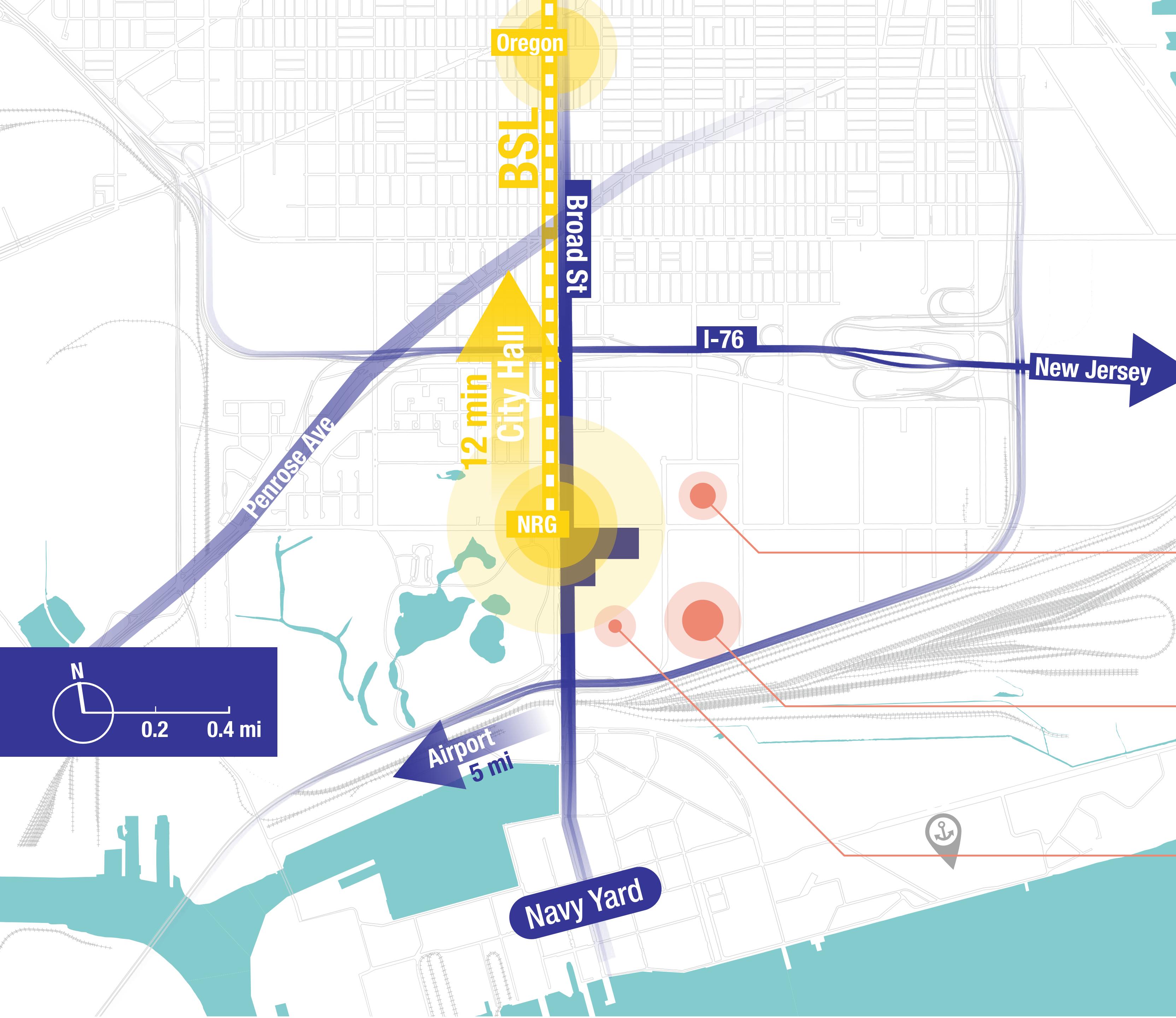




NRG STATION TOD DEVELOPMENT

JIE LI, YAN WANG
05/04/2022



TOD at the end of BSL

12 min to
City Hall on BSL

Lincoln Financial Field

68k × **50**
seats events/yr

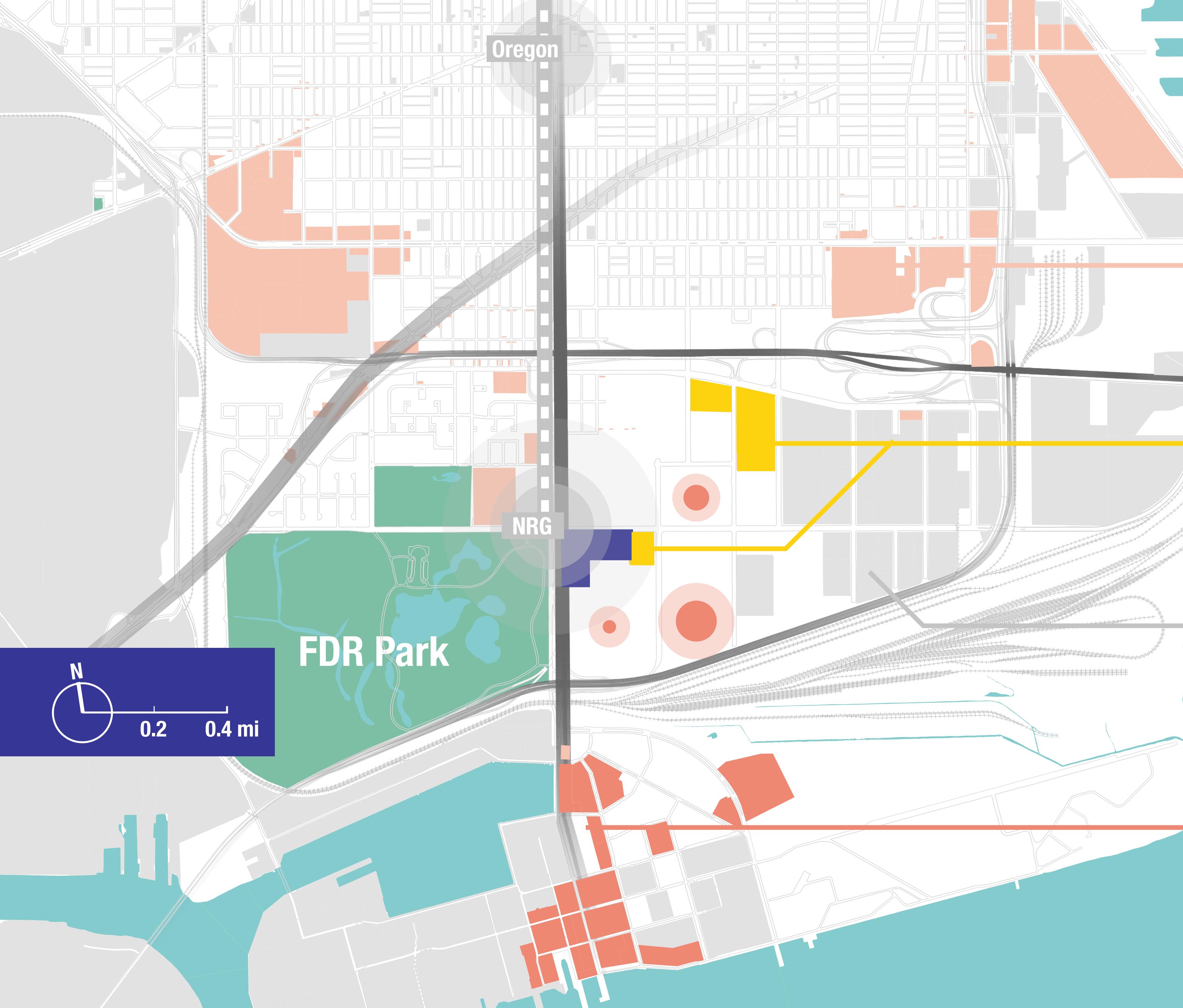
Citizens Bank Park

