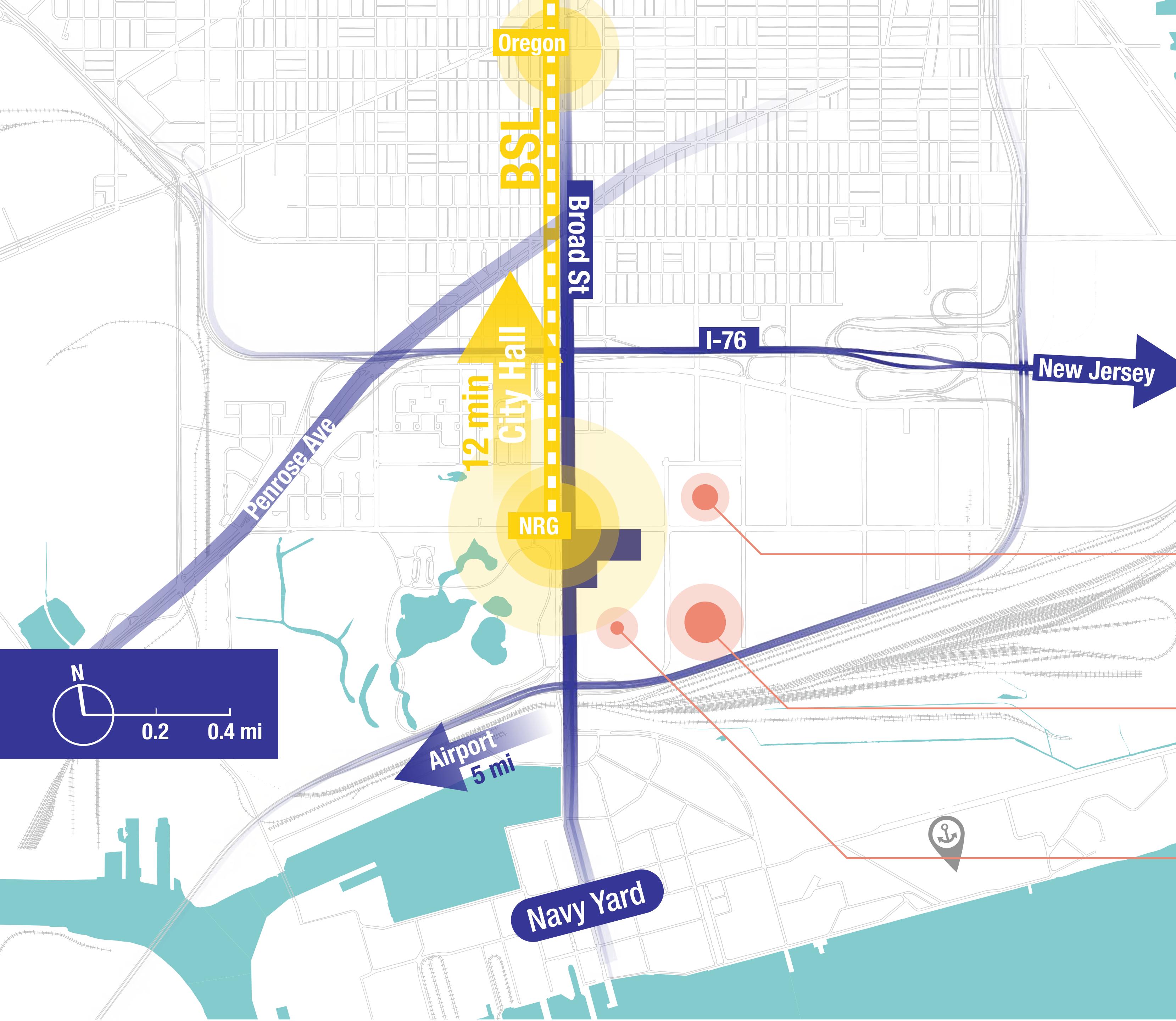




# NRG STATION TOD DEVELOPMENT

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

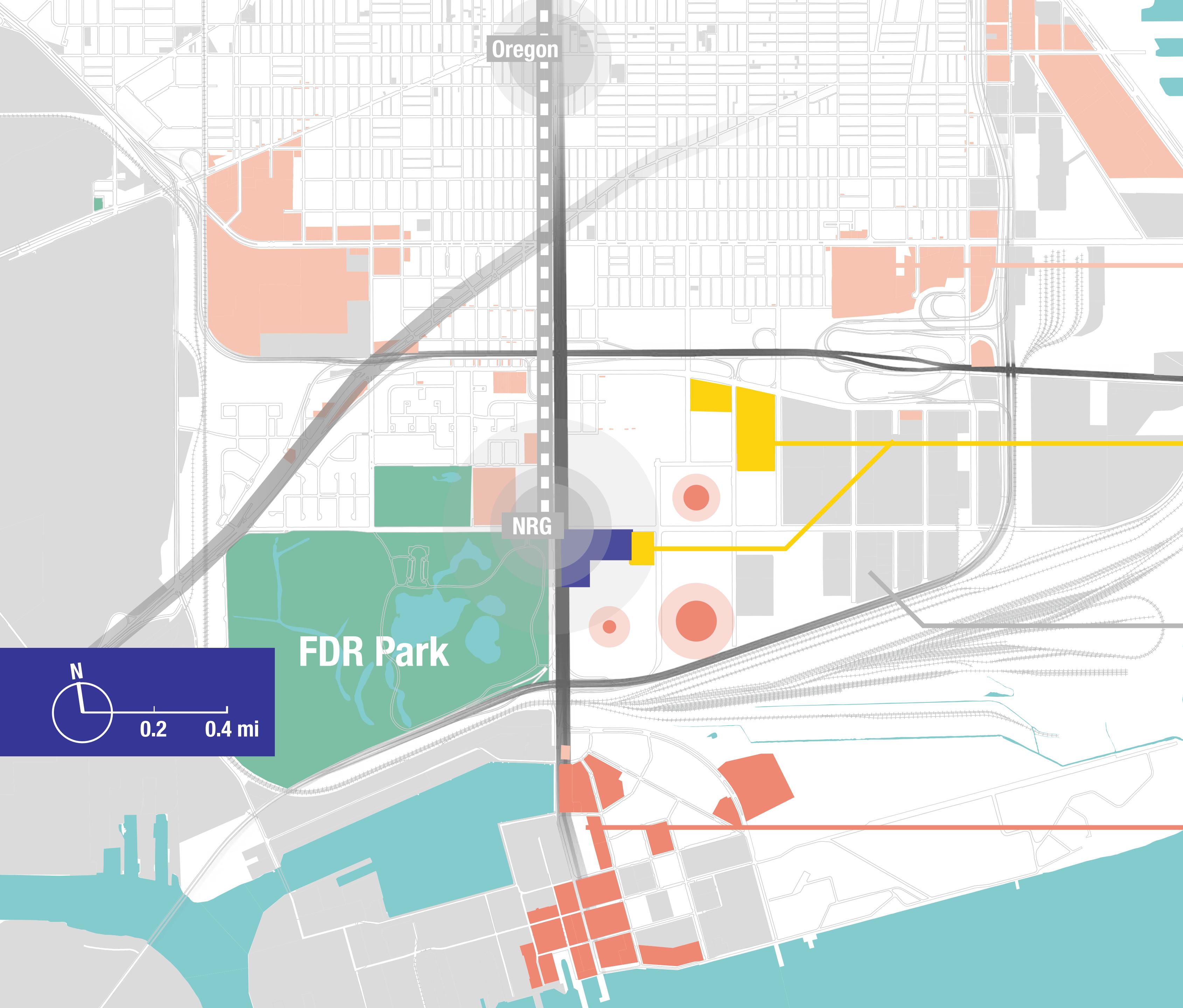
