

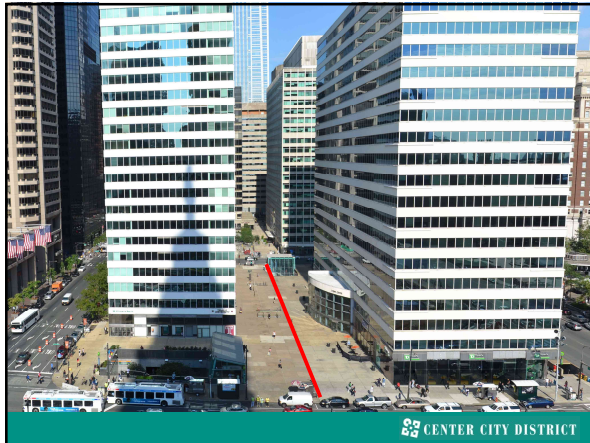
Making way for Penn Center office district



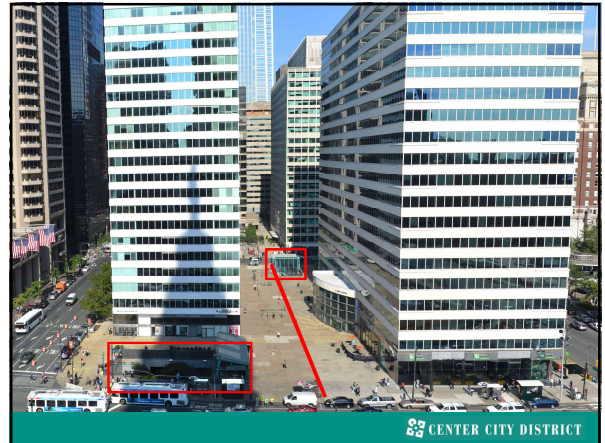
CENTER CITY DISTRICT



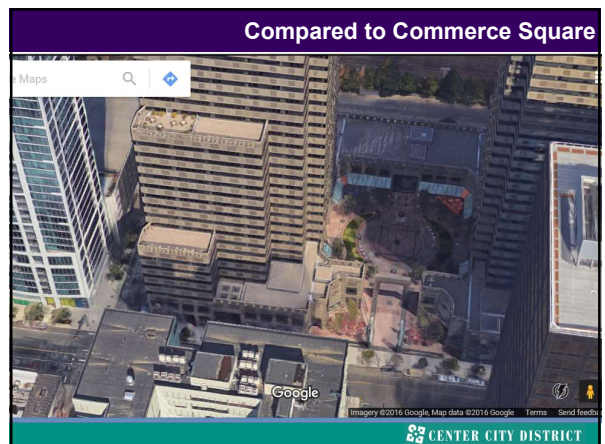
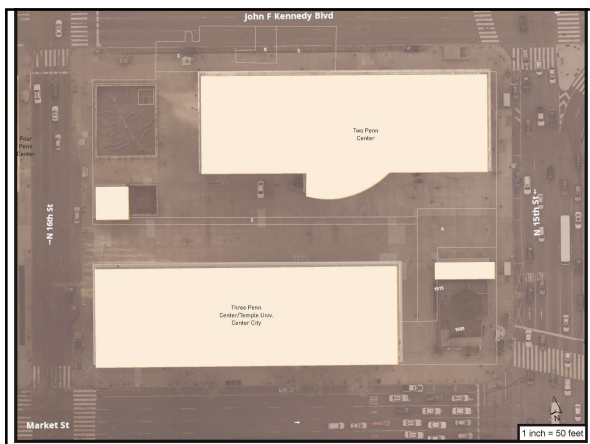
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CENTER CITY DISTRICT



CENTER CITY DISTRICT



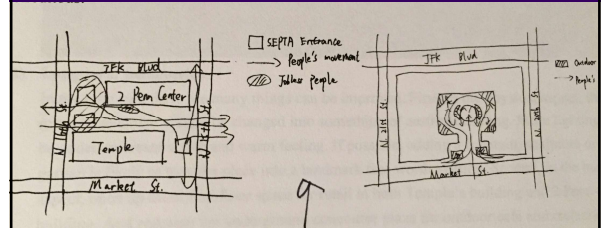
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Commerce Square