43k × **150**
seats events/yr

Wells fargo center

20k × **250**
seats events/yr

What's around



**Auto-oriented
TOD**
Seeking complement



**Entertainment
(sports-related)**
Seeking enhancement

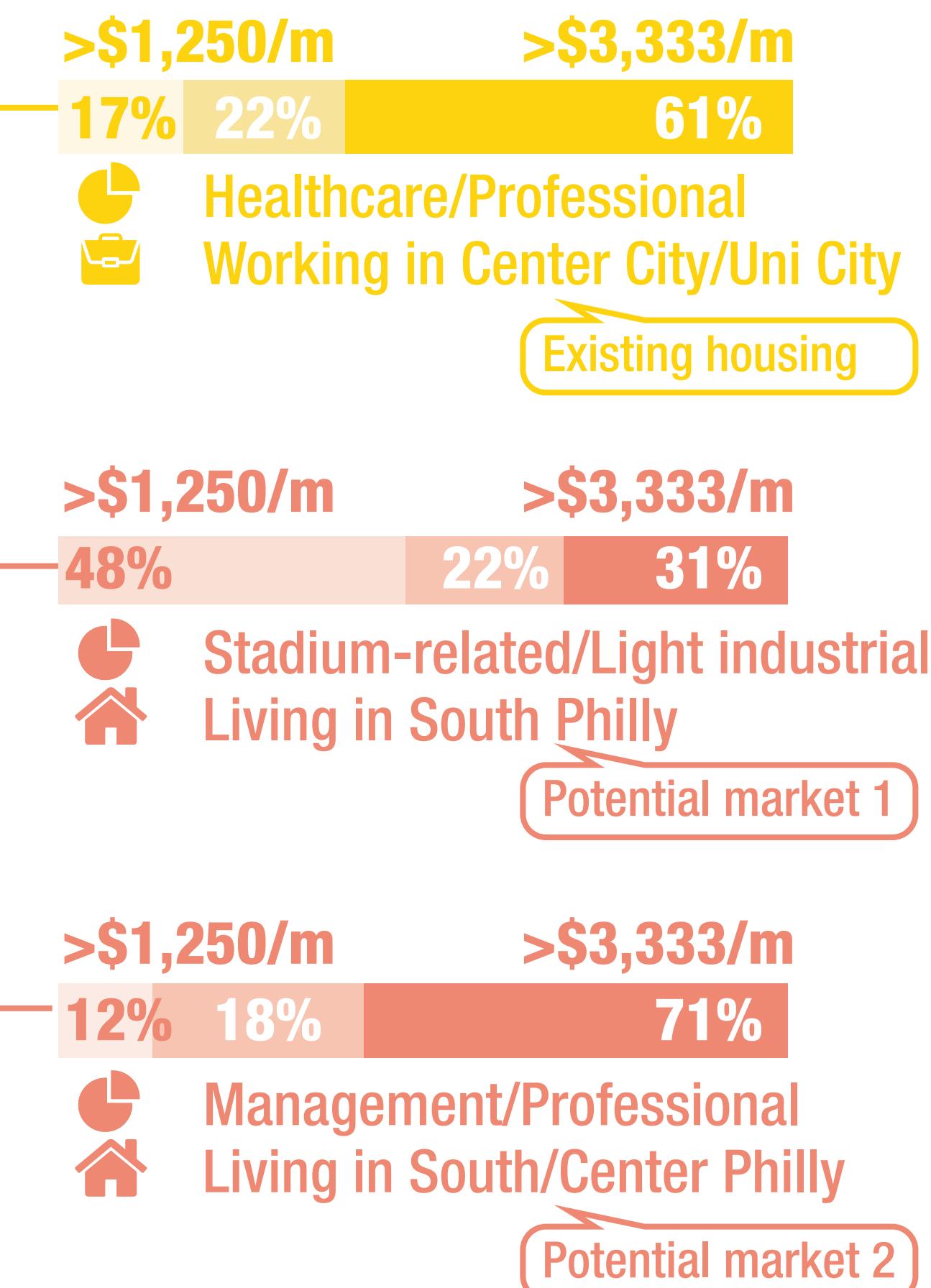
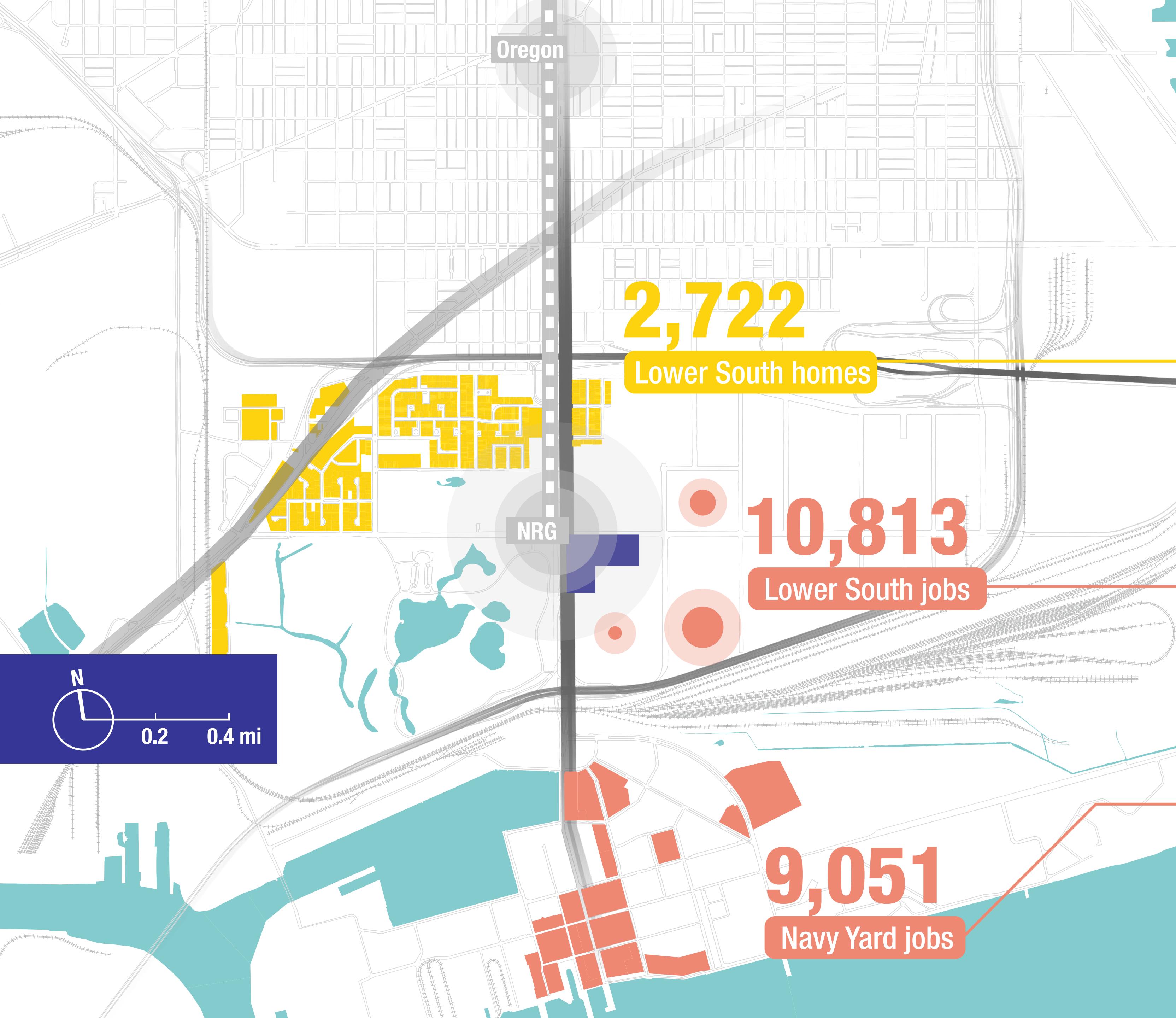


