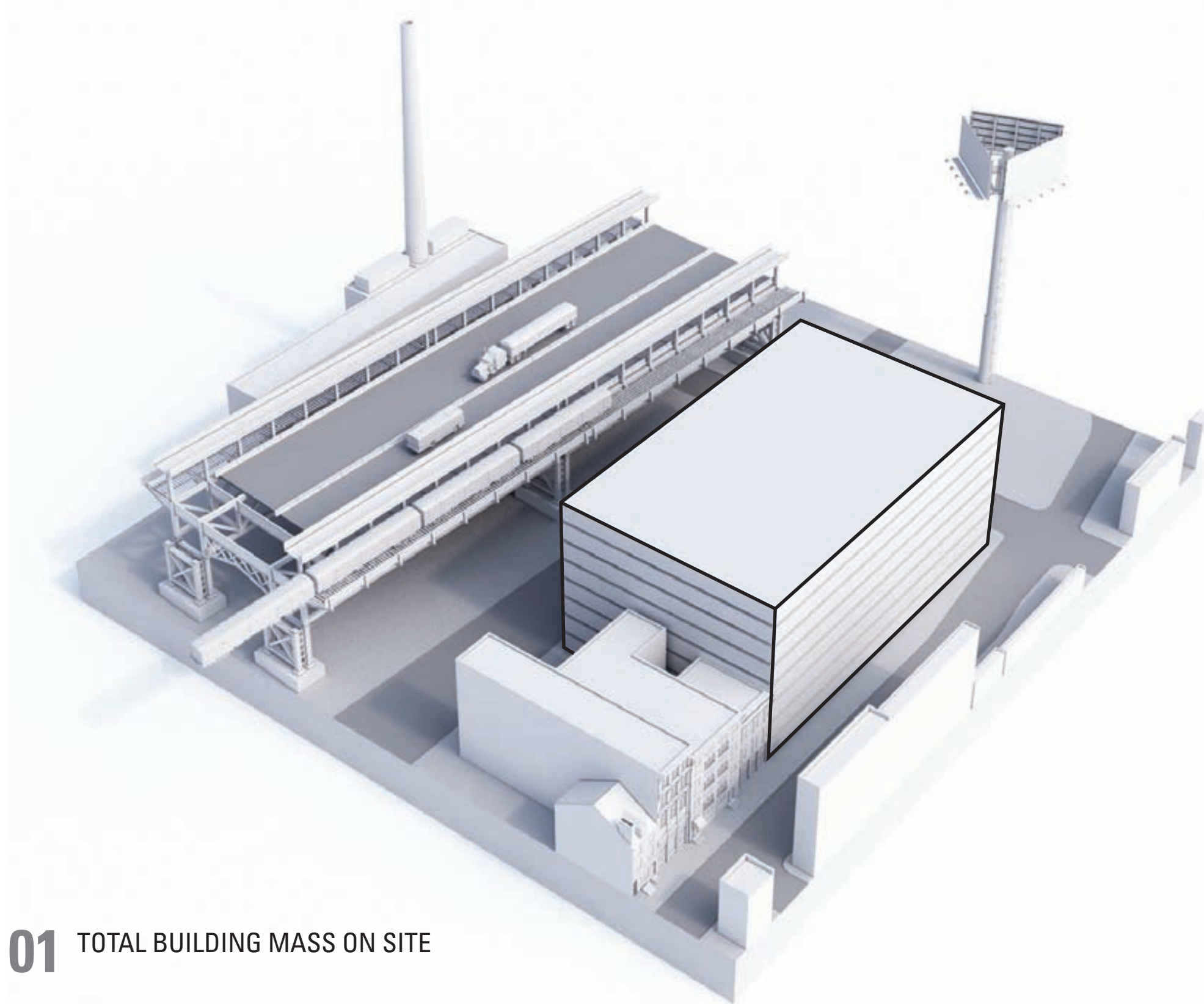
SITE SECTION

IMPACT OF THE BRIDGE

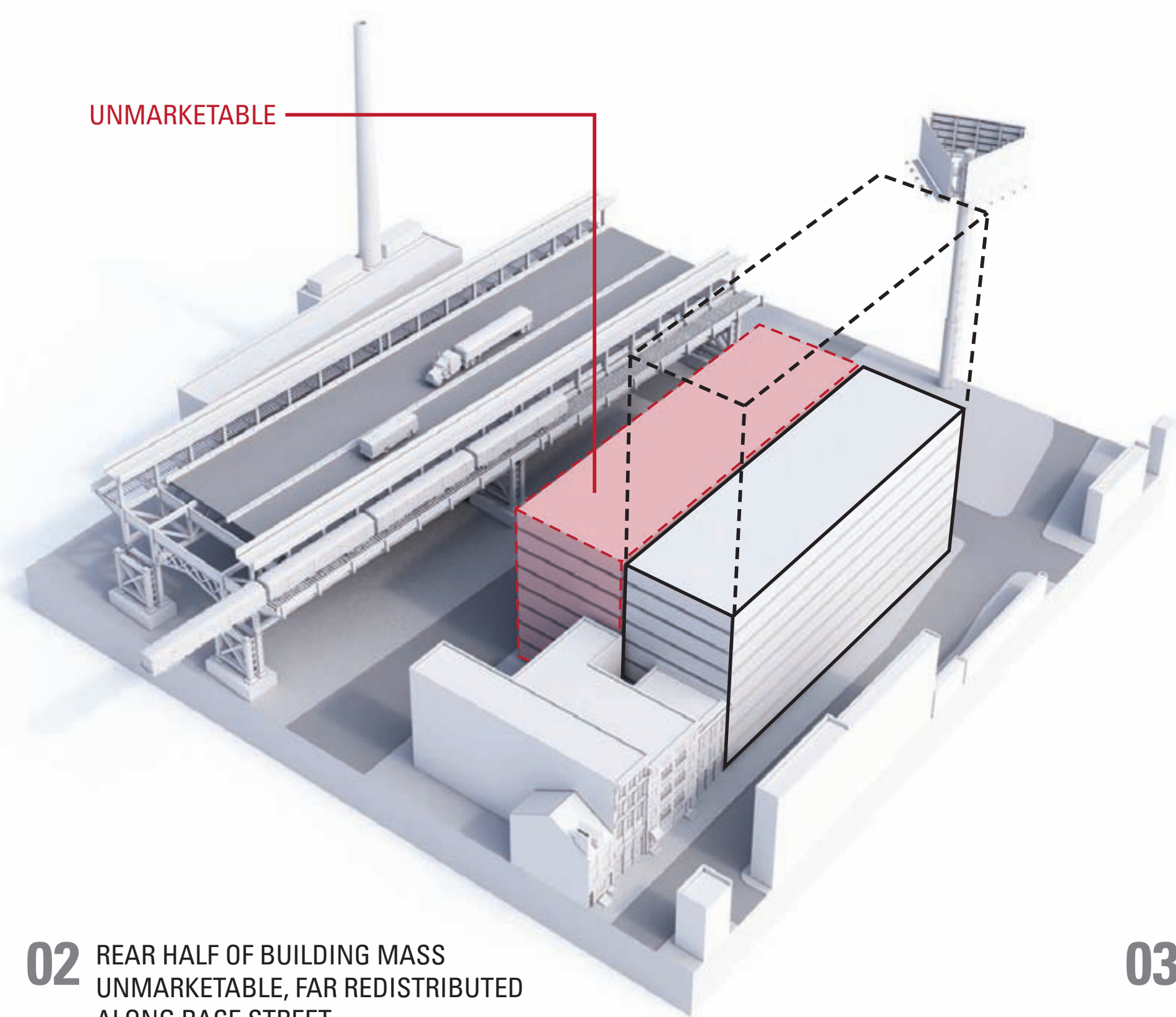


FAR DISTRIBUTION