Citizens Bank Park

**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**

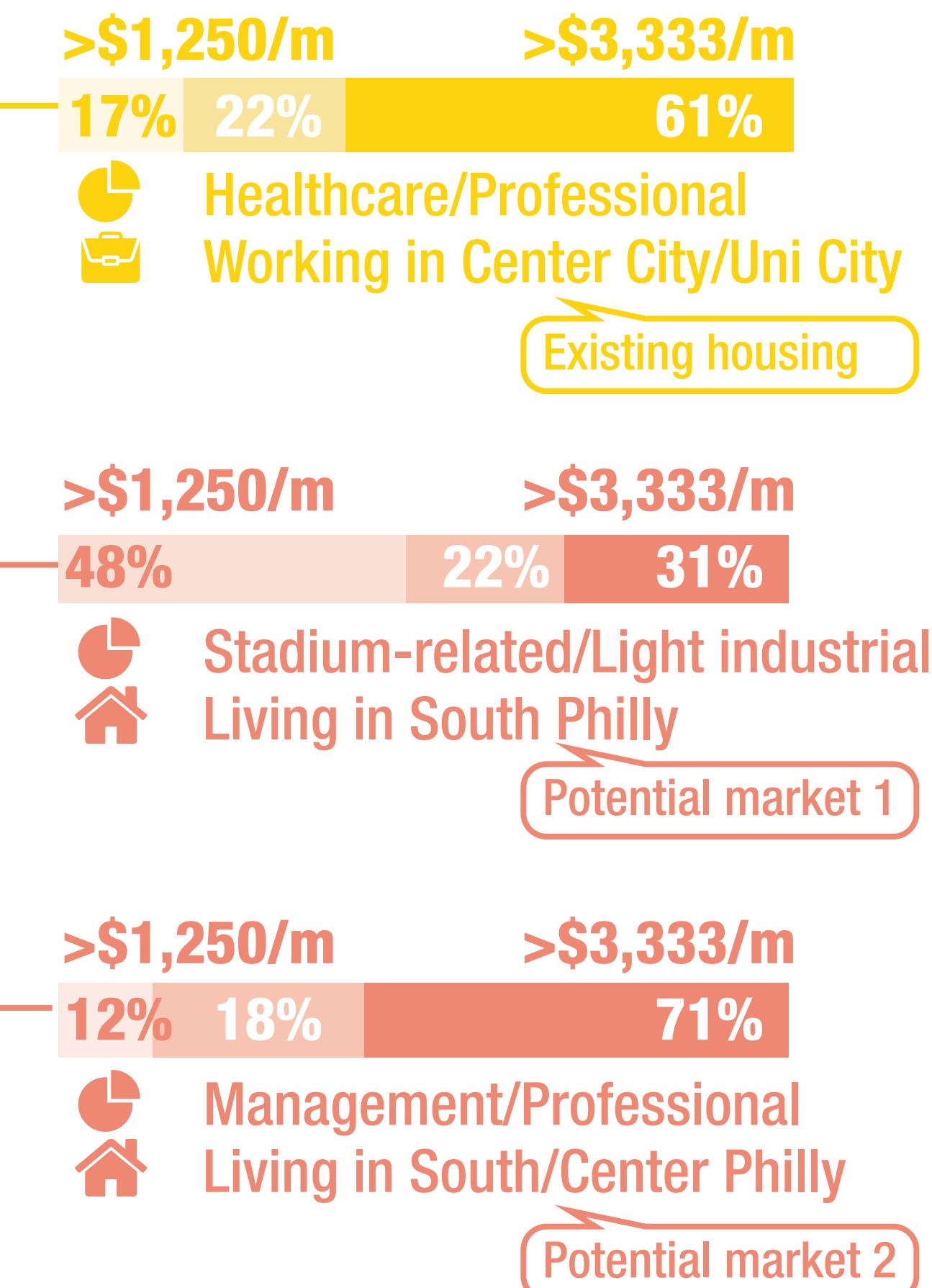
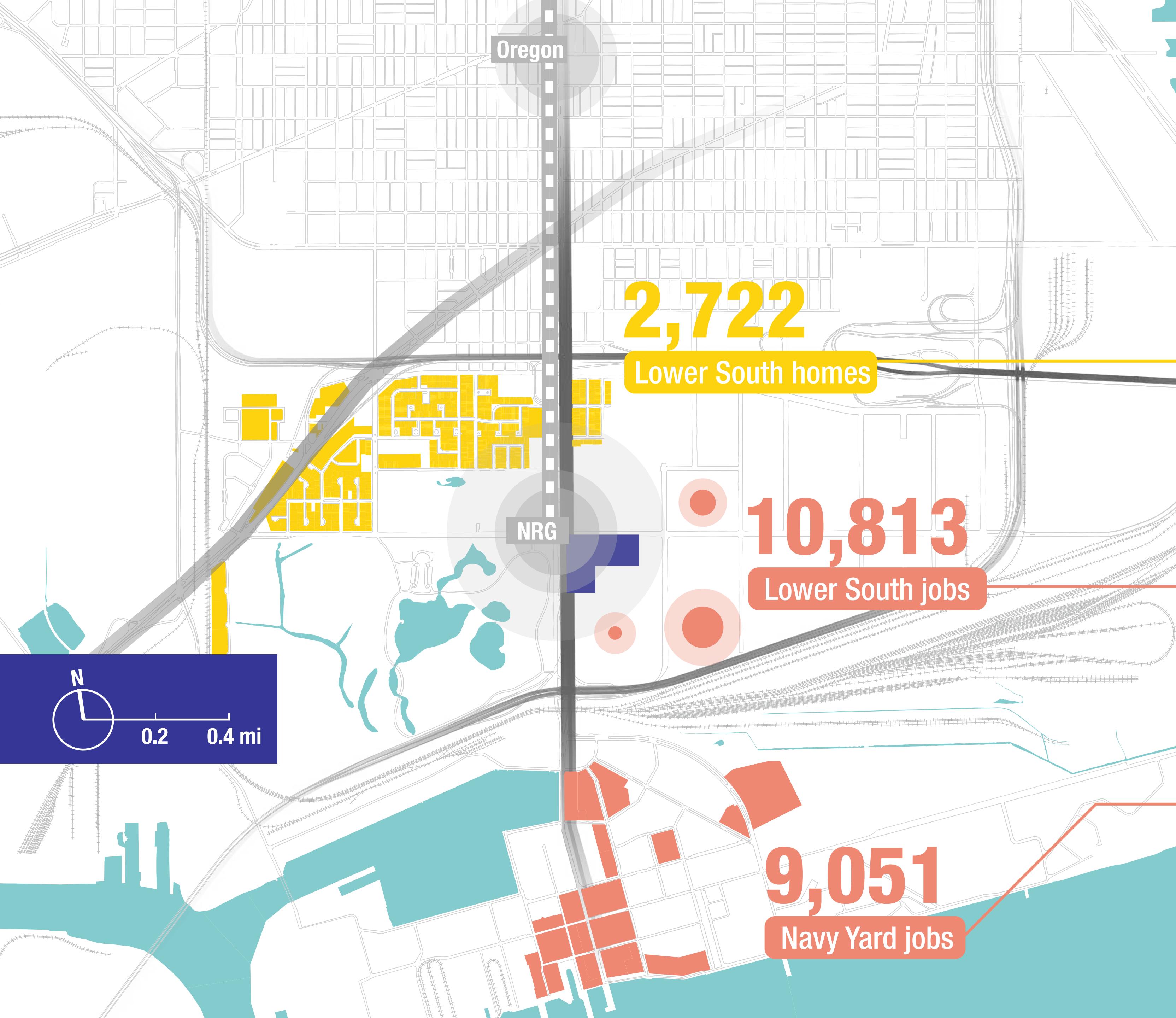
Seeking housing market