Industry
Seeking housing market

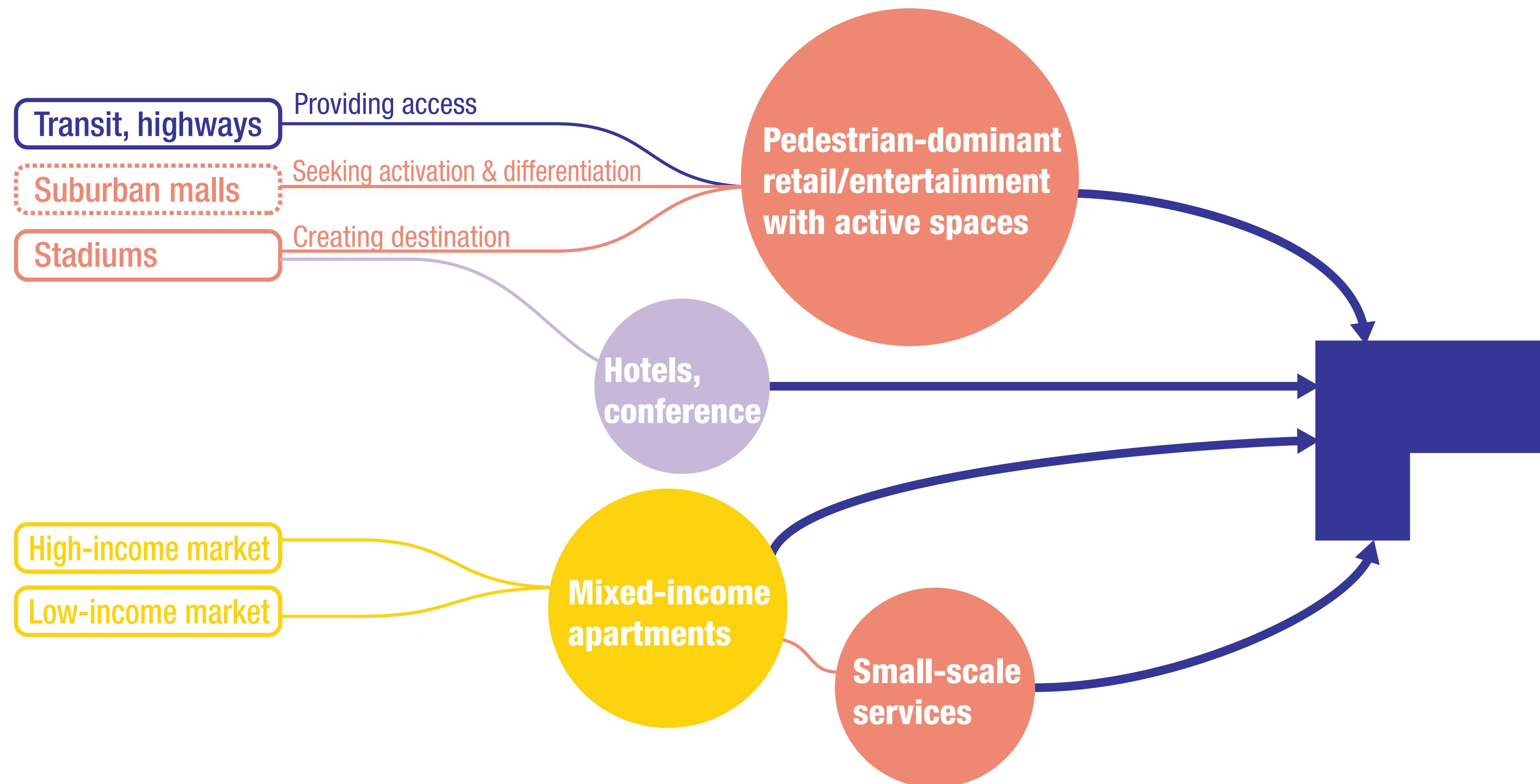


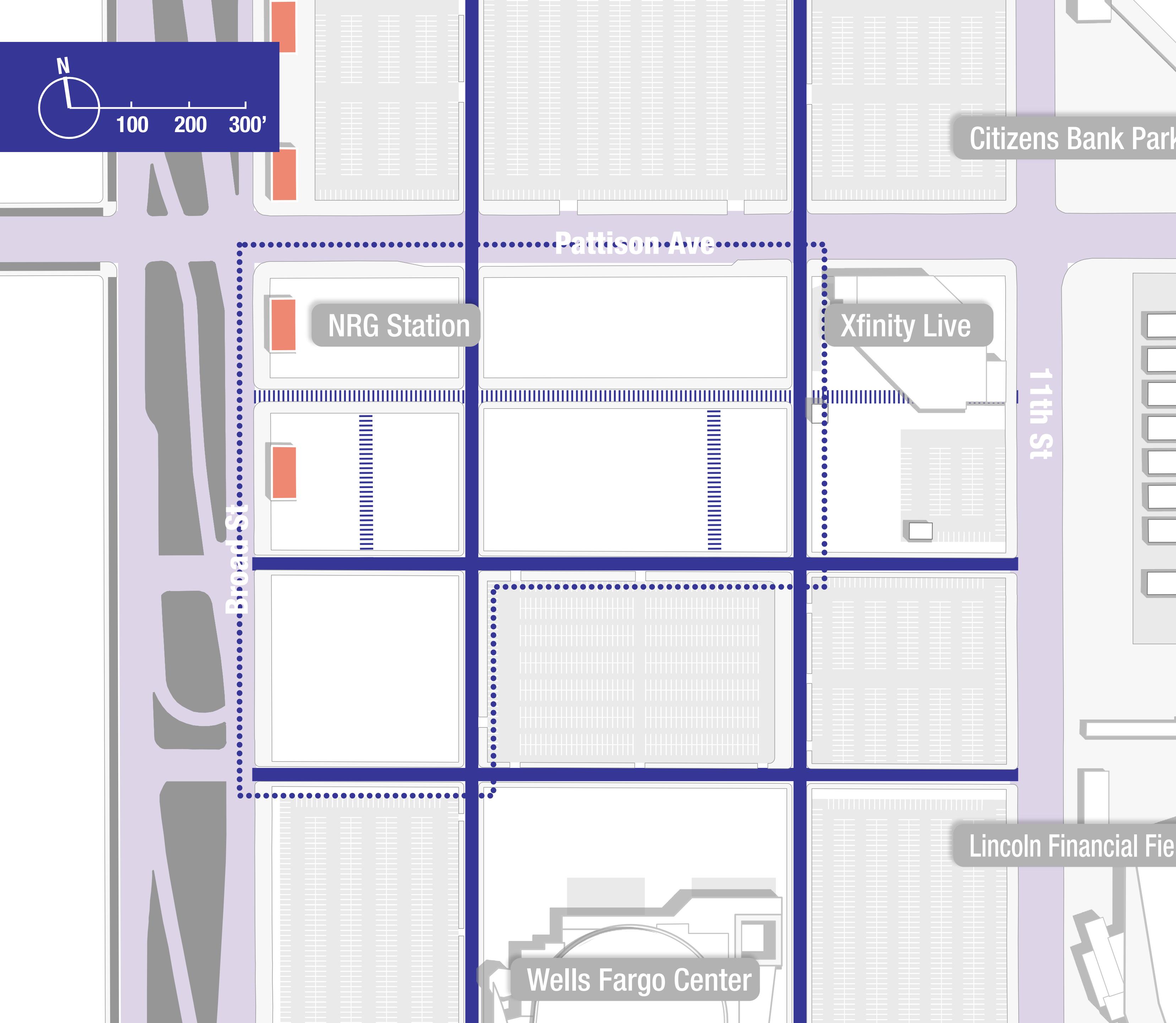
Navy Yard
Seeking housing market

Who's around



Programs

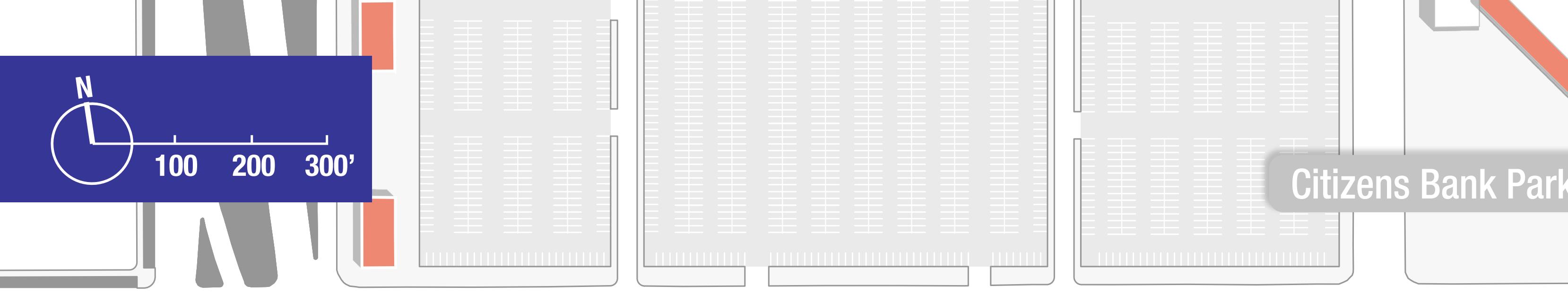




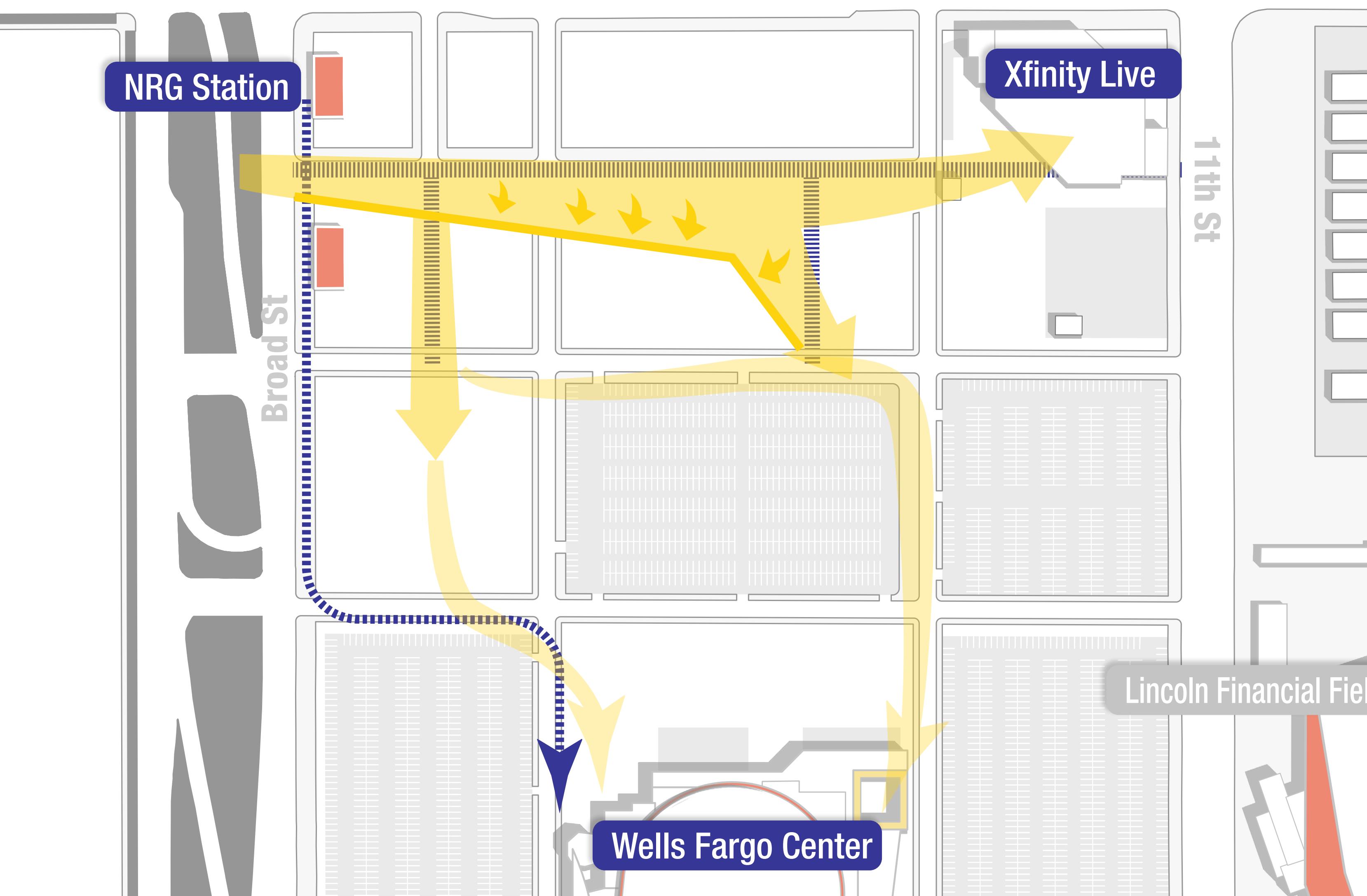
Street gridding

Divide large parcels
to increase overall
circulation.