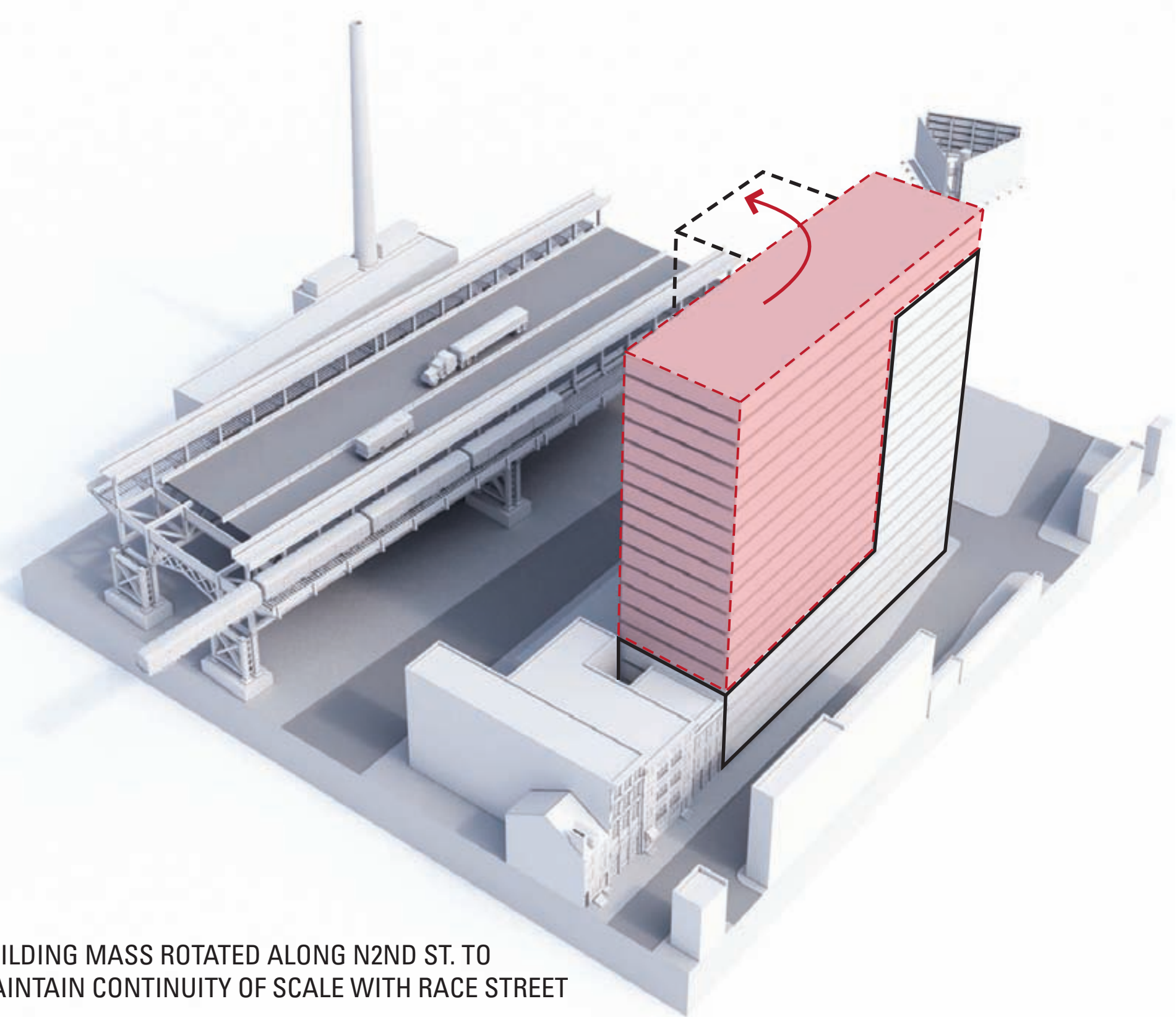
PROCESS OF DEVELOPMENT



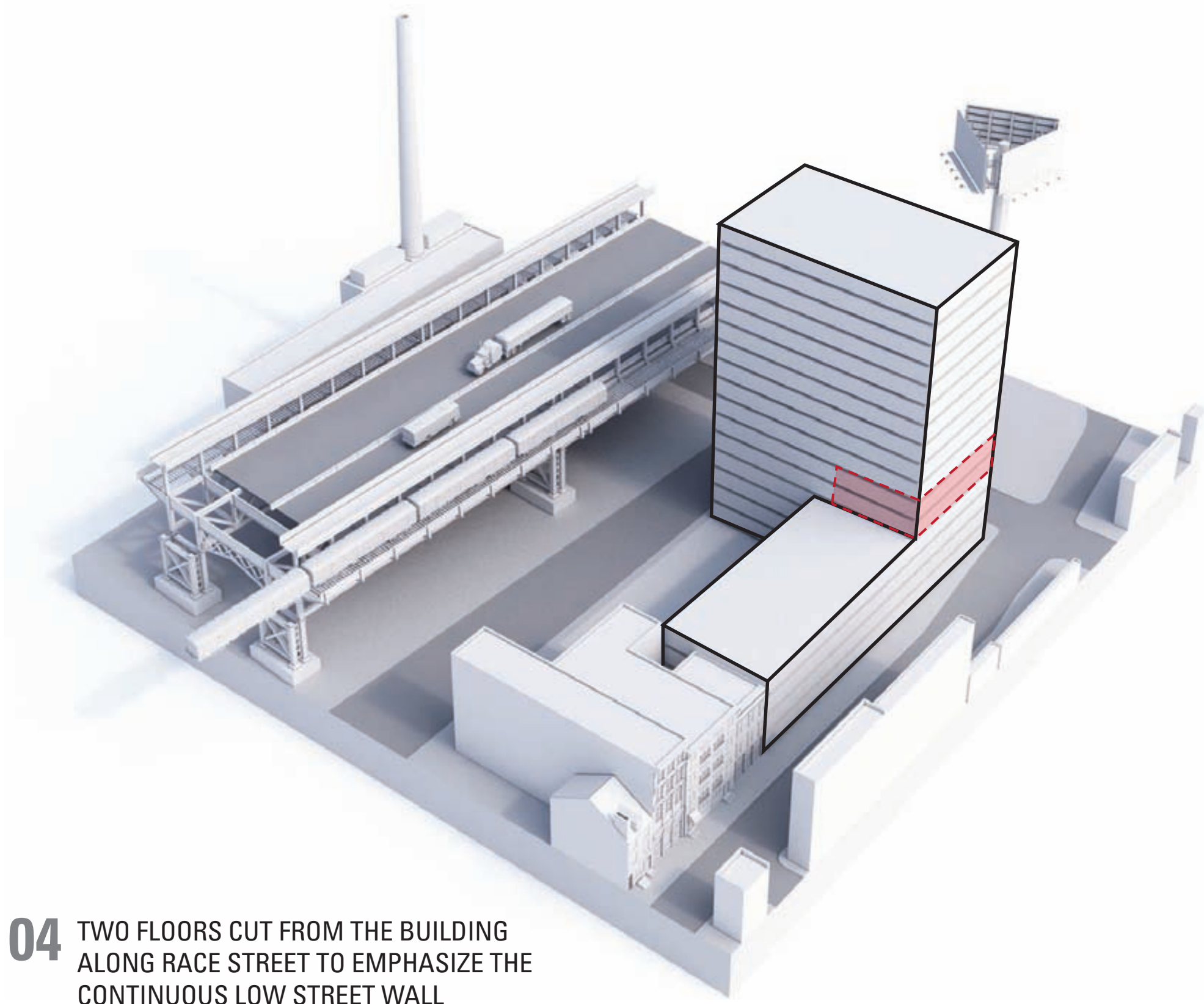
01 TOTAL BUILDING MASS ON SITE