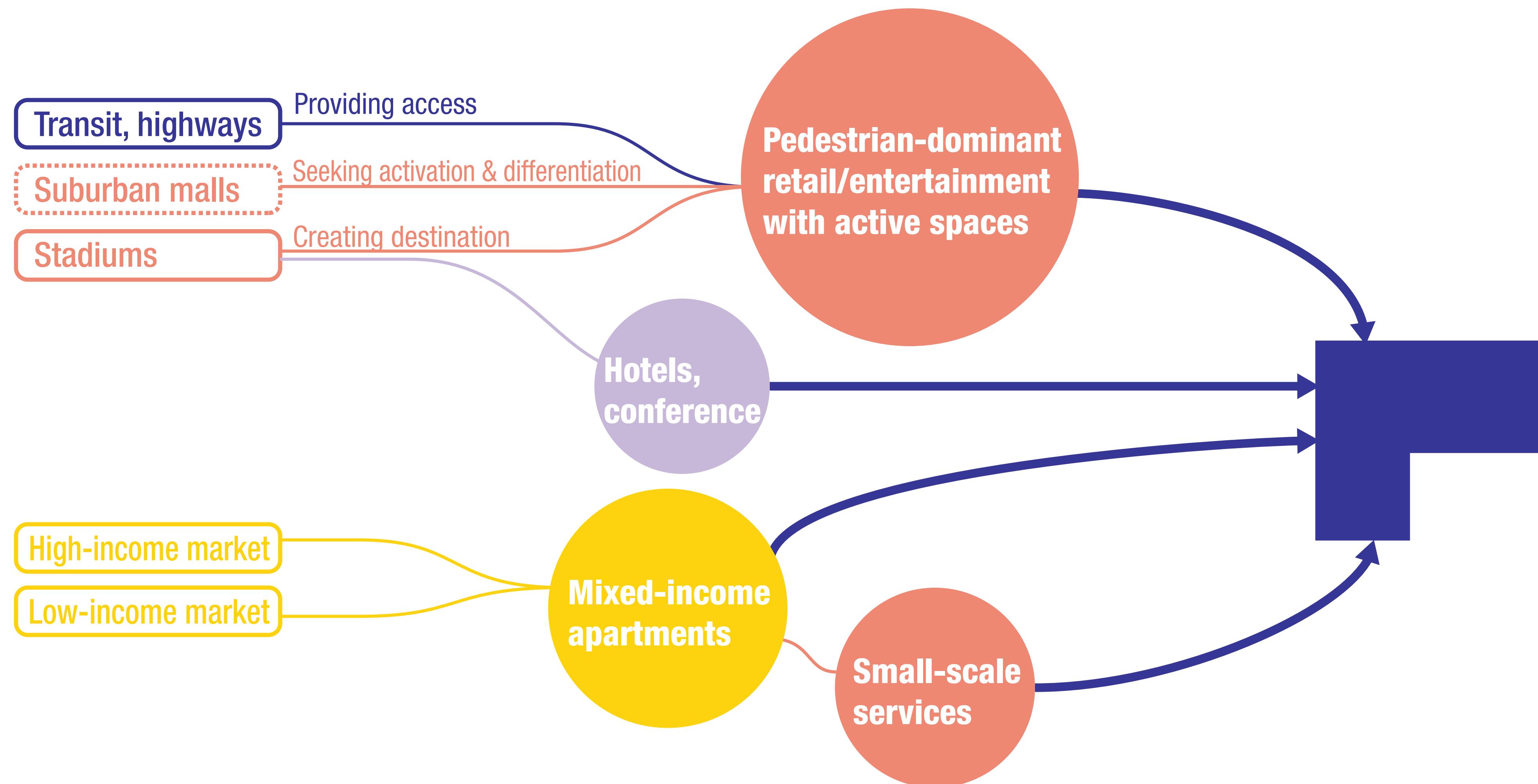
**Navy Yard**

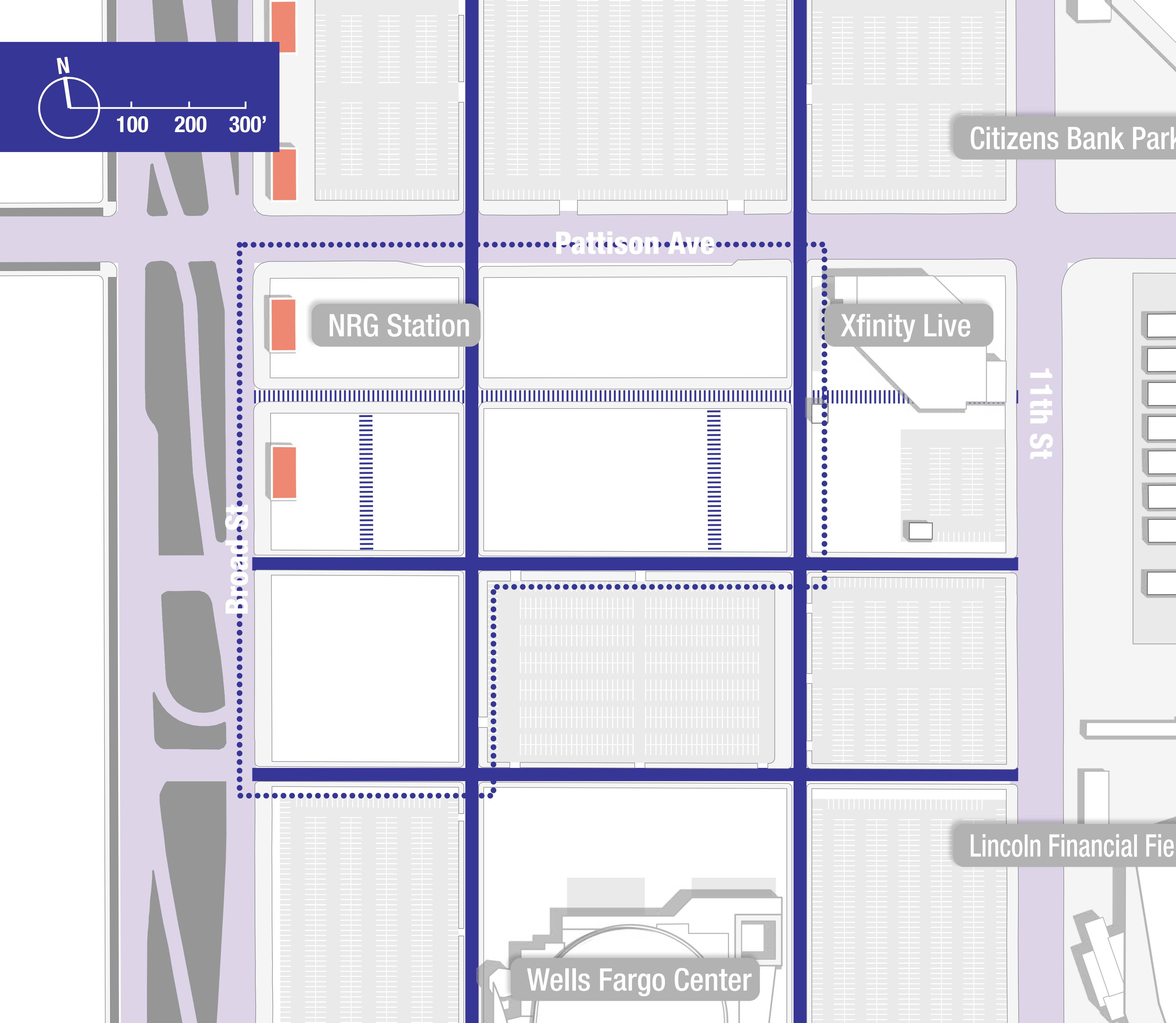
Seeking housing market

# Who's around



# Programs

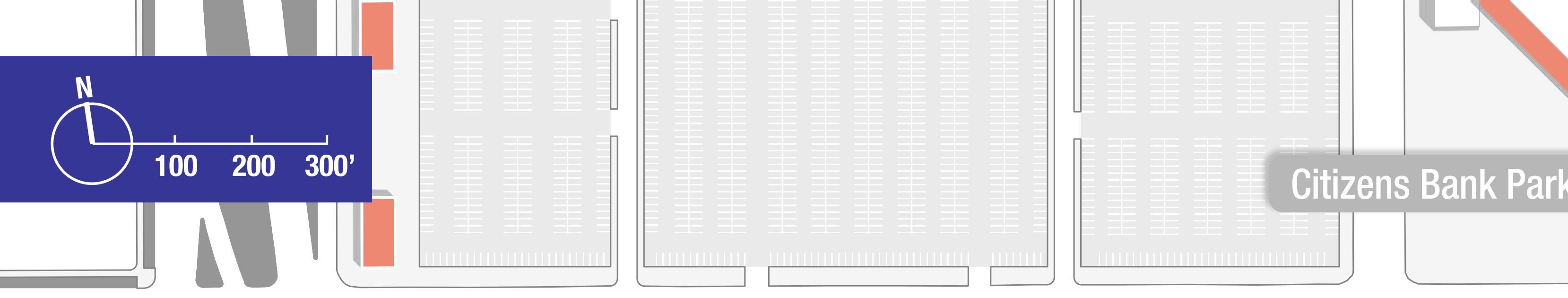




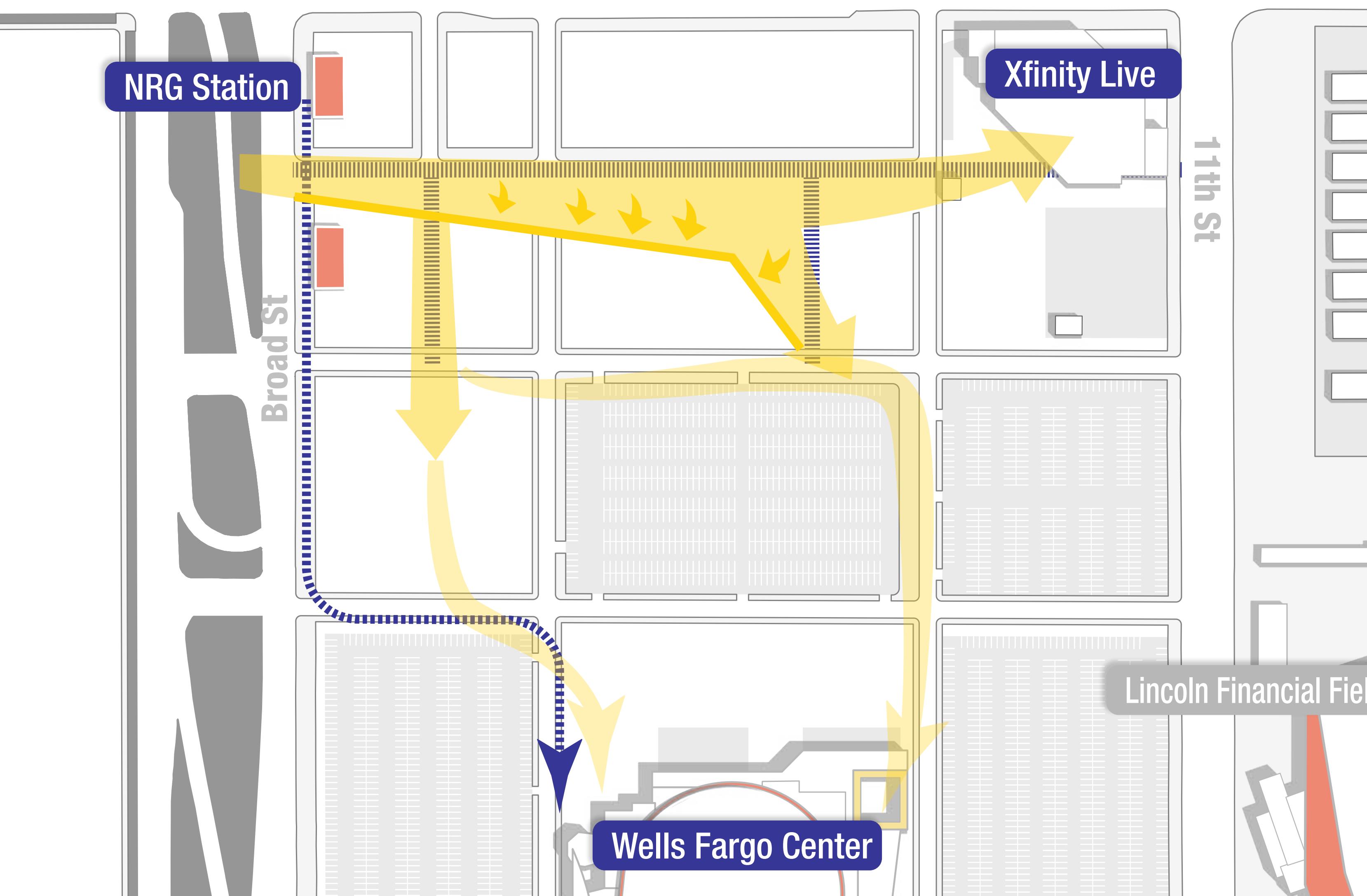
# Street gridding

Divide large parcels  
