This site plan considers a mixed-use project on a 4.5 acre site in the center of downtown Philadelphia. This multi-phased and independently contracted development guarantees a variety of architectural styles while simultaneously integrating principles of sustainability.

**Sustainable Site Design**

**PHASE 1**

The multi-use development contains residential, commercial, and parking uses housed in a podium and two tower structures. The ground floor contains retail and commercial space along the Washington Avenue and Broad Street frontages, with loading areas at the rear of the building on Carpenter Street. The first floor contains flexible commercial and retail space, residential amenity spaces, and parking. The third floor only contains parking. A 25,000 square foot roof top park will be located on the roof of the podium providing open space amenity to condominium residents. Tower 1 is 12-stories in height and contains 100 condominium units. Tower 2 is seven stories in height and contains 54 units. Nine wind turbines of 50' in height will be mounted on top of the roof of Tower 1. A 0.4 acre public park is located on the northwest corner of the site programmed for passive recreational uses, including perennials, trees, landscaping and a water feature. A restaurant on the northwest corner of the podium’s ground floor spills out onto the public space with all-weather outdoor seating.

**1. Mixed-Use Podium**
**2. Condominium Towers**
**3. Retail Patio**
**4. Park**

**Sustainability Features**

- Wind Turbines
- Green Roof
- Stormwater Detention Basin
- Solar Panels

**PHASE 2**

The northeast portion of the site will be developed with Phase II. The site will include a 12-story, 180,000 square foot commercial building along Washington Avenue and Broad Street frontages with loading areas at the rear of the building on Carpenter Street. The first floor contains retail and commercial space along the Washington Avenue and Broad Street frontages, with loading areas at the rear of the building on Carpenter Street. The third floor only contains parking. A 25,000 square foot roof top park will be located on the roof of the podium providing open space amenity to condominium residents. Tower 1 is 12-stories in height and contains 100 condominium units. Tower 2 is seven stories in height and contains 54 units. Nine wind turbines of 50' in height will be mounted on top of the roof of Tower 1. A 0.4 acre public park is located on the northwest corner of the site programmed for passive recreational uses, including perennials, trees, landscaping and a water feature. A restaurant on the northwest corner of the podium’s ground floor spills out onto the public space with all-weather outdoor seating.

**5. Townhomes**

**PHASE 3**

A 14-acre site with 139’ x 71’ in size will be developed with a commercial building along Washington Avenue and Broad Street frontages with loading areas at the rear of the building on Carpenter Street. The first floor contains retail and commercial space along the Washington Avenue and Broad Street frontages, with loading areas at the rear of the building on Carpenter Street. The third floor only contains parking. A 25,000 square foot roof top park will be located on the roof of the podium providing open space amenity to condominium residents. Tower 1 is 12-stories in height and contains 100 condominium units. Tower 2 is seven stories in height and contains 54 units. Nine wind turbines of 50' in height will be mounted on top of the roof of Tower 1. A 0.4 acre public park is located on the northwest corner of the site programmed for passive recreational uses, including perennials, trees, landscaping and a water feature. A restaurant on the northwest corner of the podium’s ground floor spills out onto the public space with all-weather outdoor seating.

**6. Retail**
**7. Rental Apartments**

**Program**

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<tr>
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<td>Julieanne Herskowitz, Jeffrey Hreben, David Streim</td>
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