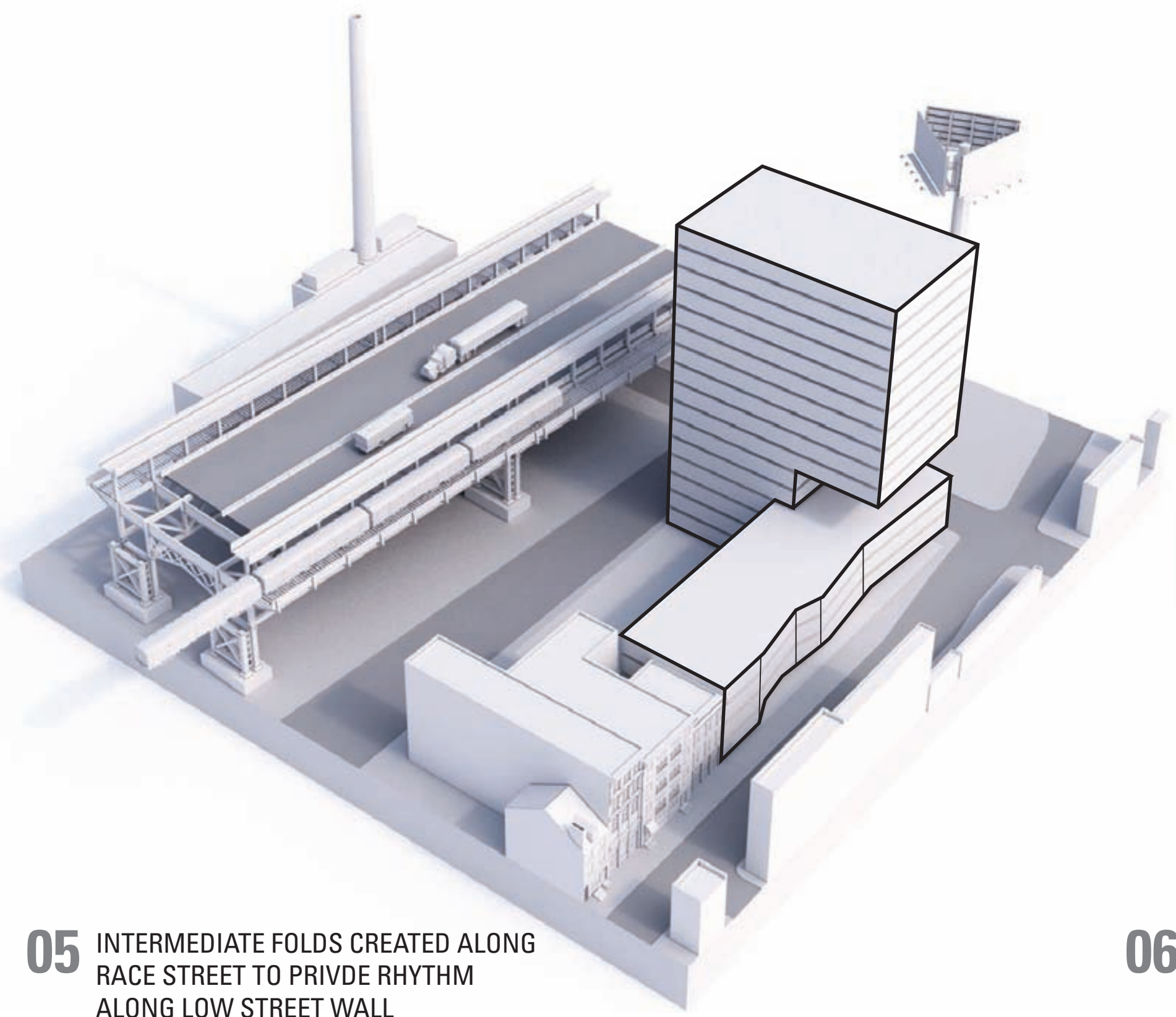
02 REAR HALF OF BUILDING MASS UNMARKETABLE, FAR REDISTRIBUTED ALONG RACE STREET