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A sense of enclosure: Student sketch 2016

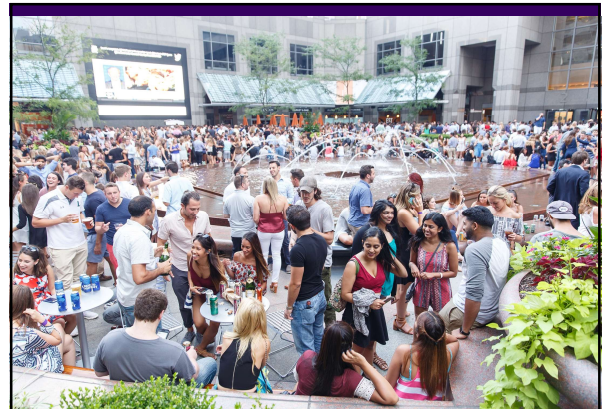


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An actively programmed space with supportive retail



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Original 1960s landscape plaza



PENN CENTER TRANSIT - 16TH STREET COURTYARDS
24 June 2020 Design Update

KIERAN THIBERLAKE
Gannett Fleming, Inc.

CENTER CITY DISTRICT

In 1990s still were planters & seating



ON A
PAINTED PAVEMENT PATTERN
RAISED PLANTERS
ROOF MOUNTED LIGHTING + POLE FIXTURES
ON B
PAINTED PAVEMENT PATTERN
INTERNALLY LIT BENCHES
VINE PLANTERS