to increase overall  
circulation.

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

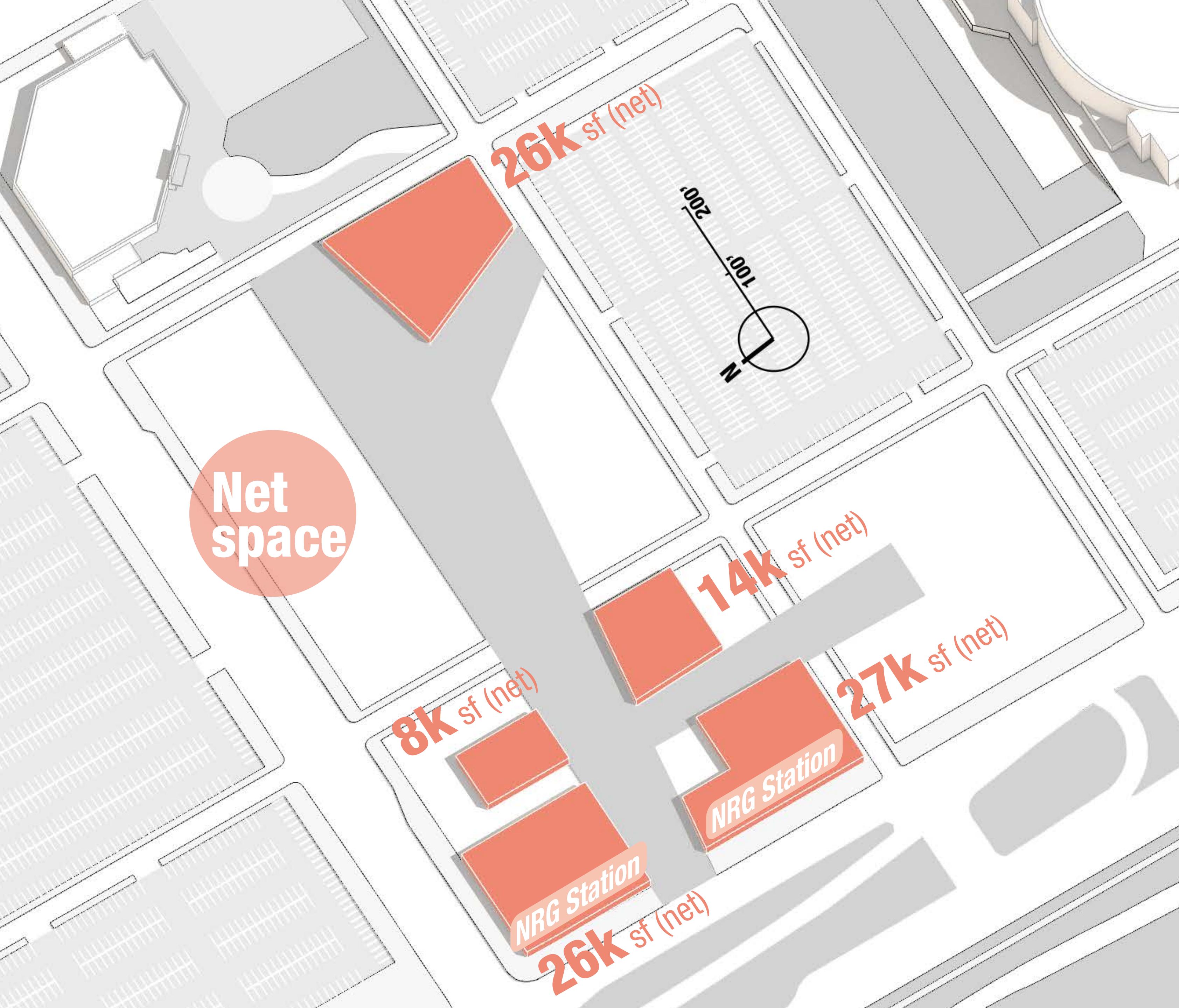


# Main corridor



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

- Existing route (blue arrow)
- Alternative route (new corridor) (yellow arrow)