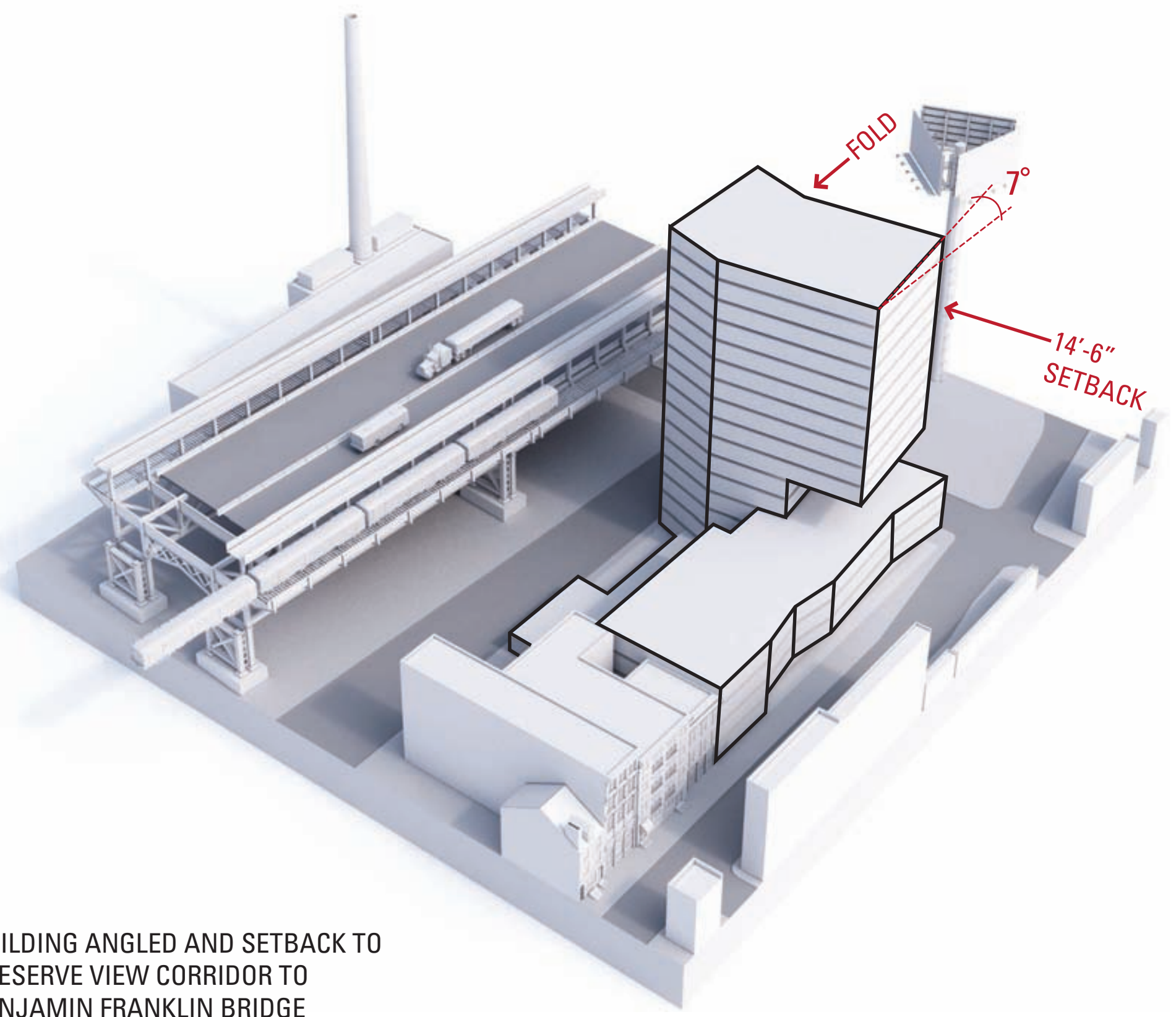
03 BUILDING MASS ROTATED ALONG N2ND ST. TO MAINTAIN CONTINUITY OF SCALE WITH RACE STREET