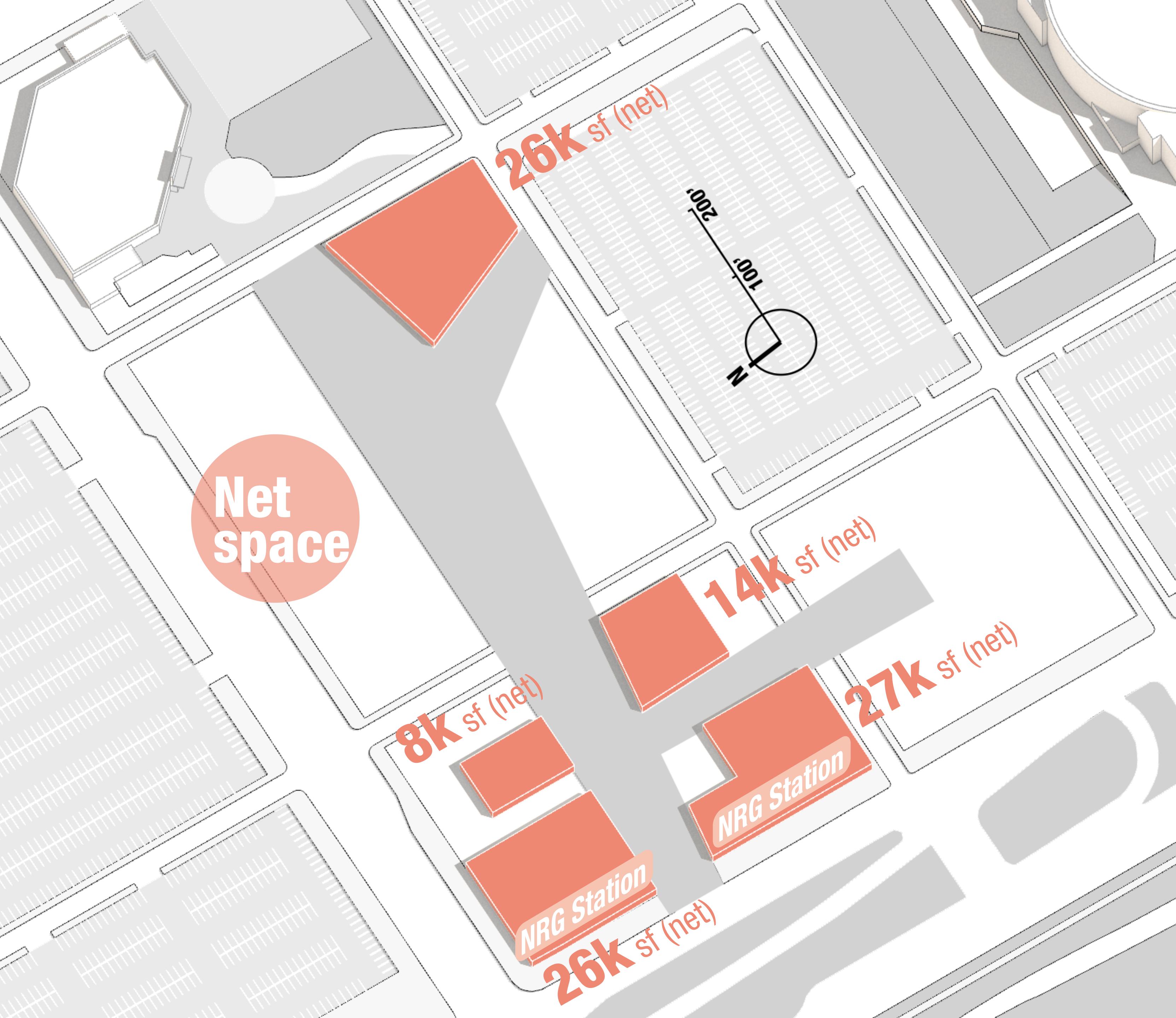
- Existing streets
- New streets (26' auto-oriented)
- New streets (Pedestrian-oriented)



Main corridor



Create an alternate corridor from the NRG Station to Wells Fargo Center.



Phase I
**TOD Commerce/
entertainment**

81,583 sf (net)
**Retail/entertainment
complex**

326 parking spaces

**Net
space**

26k sf (net)

200'
100'

14k sf (net)

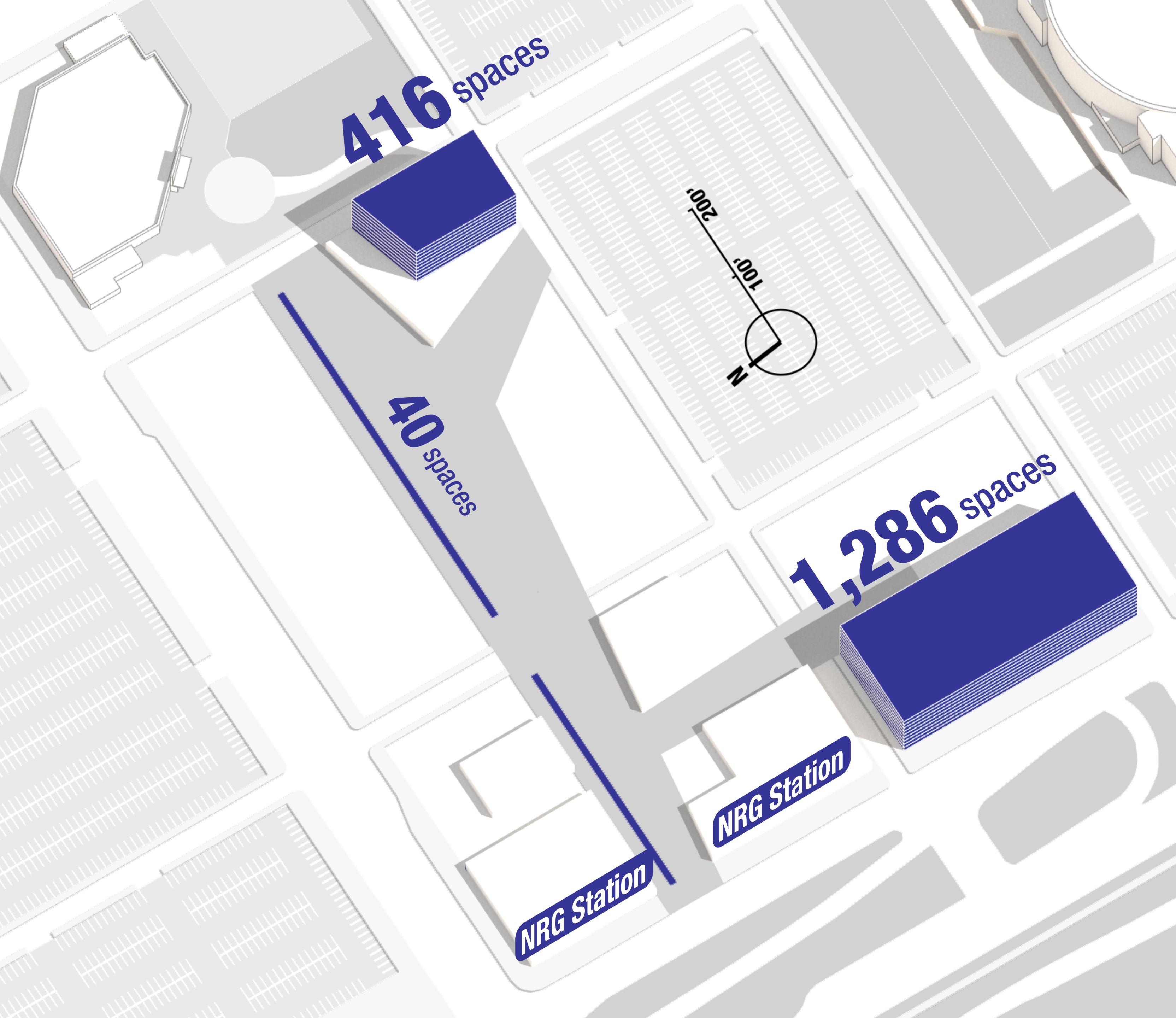
8k sf (net)

27k sf (net)

NRG Station

NRG Station

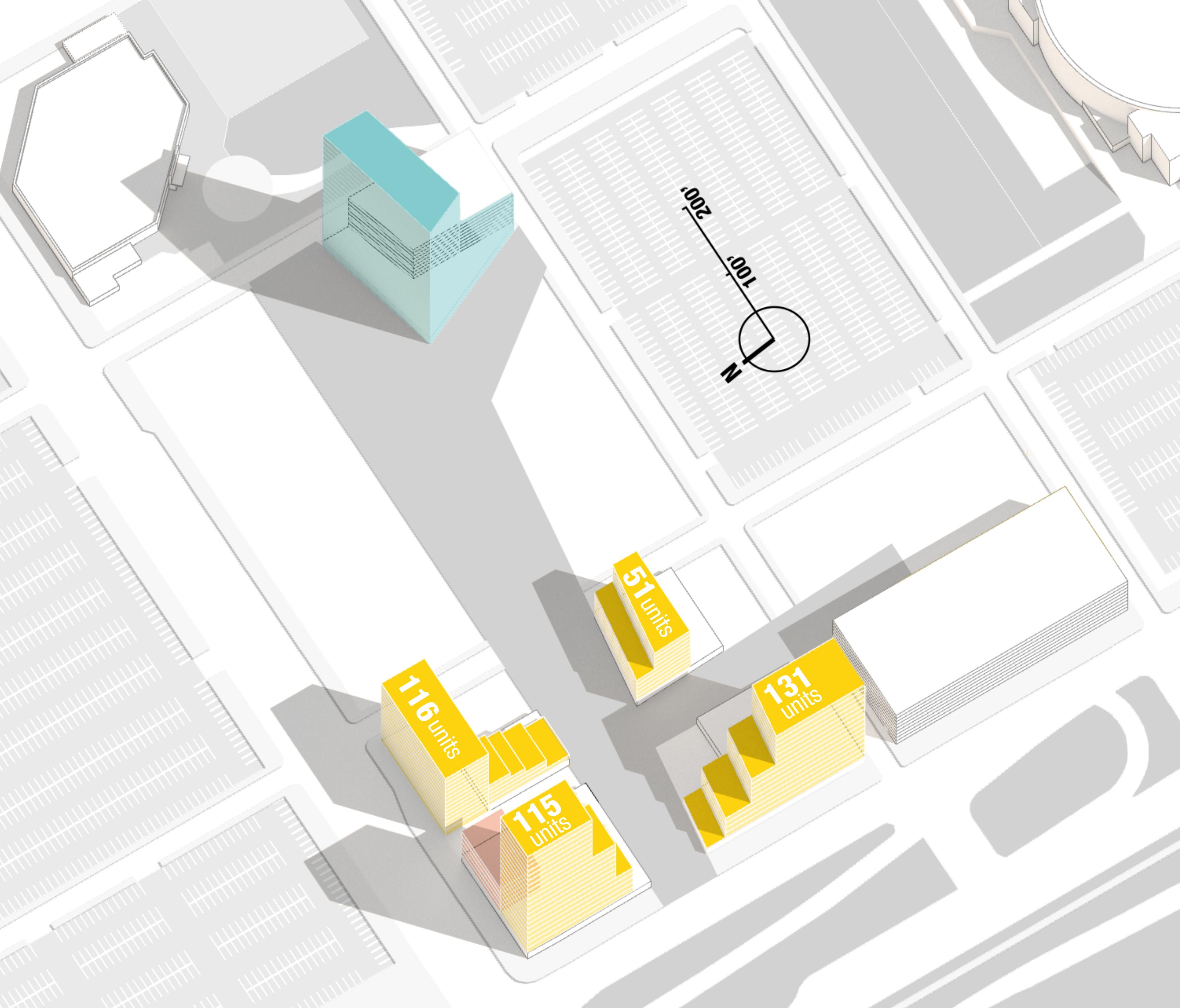
26k sf (net)