CENTER CITY DISTRICT

Planters were abused



Planters & seating removed because of abuse



Unmanaged problems with homeless encampments



And employee concerns about safety



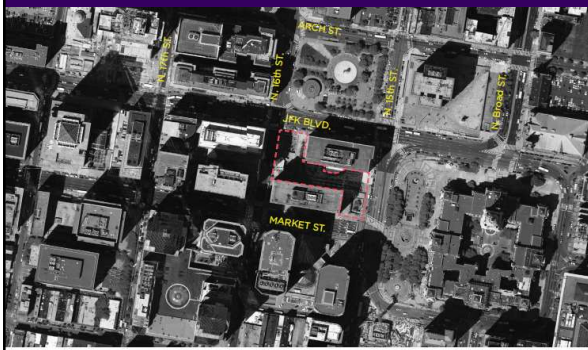
Outmoded entrances to transit



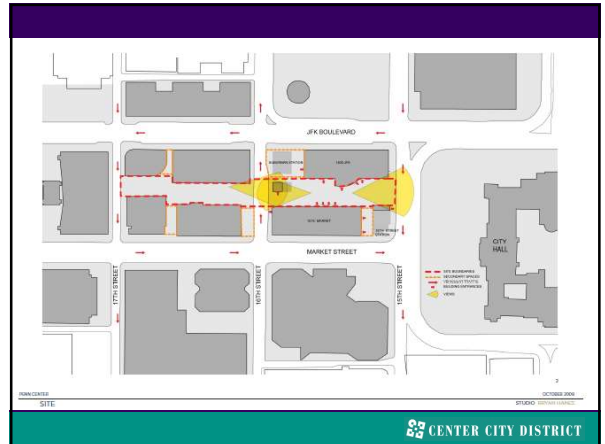
2009 Bryan Hanes



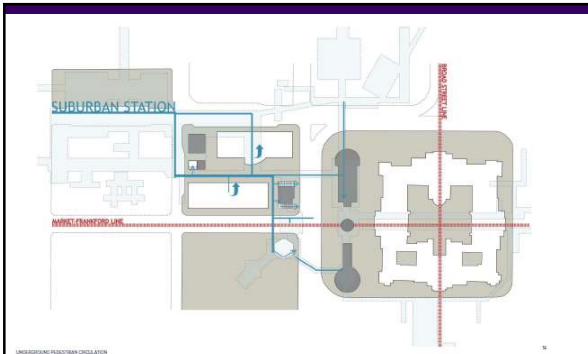
2009 Bryan Hanes



CENTER CITY DISTRICT



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ANALYSIS

CENTER CITY DISTRICT

Everyone passes thru quickly; except the homeless



ANALYSIS

CENTER CITY DISTRICT

High speed bikes & skateboarders

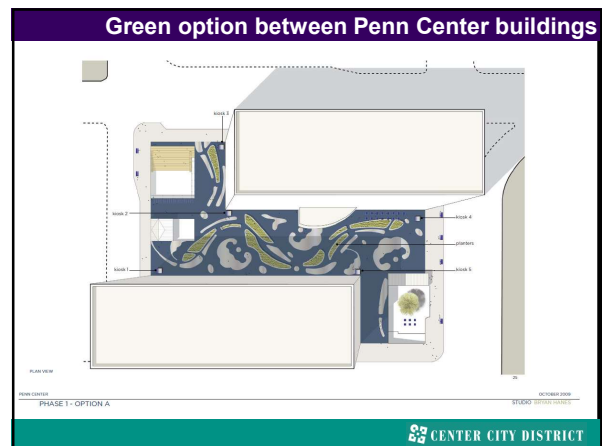
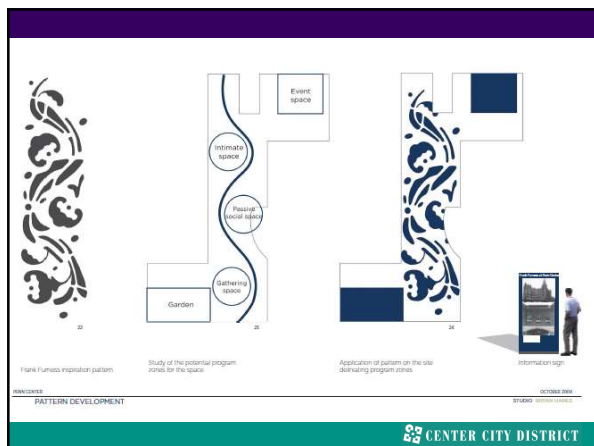
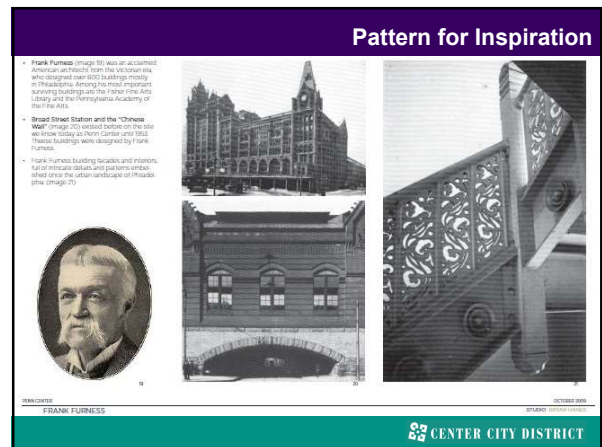
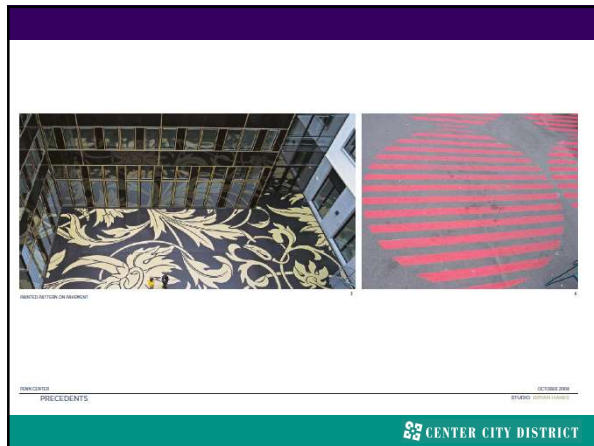