04 TWO FLOORS CUT FROM THE BUILDING ALONG RACE STREET TO EMPHASIZE THE CONTINUOUS LOW STREET WALL



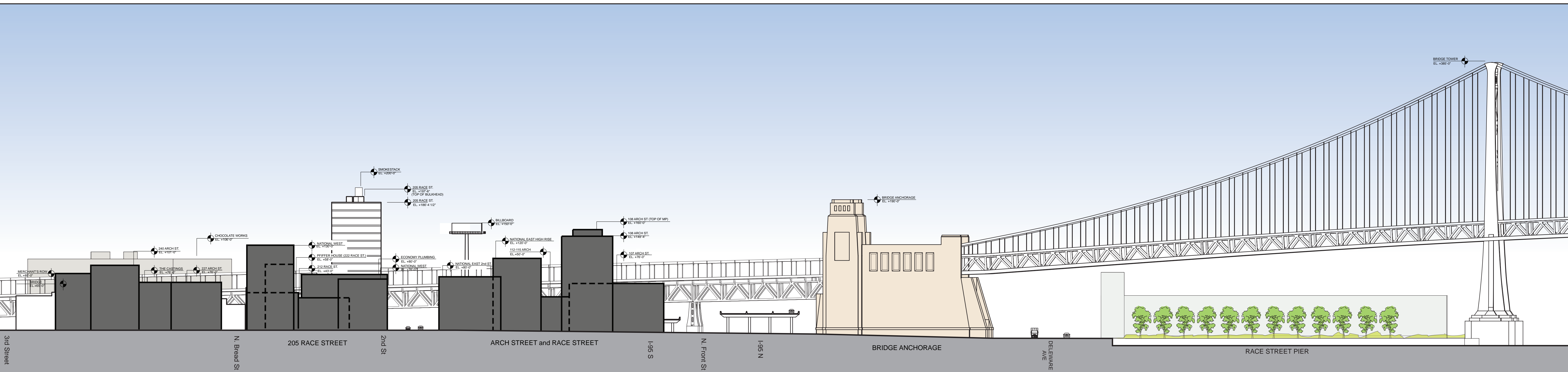
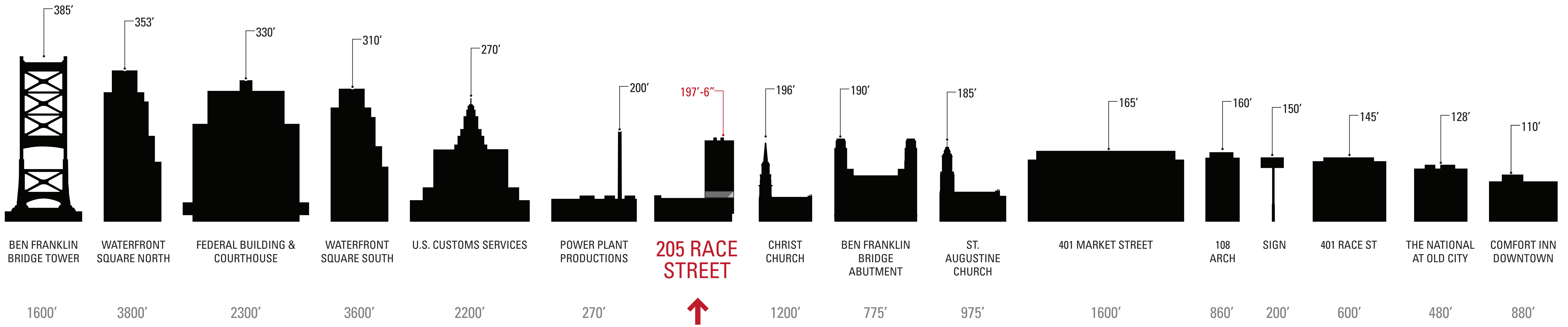
05 INTERMEDIATE FOLDS CREATED ALONG RACE STREET TO PROVIDE RHYTHM ALONG LOW STREET WALL