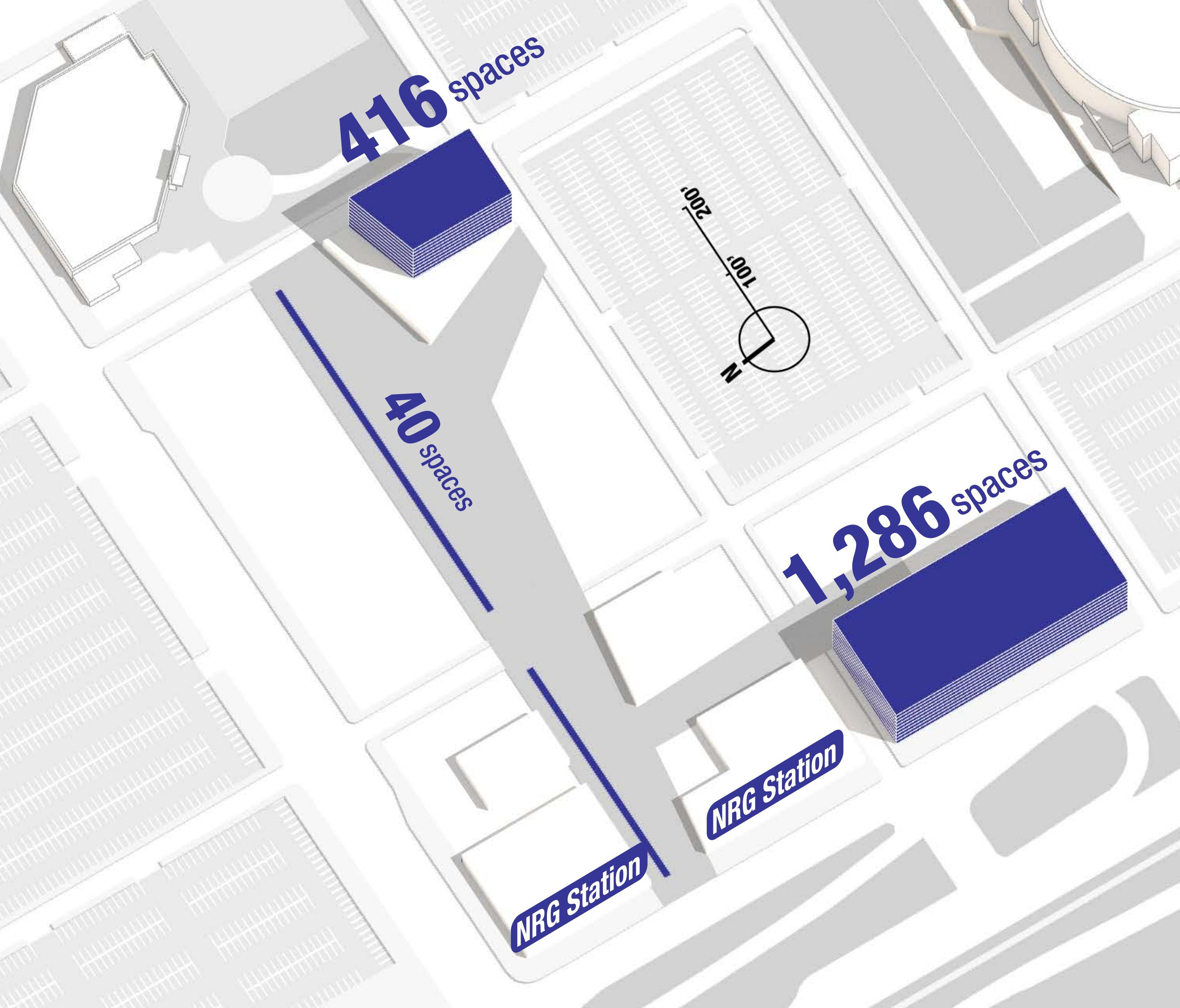


## Phase I

### TOD Commerce/ entertainment

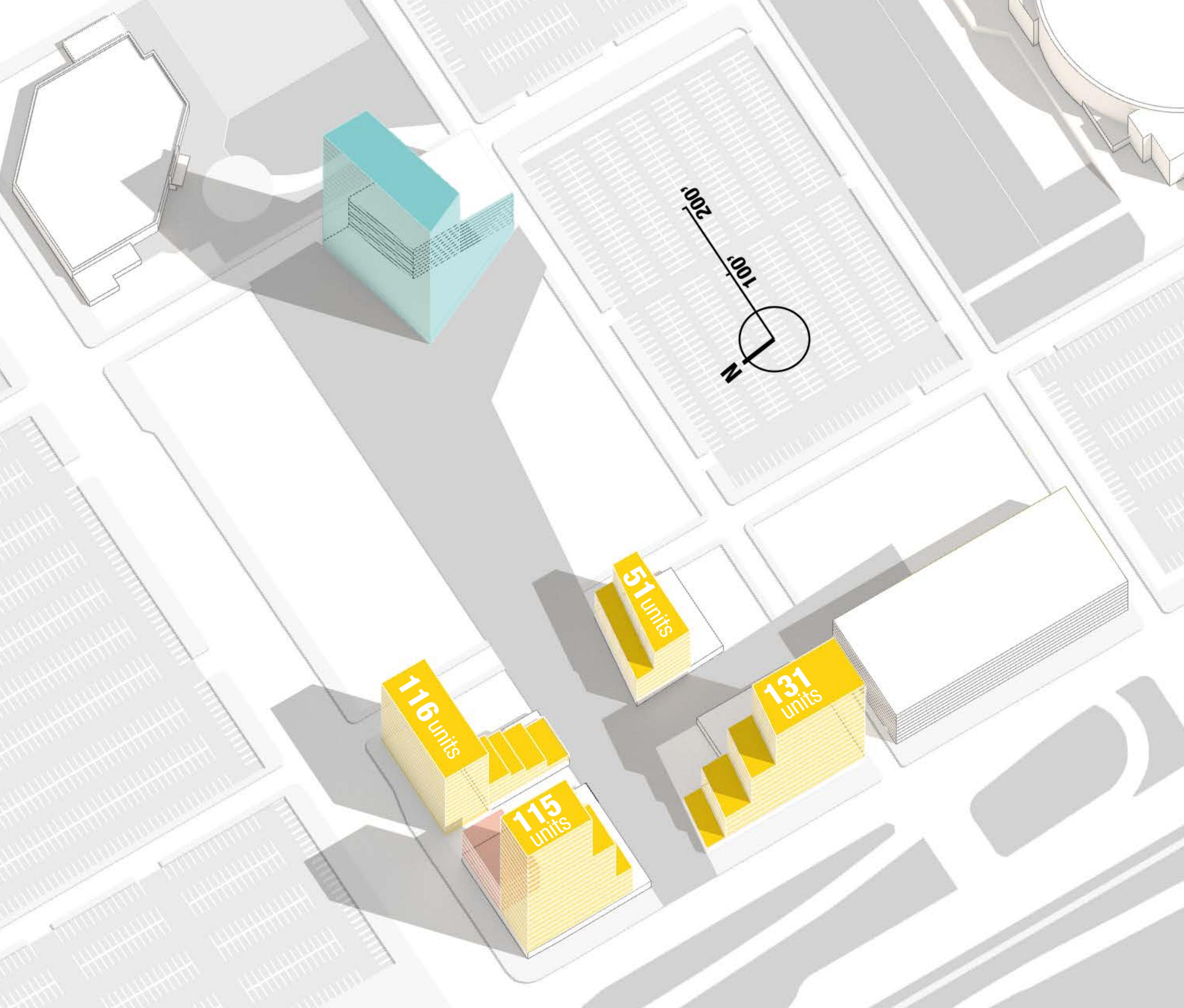
**81,583 sf (net)**  
Retail/entertainment  
complex