Phase I Parking

1,742 spaces

62,393 sf footprint + on-street



Phase I

Apartments, office,
& hotel

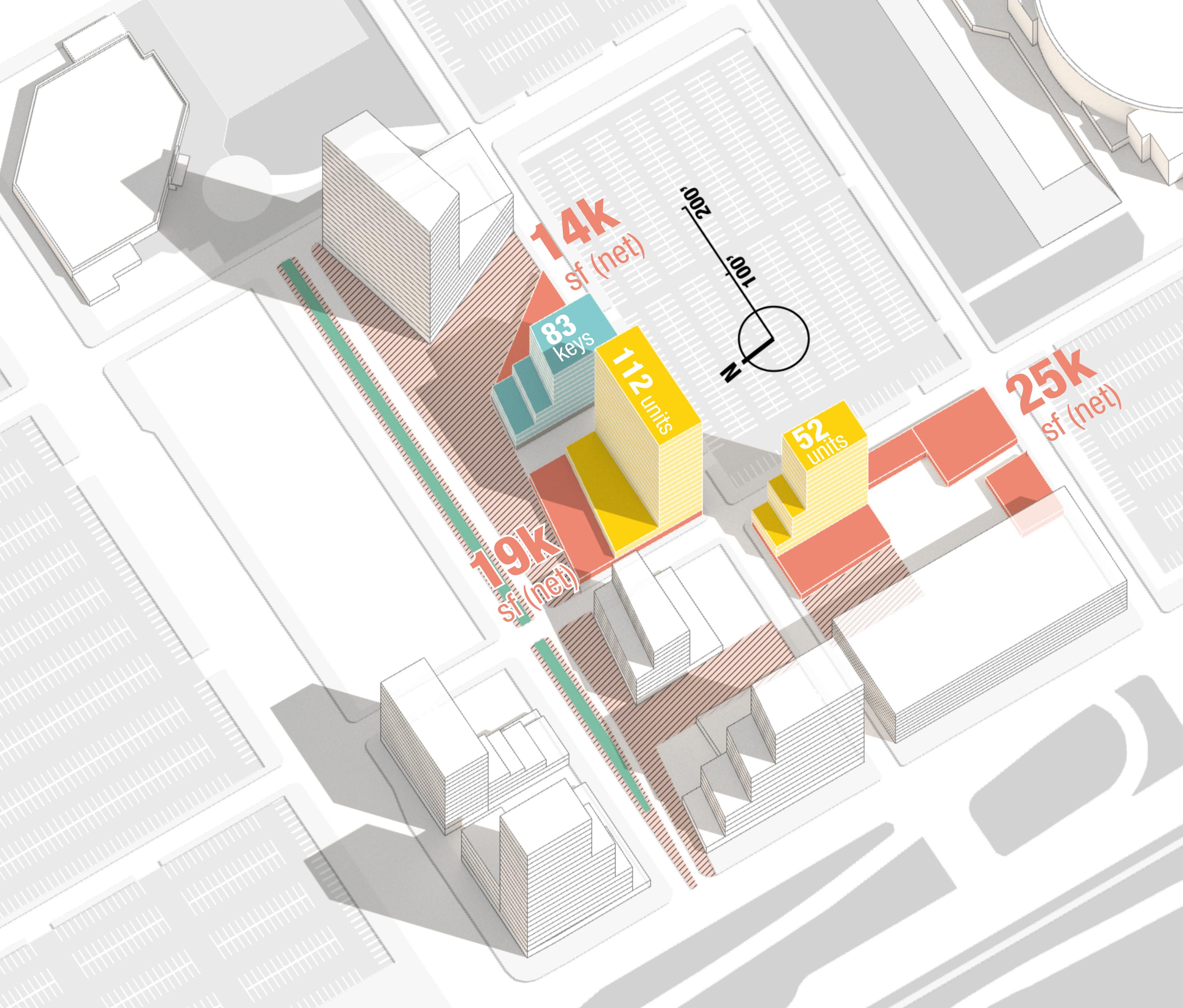
413 apts
310 parking spaces

15,480 sf (net)
Office
4,950 sf footprint
63 parking spaces

278 Hotel keys
63 parking spaces

Phase II

Filling, south block, & corridor



81,583 sf (net)

Retail/entertainment
complex

232 parking spaces

164 apts

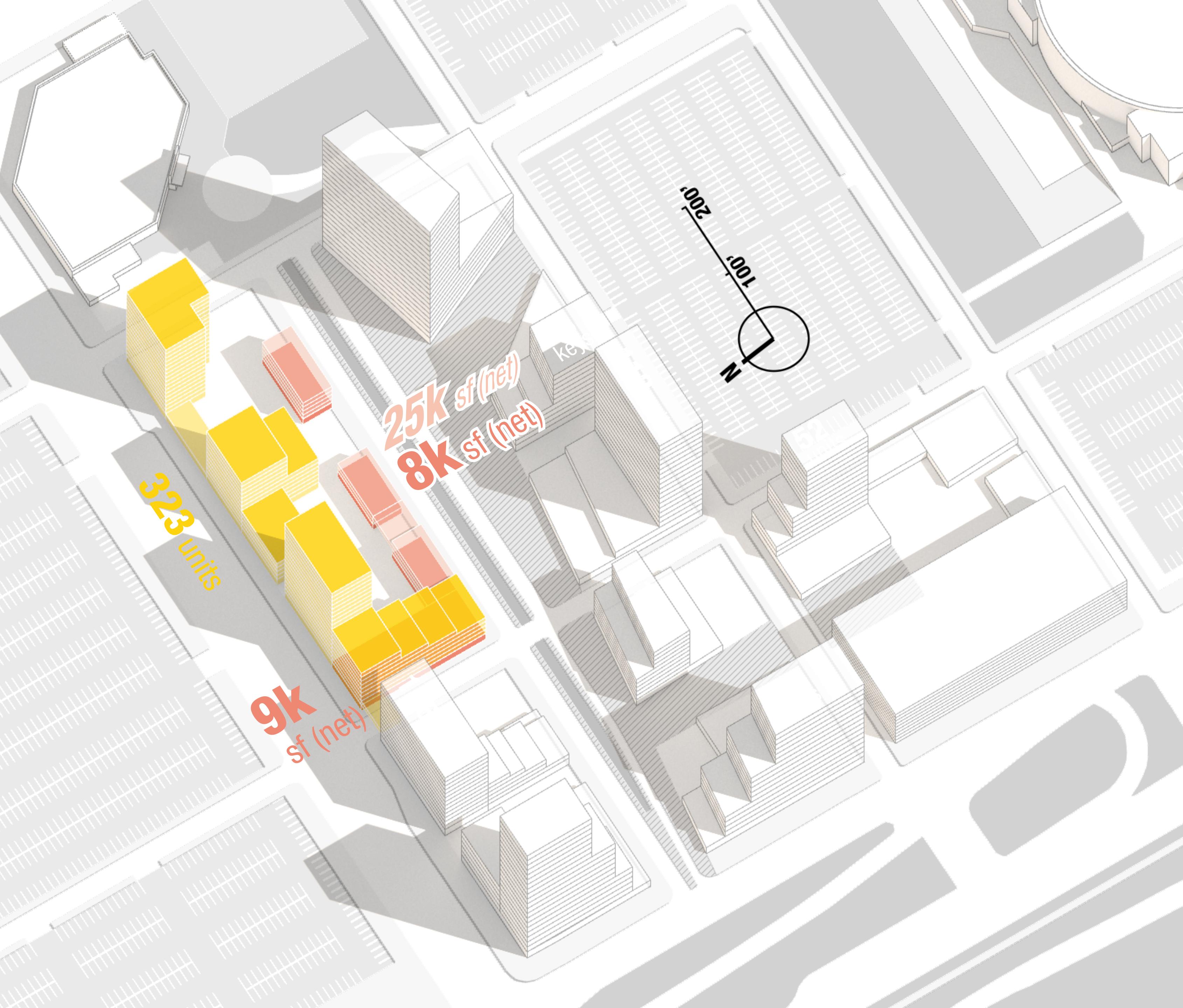
123 parking spaces

83 Hotel keys (or office)

63 parking spaces

Phase III

Northeast block housing



17,758 sf (net)