06 BUILDING ANGLED AND SETBACK TO PRESERVE VIEW CORRIDOR TO BENJAMIN FRANKLIN BRIDGE

BUILDING HEIGHT ANALYSIS

SURROUNDING TALL BUILDINGS



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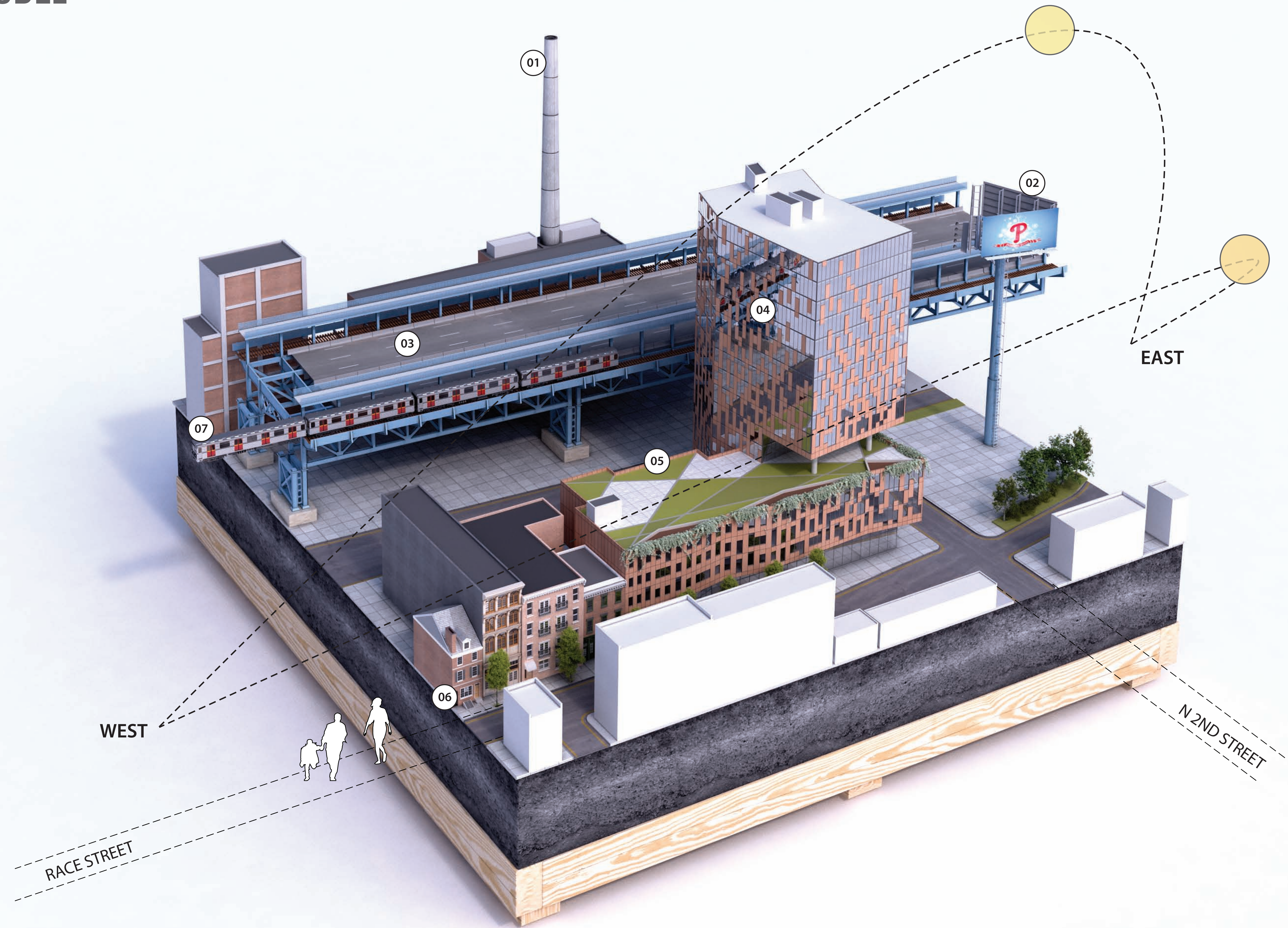
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BUILDING CONTEXT MODEL

MODEL

LEGEND

- 01 SMOKE STACK
- 02 BILLBOARD PYLON
- 03 BENJAMIN FRANKLIN BRIDGE
- 04 PROPOSED BUILDING
- 05 GREEN ROOF
- 06 LOW-RISE HISTORIC RACE STREET
- 07 PATCO TRAIN