326 parking spaces



## 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

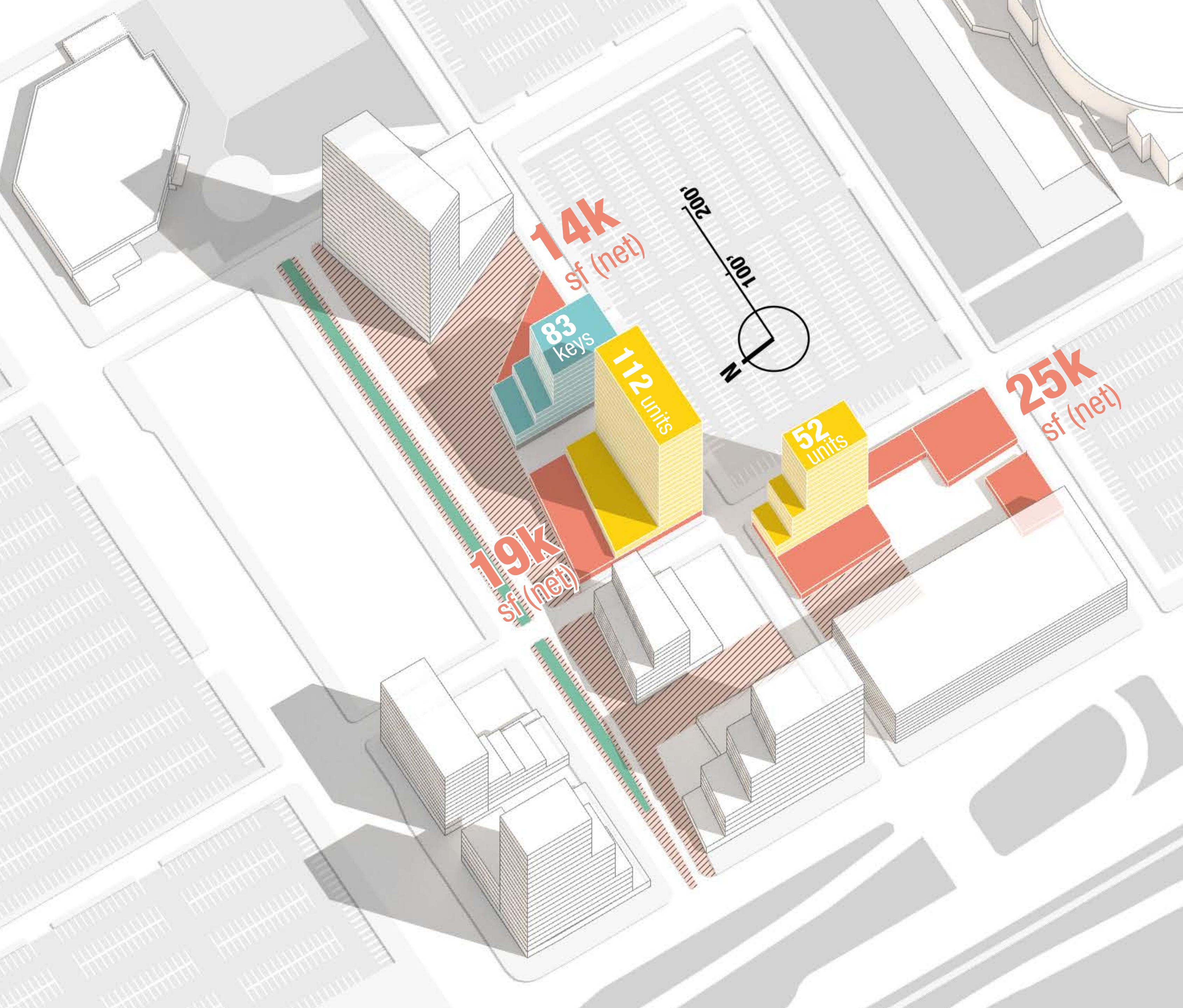
232 parking spaces

**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

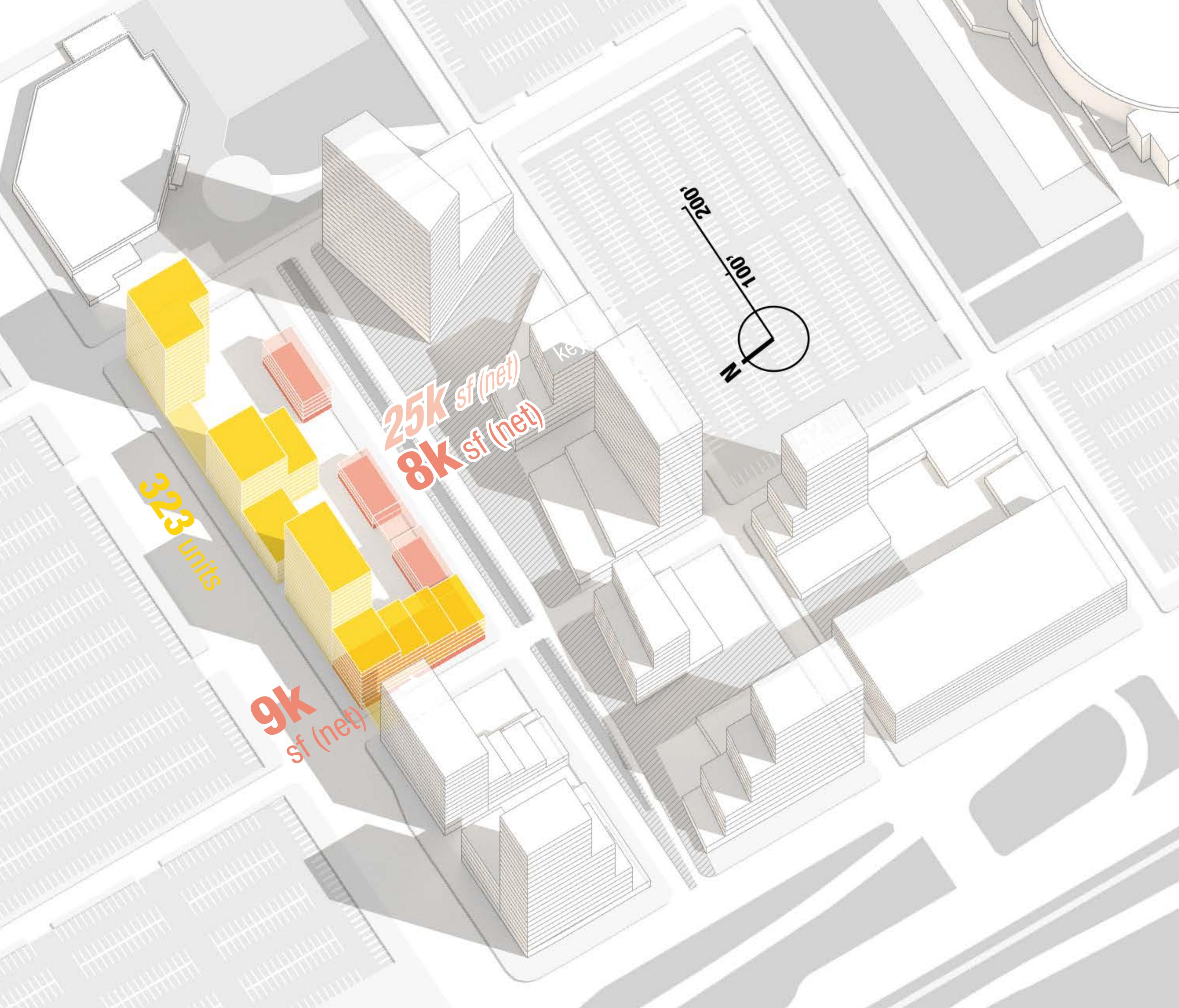