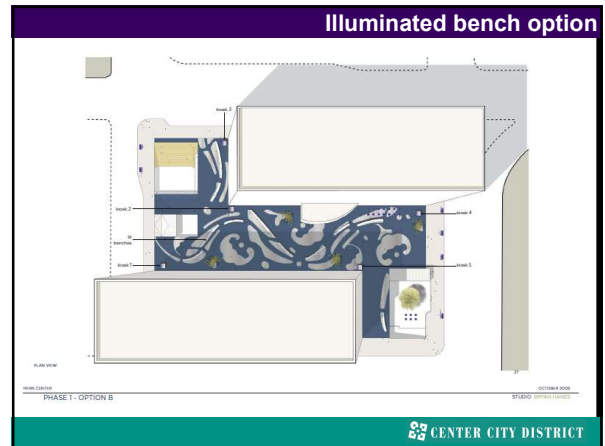
CENTER CITY DISTRICT

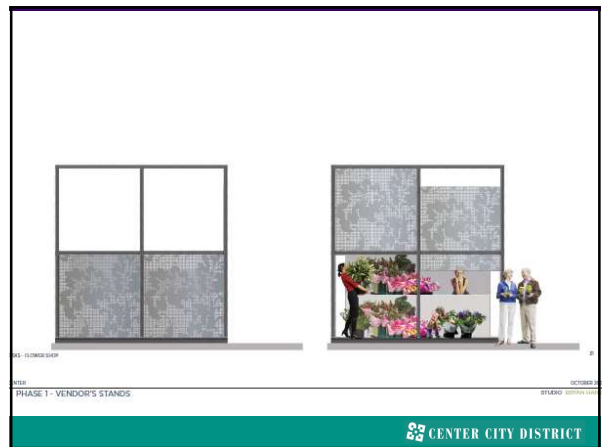
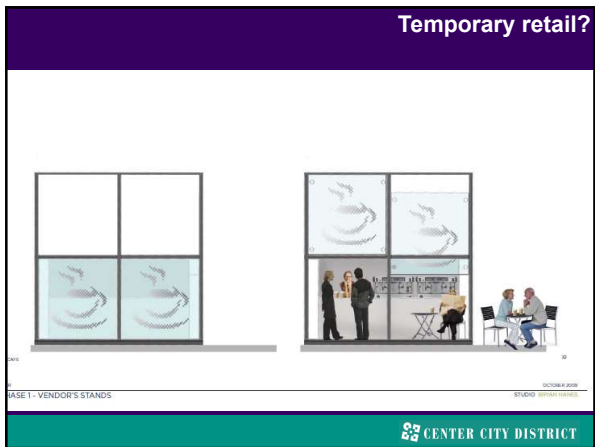
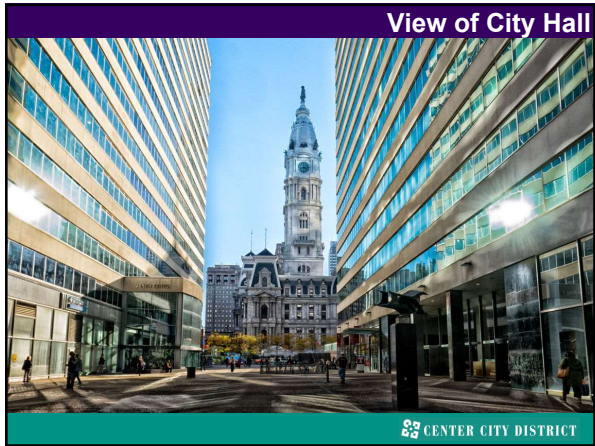
Plaza = roof of concourse; no depth available