Community commerce

71 parking spaces

323 apts

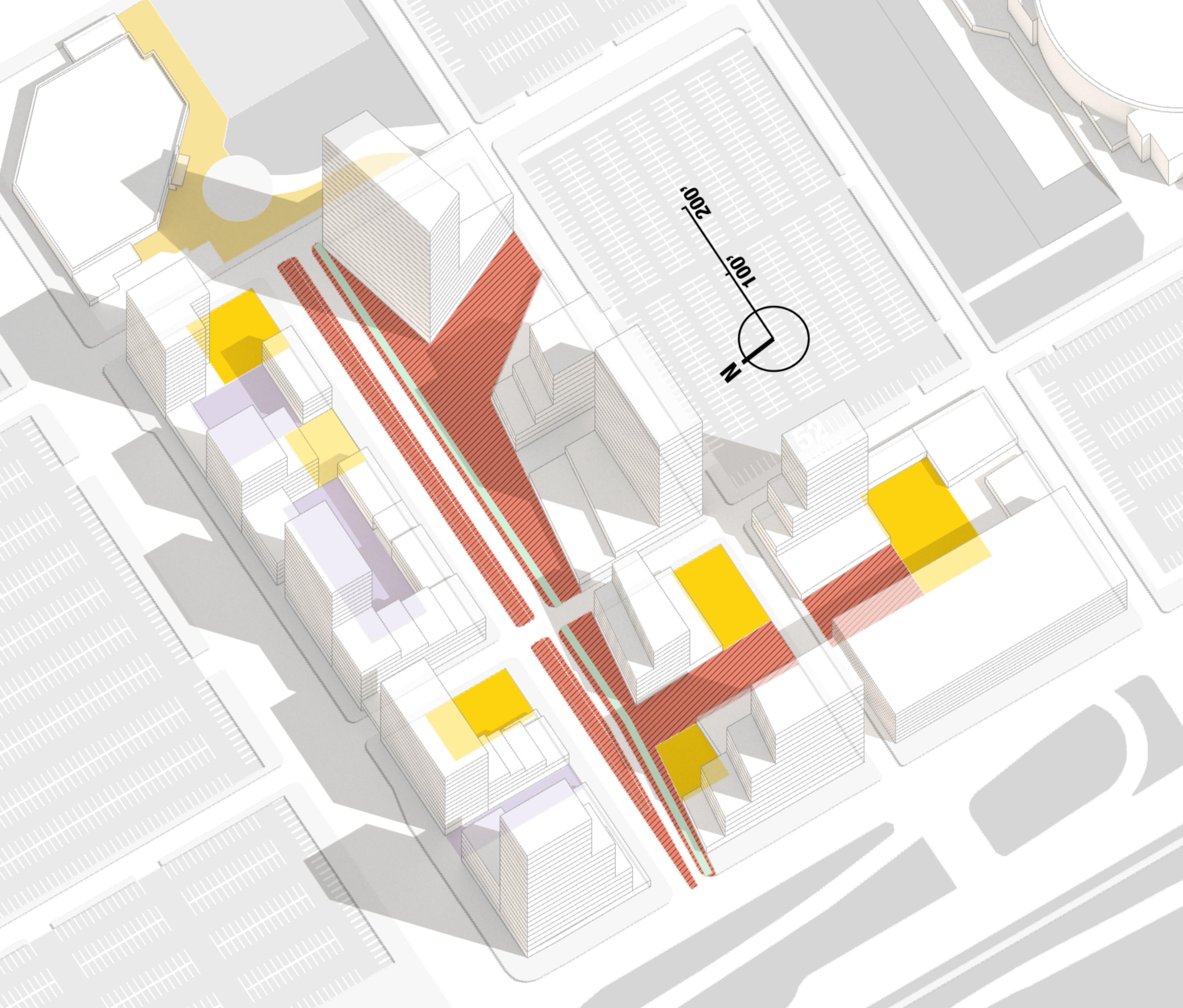
123 parking spaces

24,530 sf (net)
Office

10,428 sf footprint

127 parking spaces

Public space



Corridor

Parades, markets, recreation, resting, and other activities

User-specific

Outdoor dining, exhibition, sports, or other uses defined by proprietor

Apartment semi-public

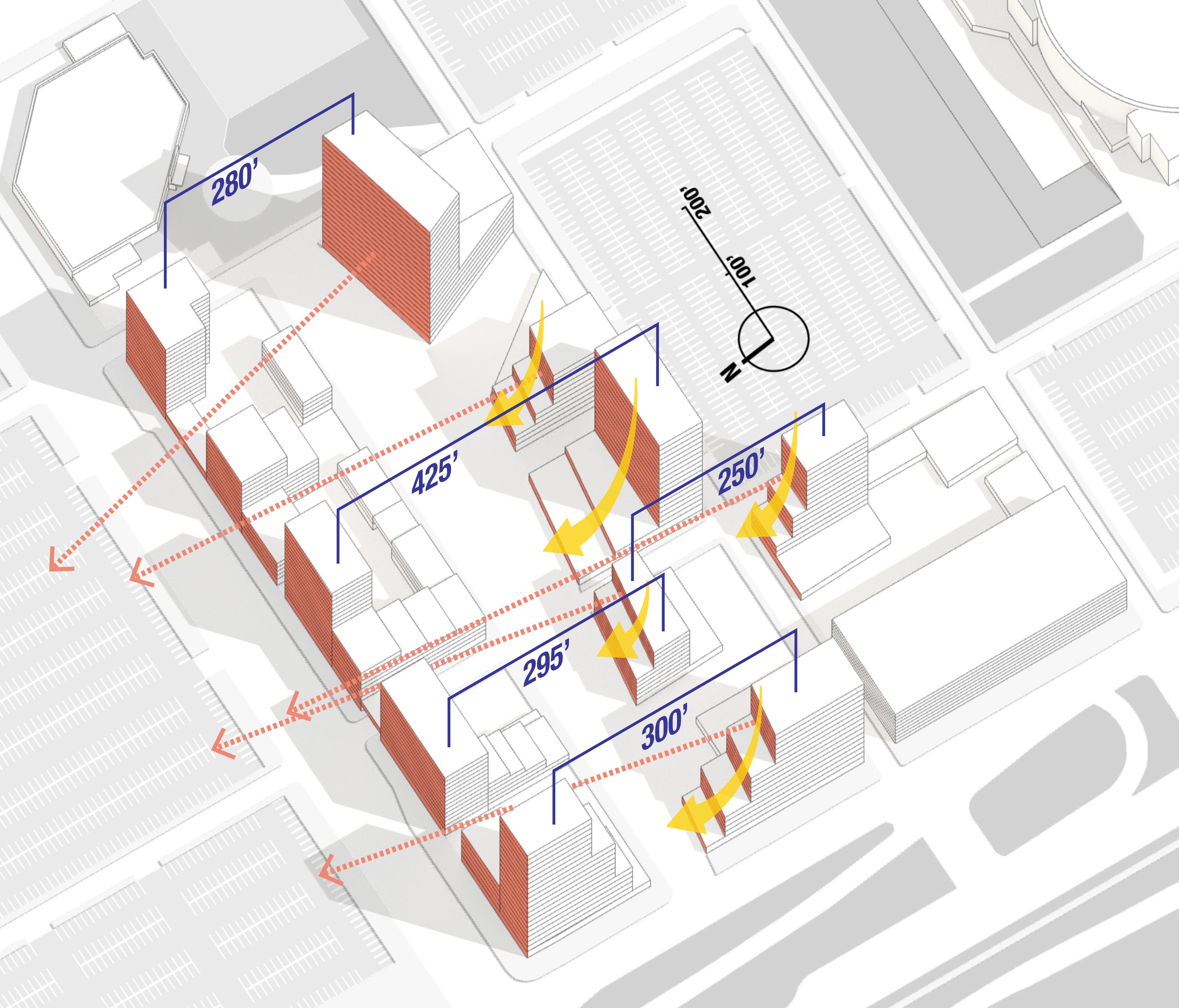
Community activities, resting, recreation, etc.