**323** apts

123 parking spaces

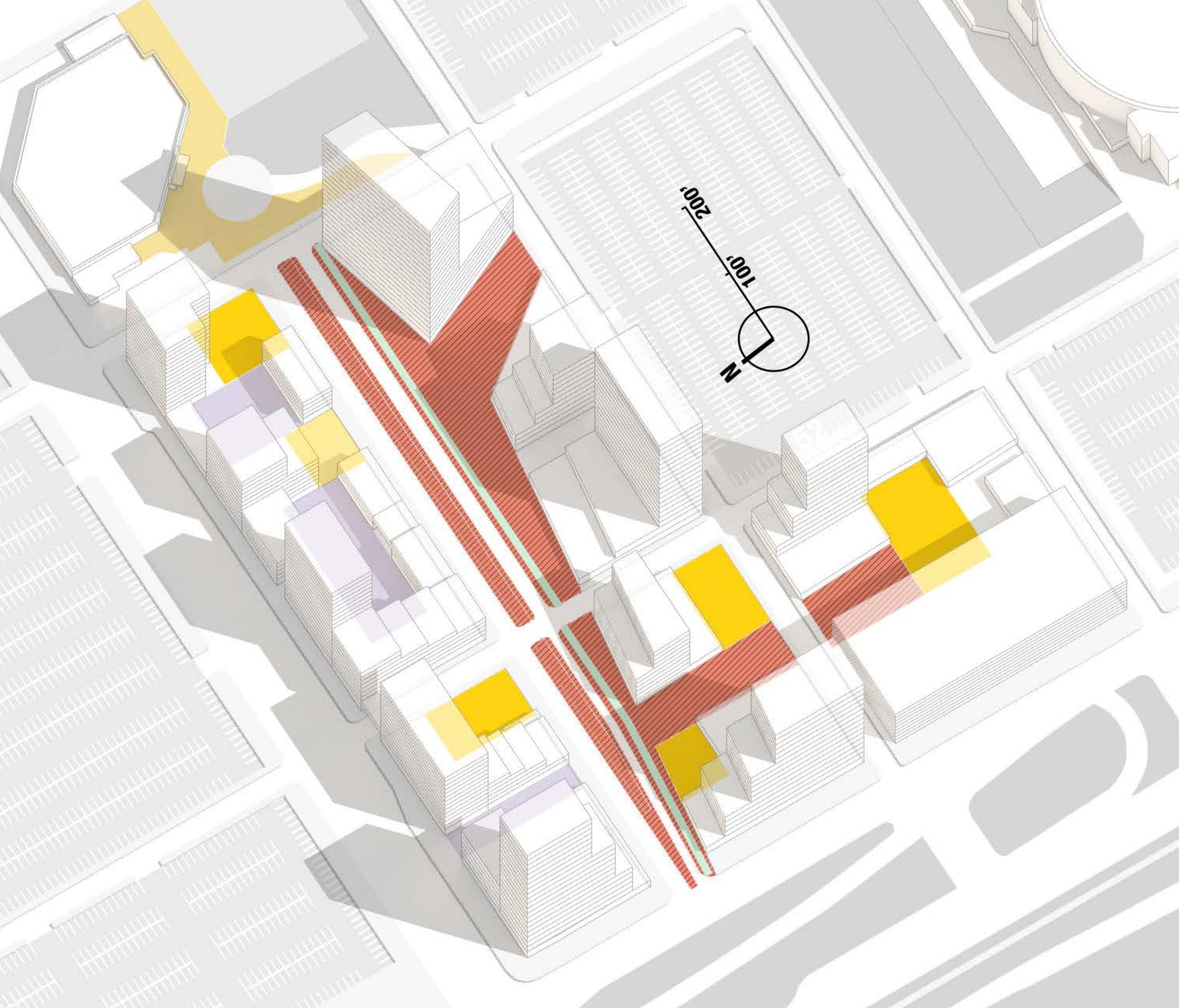
**24,530** sf (net)  
Office

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

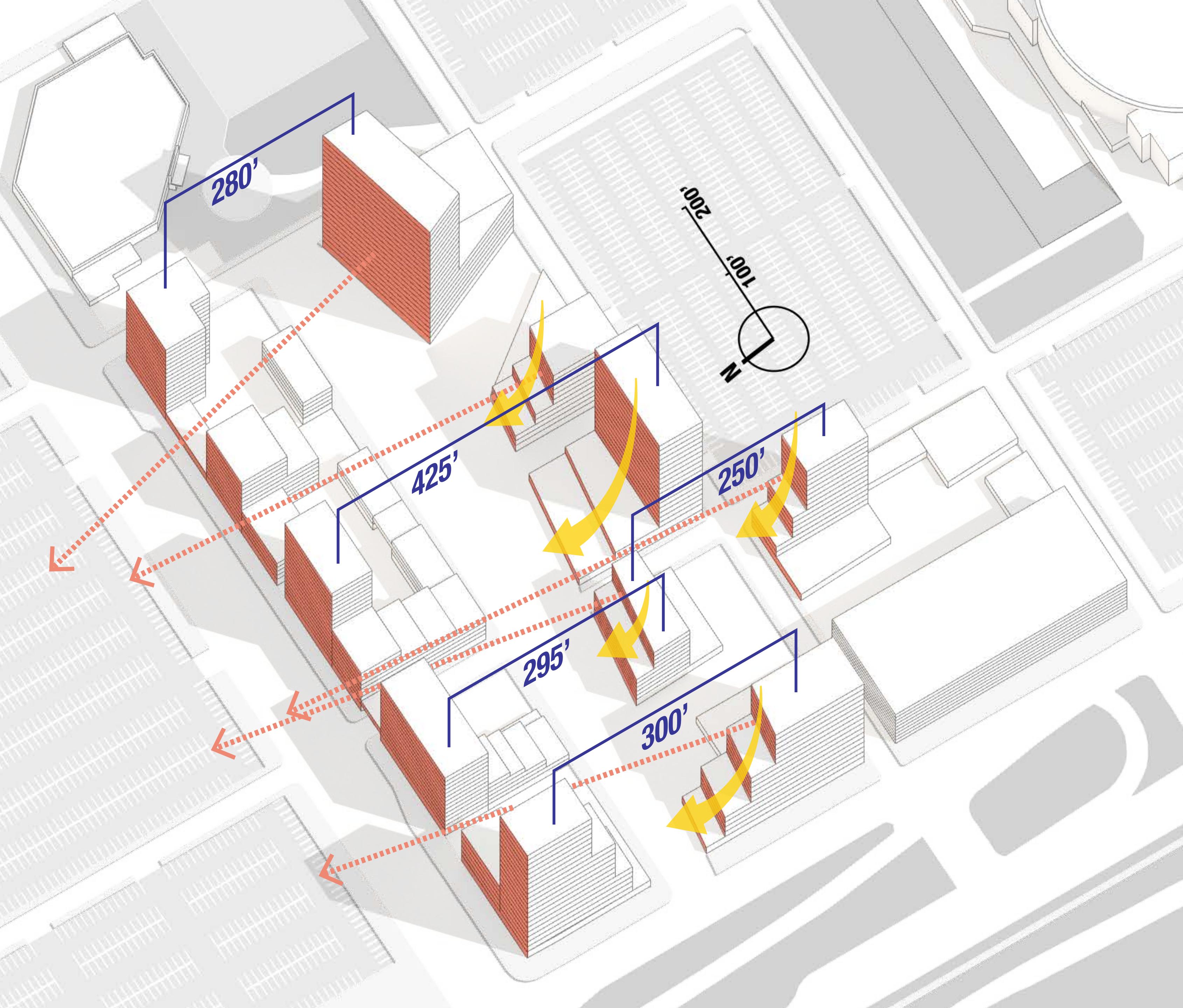
Community activities, resting, recreation, etc.