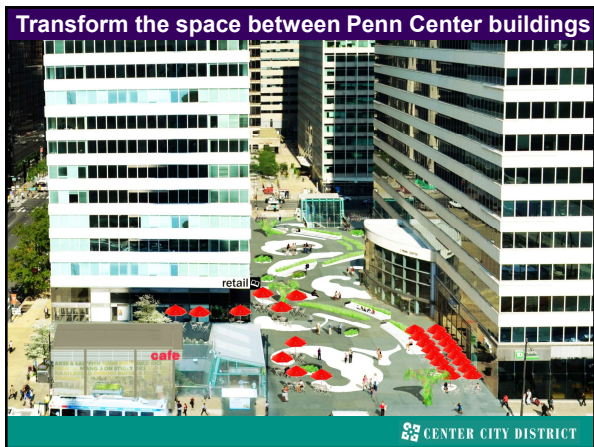
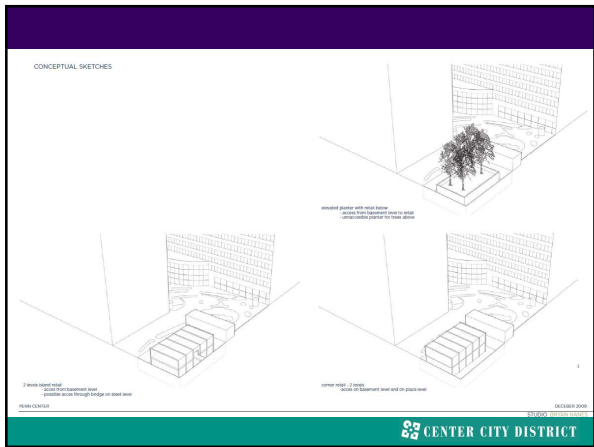


CENTER CITY DISTRICT





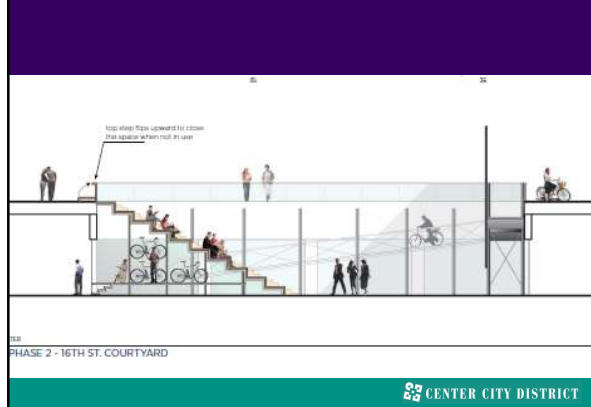




Bryan Hanes, 2009: Remove artwork



Bicycle parking & repair shot at concourse level



Existing "Leaves" artwork

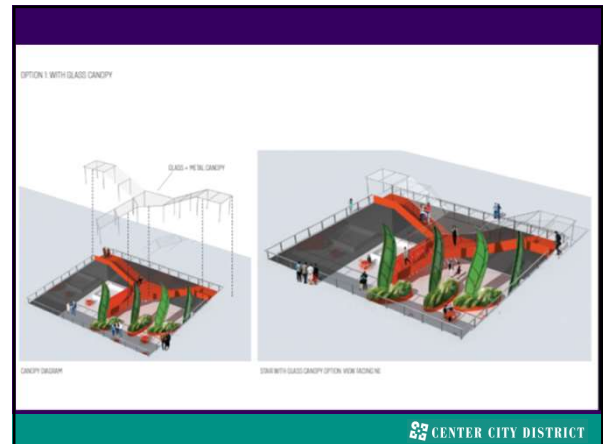
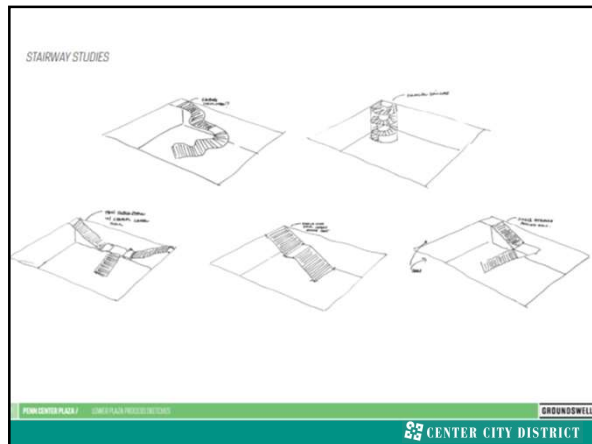


If artwork can't be moved.....