Green infrastructure

Sidewalk

Parking

Density control



1 Height regulation
~290'

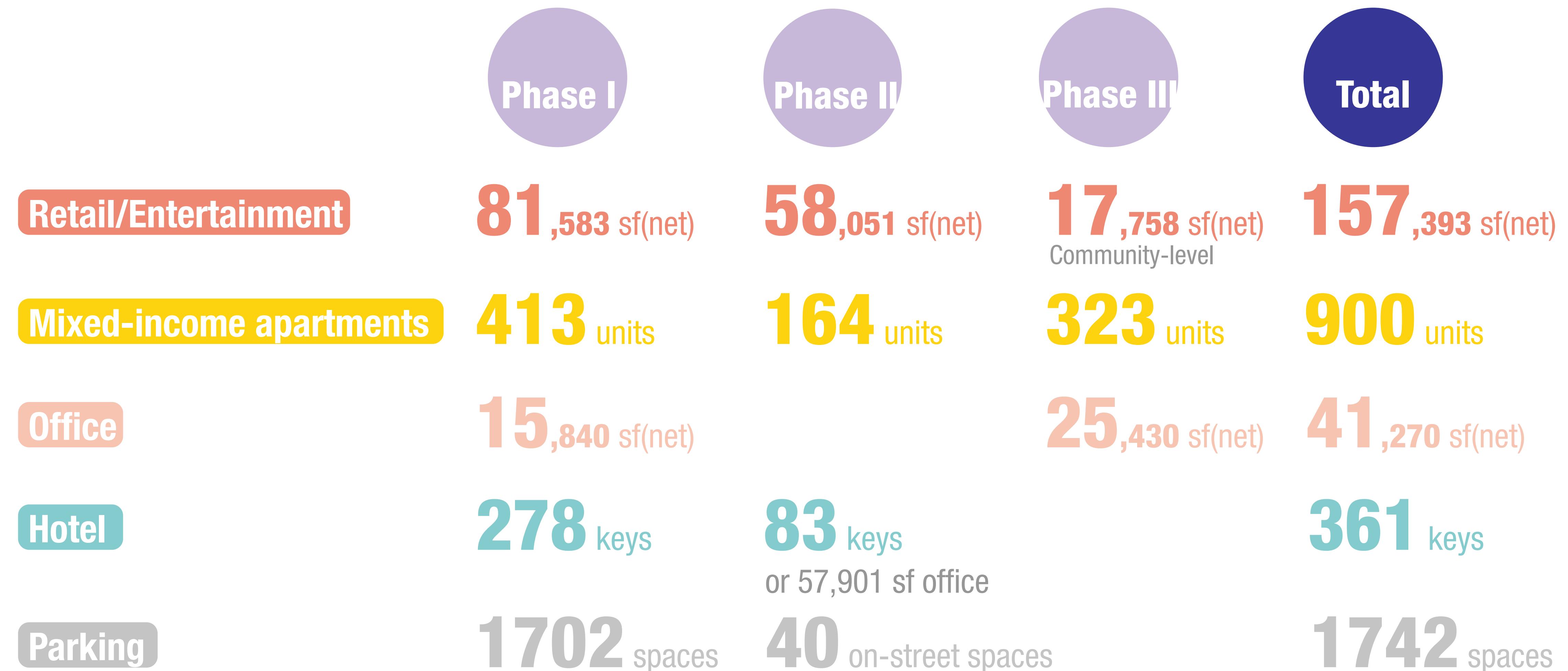
2 Parking capacity
1.7k spaces

3 View of Center City

4 Setback for Sunlight

5 Spacing Adequate

Development overview



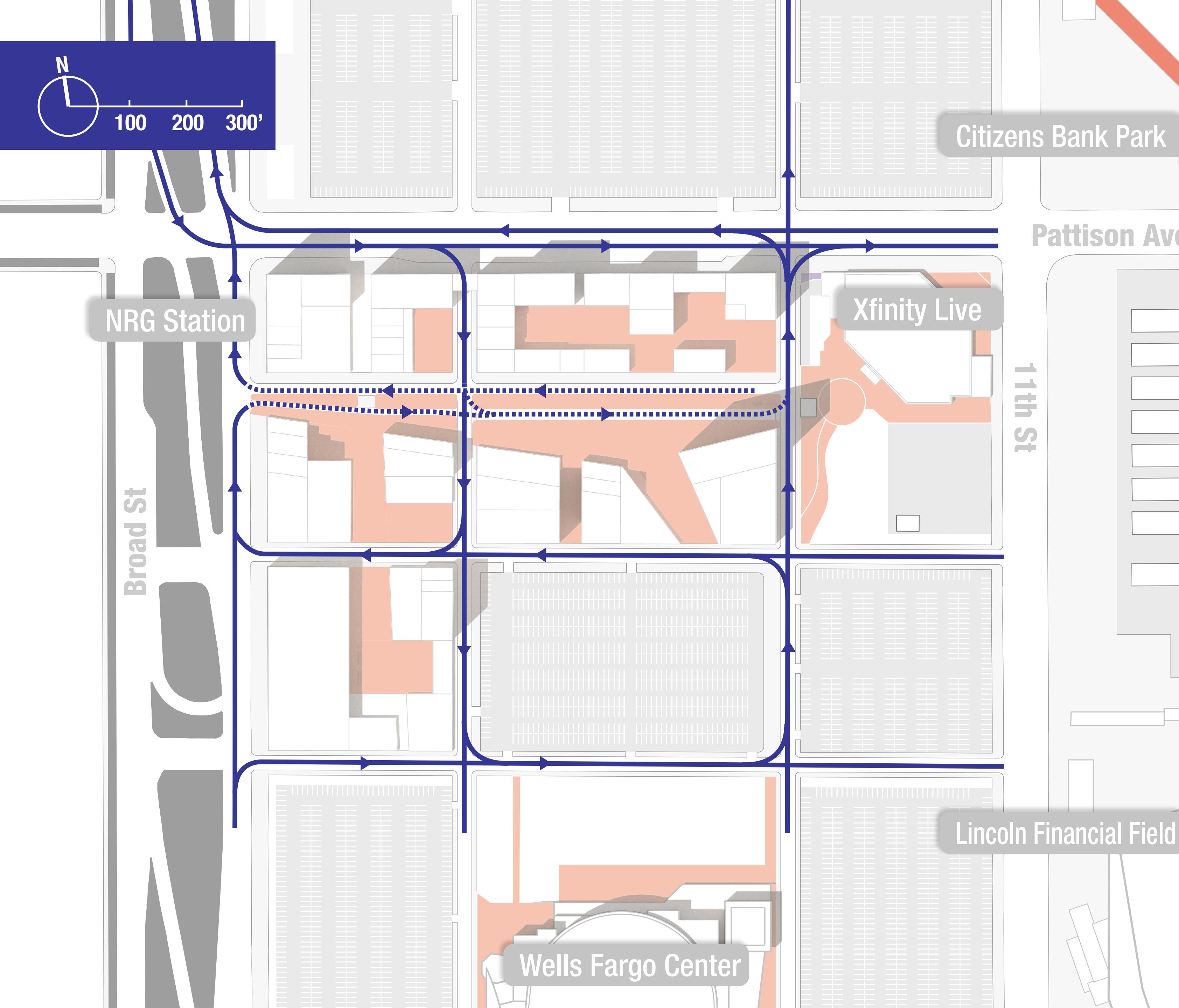
Parking calculations

	Phase I	Phase II	Phase III	Total
Retail/Entertainment 4 spaces/1,000 net sf	326	232	71	629
Mixed-income apartments 3/4 space/unit	310	123	242	675
Office 4 spaces/1,000 net sf	63		127	190
Hotel 1/2 space/room	139	41		180
Parking 330 sf per car	(1,702)	(40)		(1,742)
				1,674

Auto-circulation

Circulation to maximize pedestrian experience inside the corridor

- Normal auto circulation
- Pedestrian-dominant, slow circulation



Plan

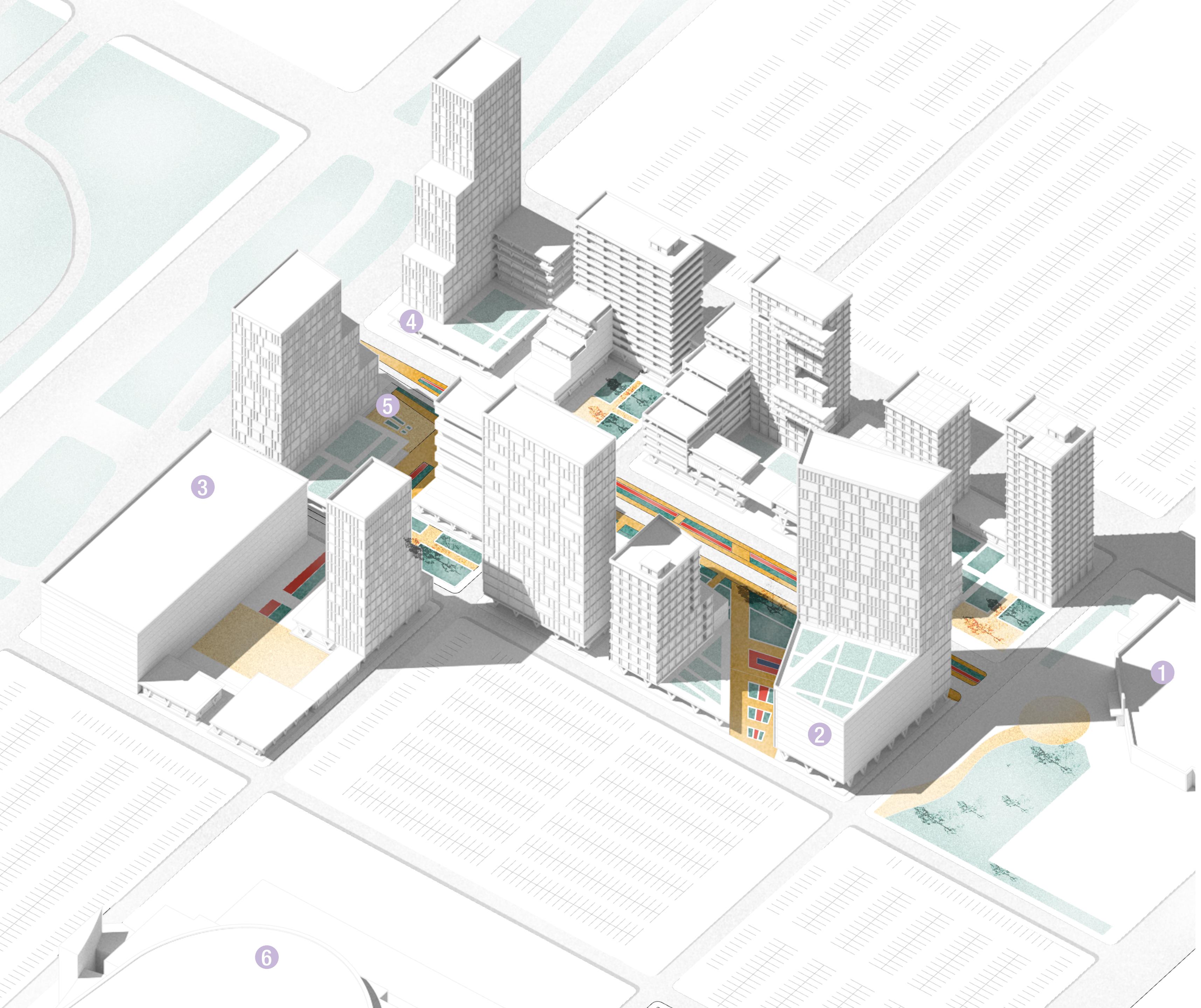
Featuring diverse and well-configured ground-level space to extend dwelling time and differentiate from suburban malls