205 RACE STREET

EXISTING CONDITION



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205 RACE STREET

AS OF RIGHT



205 RACE STREET

PRESENTED TO PLANNING COMMISSION ON 10.18.2011



205 RACE STREET

WITH ANGLED UPPER LEVELS



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205 RACE STREET

ANGLED UPPER LEVELS AND SETBACK



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PROPOSED DESIGN



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EAST PERSPECTIVE



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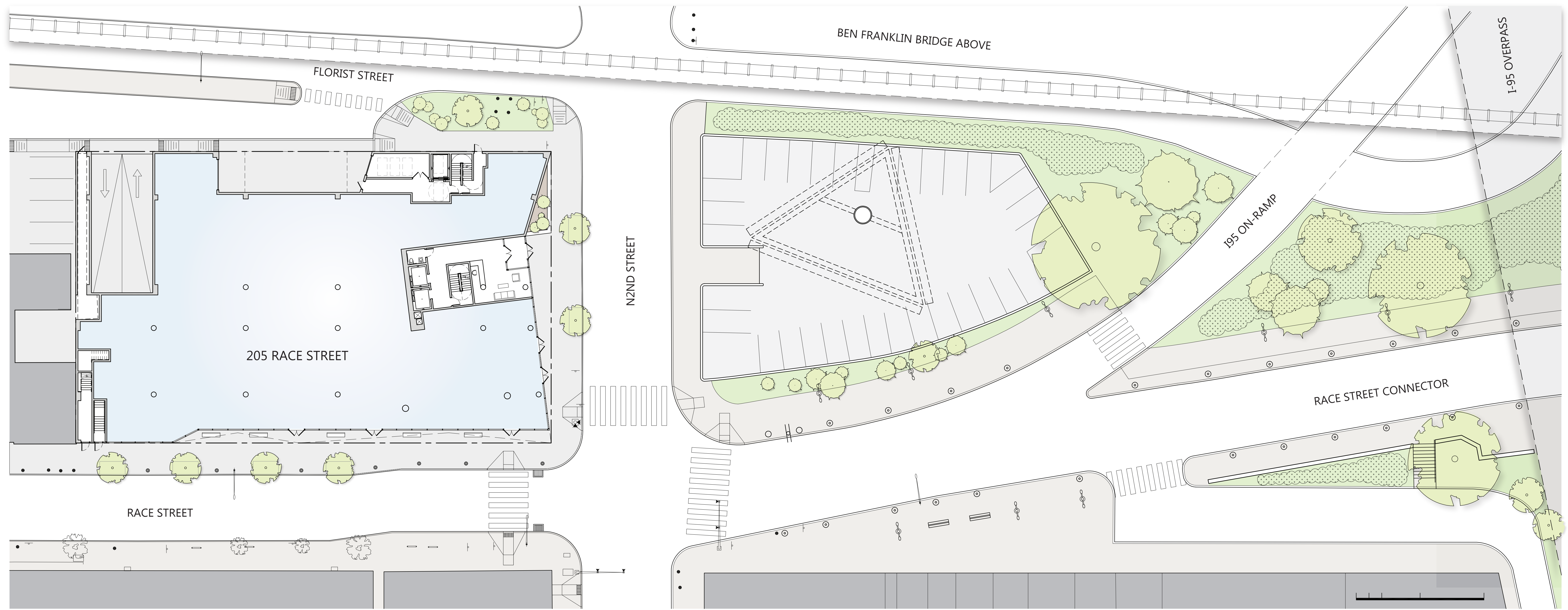
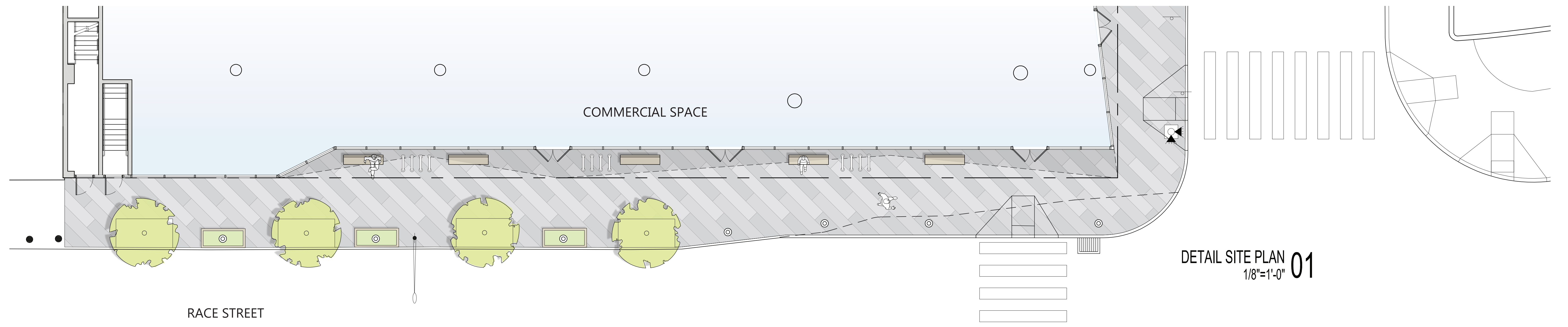
RETAIL PERSPECTIVE



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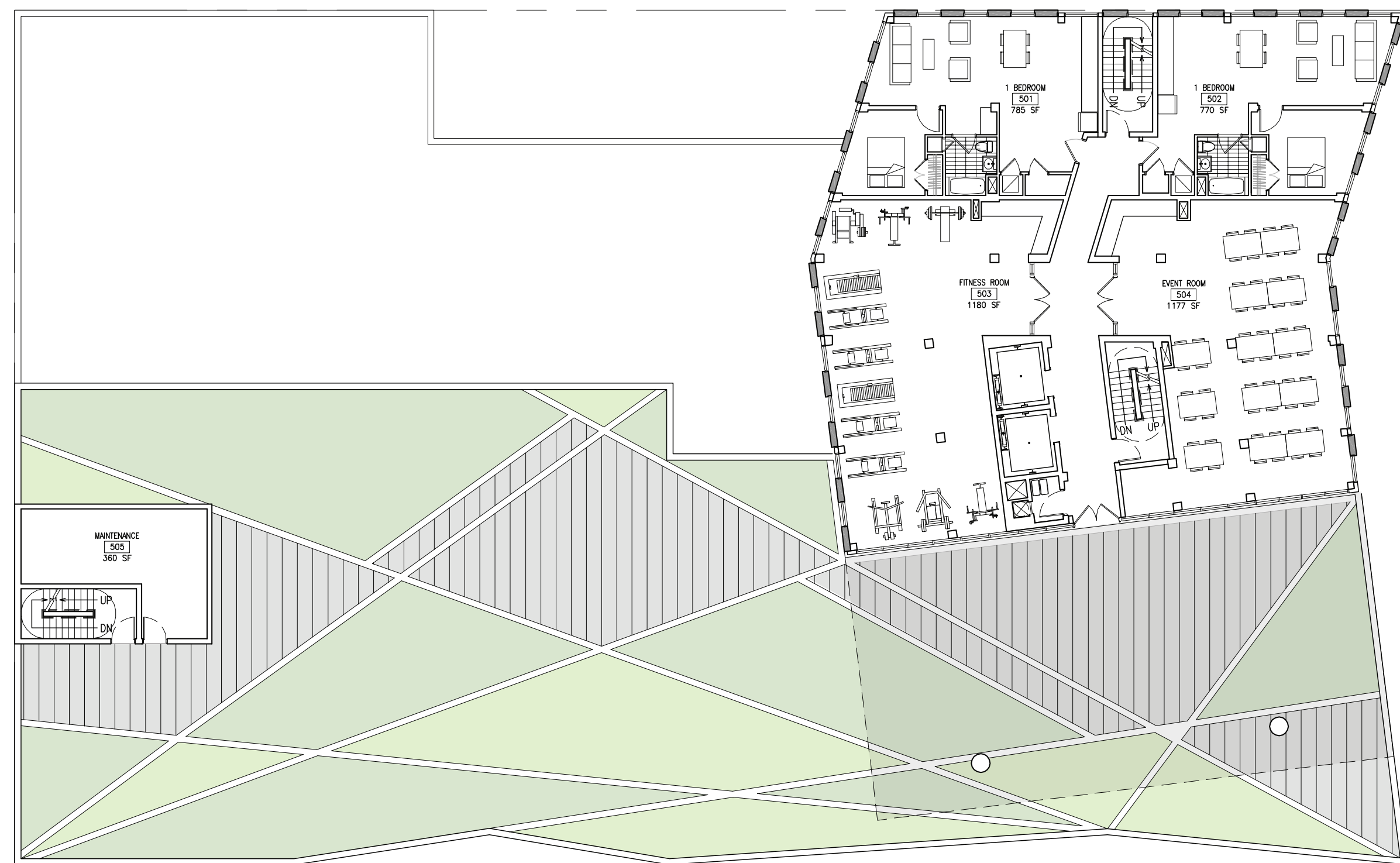
FLOOR PLANS