Proper maintenance & relighting







Bring life to barren plaza: Openings owned by Two Penn



CENTER CITY DISTRICT

Create more positive uses



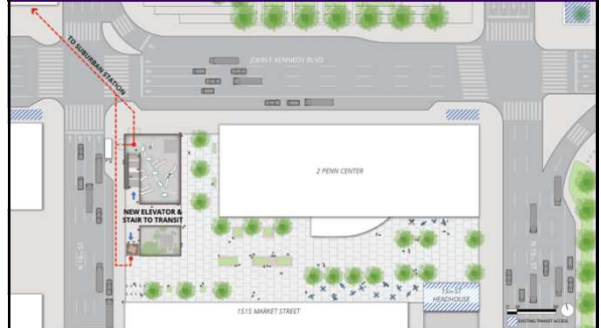
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Restore art work



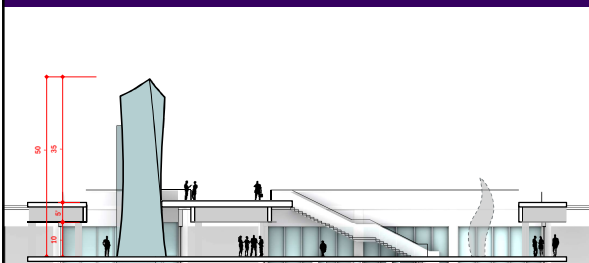
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Enhance visibility/accessibility of regional transit lines



CENTER CITY DISTRICT

Signature design feature



ELEVATOR AS OBJECT ST OPTION

CENTER CITY DISTRICT

New elevator tower



CENTER CITY DISTRICT

Access from north; across from new stairway



Relight the artwork



Landsaped sunken garden on the south



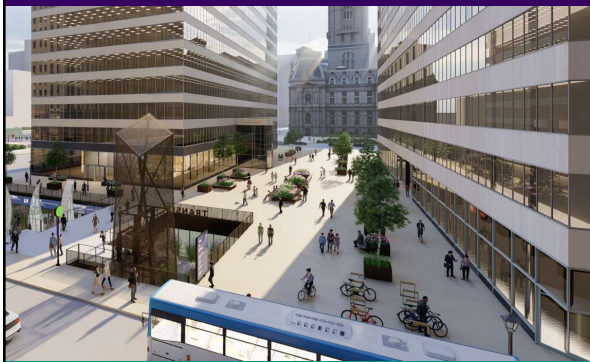
CENTER CITY DISTRICT

Concourse elevator faces west



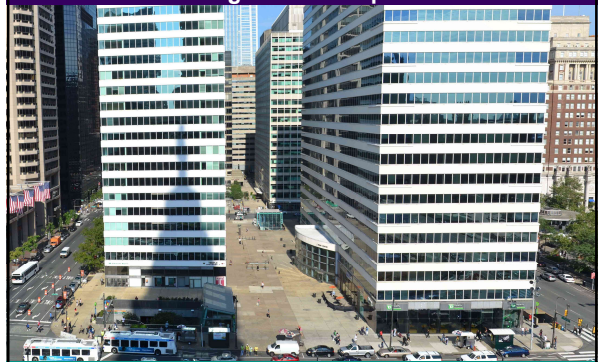
CENTER CITY DISTRICT

Landscape plaza



CENTER CITY DISTRICT

Management agreement with Two Penn center
Right to locate product activations



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Got preliminary Art Commission approval
Had been preparing for going in for final approval