- Main corridor pavement
 - Corridor piazza pavement type 1
 - Corridor piazza pavement type 2
 - Differently paved public spaces
 - Corridor public green space
 - Other public green space
 - Green infrastructure
- 1 Xfinity Live
 - 2 Parking garage 1
 - 3 Parking garage 2
 - 4 NRG entrance 1
 - 5 NRG entrance 2
 - 6 Wells Fargo Center



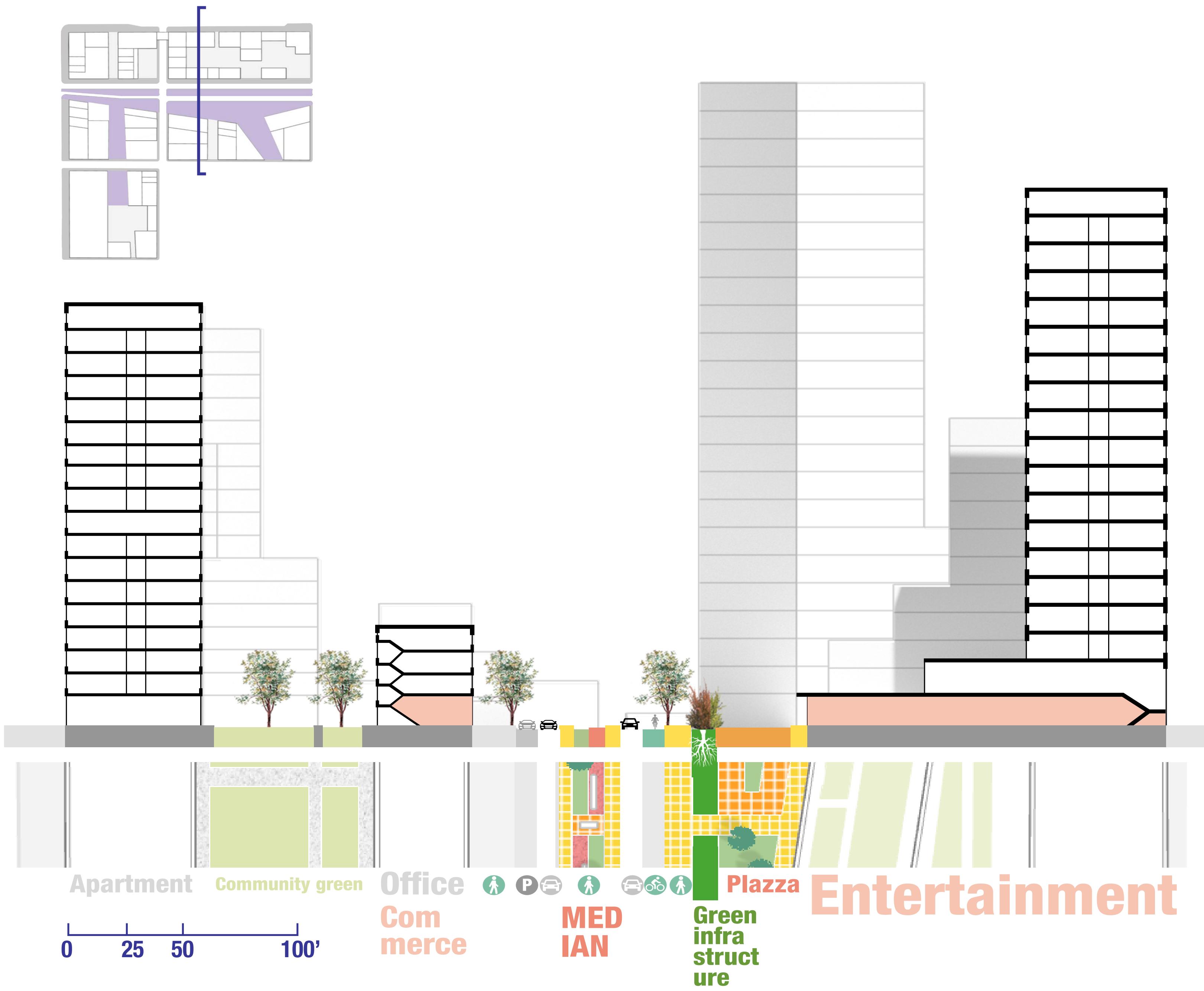
Plan

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Corridor section



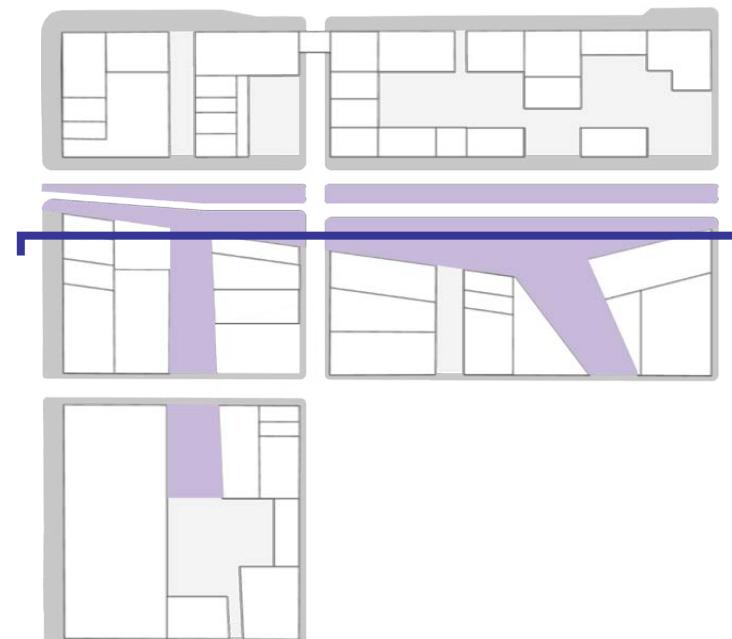
Well-defined

Inclusive

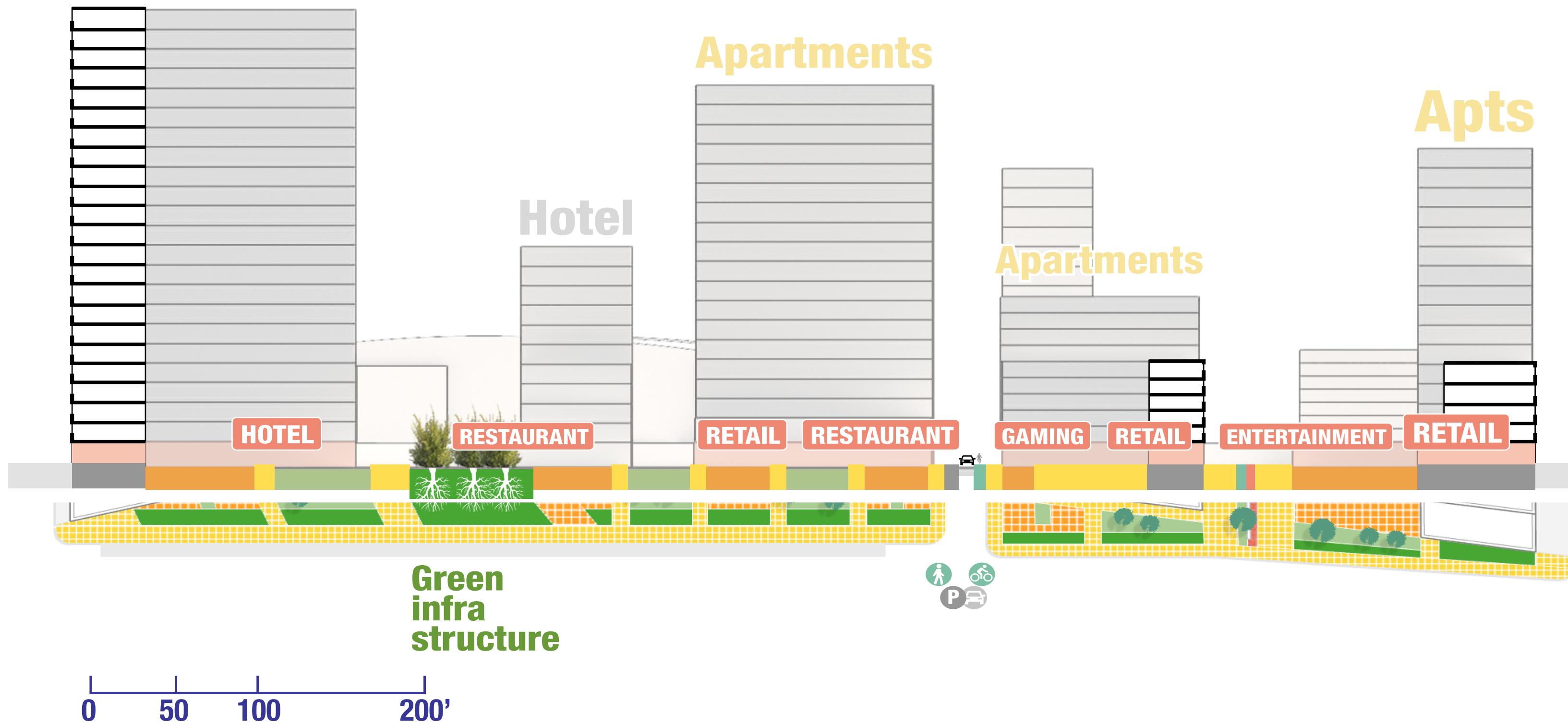
Well-lit

Open

Corridor section



Hotel



Well-defined

Inclusive

Well-lit

Open

- Main corridor pavement
- Corridor plazza pavement type 1
- Corridor plazza pavement type 2
- Differently paved public spaces

- Corridor public green space
- Other public green space
- Green infrastructure