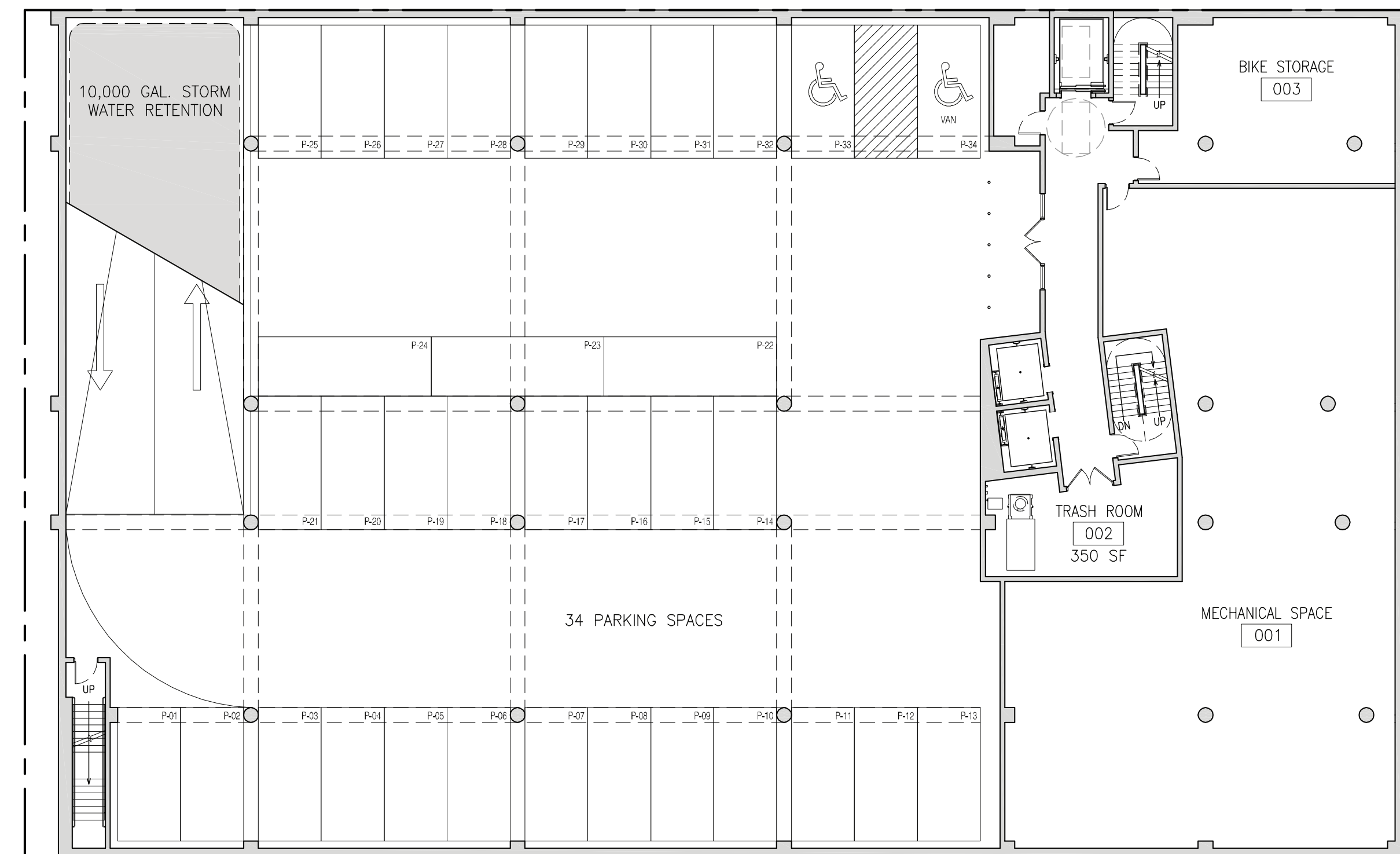
LEVELS 9-16 PLANS 04
1/16"=1'-0"



LEVELS 2-4 PLANS 02
1/16"=1'-0"



LEVEL 5 PLAN 03
1/16"=1'-0"



CELLAR PLAN 01
1/16"=1'-0"