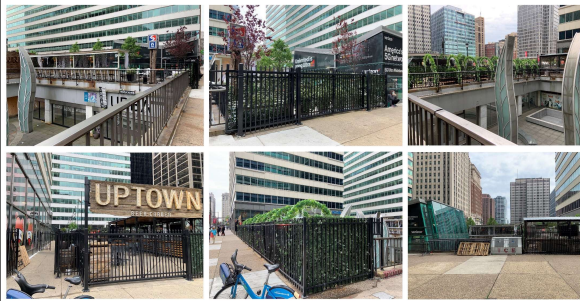
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Unsuccessful with two federal applications
\$6 to 7 million project



CENTER CITY DISTRICT

Pandemic: In the interim, a new beer garden, 5 year lease

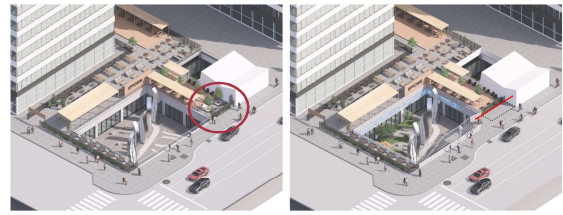


PROJECT SITE - EXISTING CONDITIONS
FROM EXISTING TRACEST

1 JULY 2022 | © KIMLEY-HORN

CENTER CITY DISTRICT

Surrounding environment substantially changed



EXISTING CONDITIONS

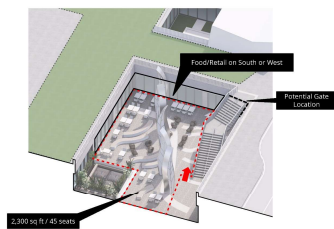
NEW STAIR AND PROPOSED CHANGE TO BEER GARDEN PERIMETER

NEW CONCOURSE ACCESS - EXISTING CONDITION & PROPOSED CONCEPT
FROM EXISTING TRACEST

1 JULY 2022 | © KIMLEY-HORN

CENTER CITY DISTRICT

Decided to proceed with just southern stairway \$2 million project DCED: \$350,000 + SEPTA \$750,000 + \$1.2 million CCD reserves

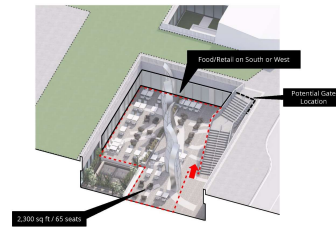


CONCOURSE PROGRAMMING OFF 1 - FOOD RETAIL WITH OUTDOOR SEATING ARRANGED AROUND EXISTING BENCHES
FROM EXISTING TRACEST

1 JULY 2022 | © KIMLEY-HORN

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Assessed different lay-outs creating new leasing opportunities

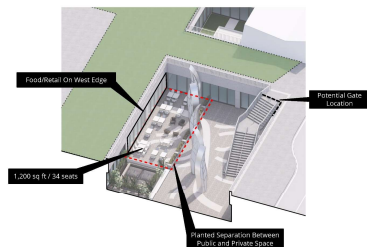


CONCOURSE PROGRAMMING OFF 2 - FOOD RETAIL WITH OUTDOOR SEATING, EXISTING BENCHES REMOVED
FROM EXISTING TRACEST

1 JULY 2022 | © KIMLEY-HORN

CENTER CITY DISTRICT

1500 Market owner: broker could find no tenants; Sole user: expansion of the beer garden



CONCOURSE PROGRAMMING OFF 3 - FOOD RETAIL WITH OUTDOOR SEATING IN PARTIAL ZONE
FROM EXISTING TRACEST

1 JULY 2022 | © KIMLEY-HORN

CENTER CITY DISTRICT

What type of space & can we manage it?



EXISTING CONDITIONS

NEW STAIR AND PROPOSED CHANGE TO BEER GARDEN PERIMETER

NEW CONCOURSE ACCESS - EXISTING CONDITION & PROPOSED CONCEPT
FROM EXISTING TRACEST

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