## Green infrastructure

## Sidewalk

## Parking

# Density control



**1** Height regulation  
~290'

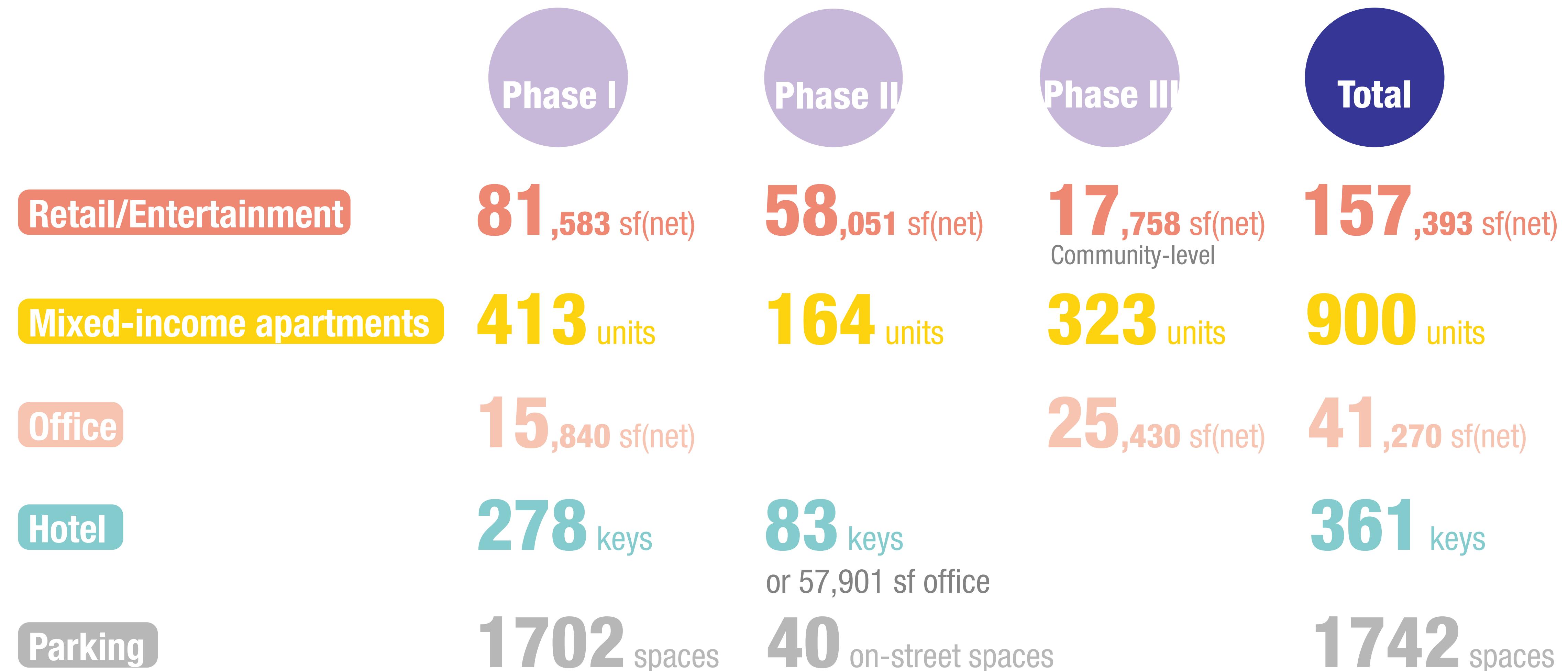
**2** Parking capacity  
1.7k spaces

**3** View of Center City

**4** Setback for Sunlight

**5** Spacing Adequate

# Development overview



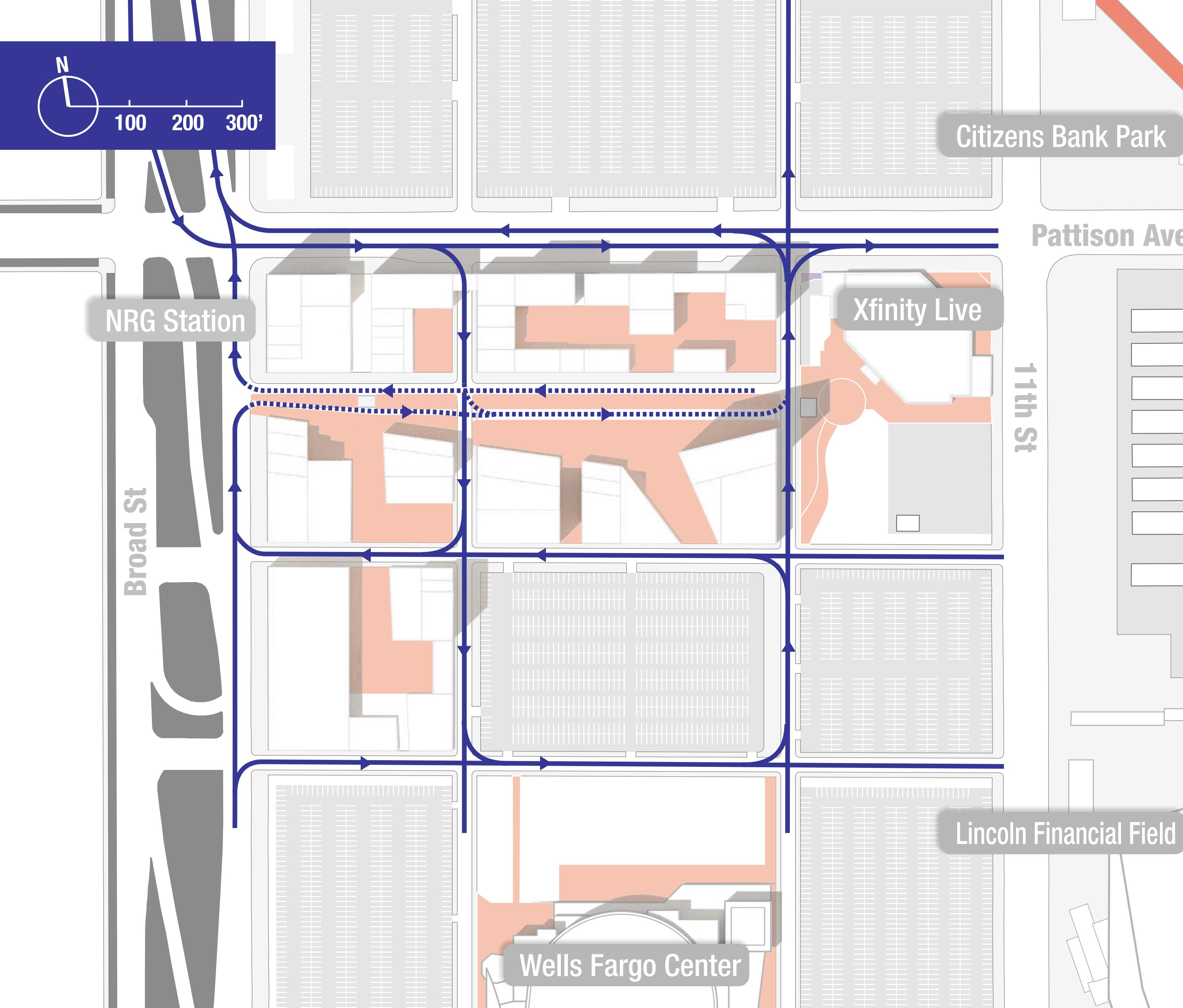
# Parking calculations

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

# Auto-circulation

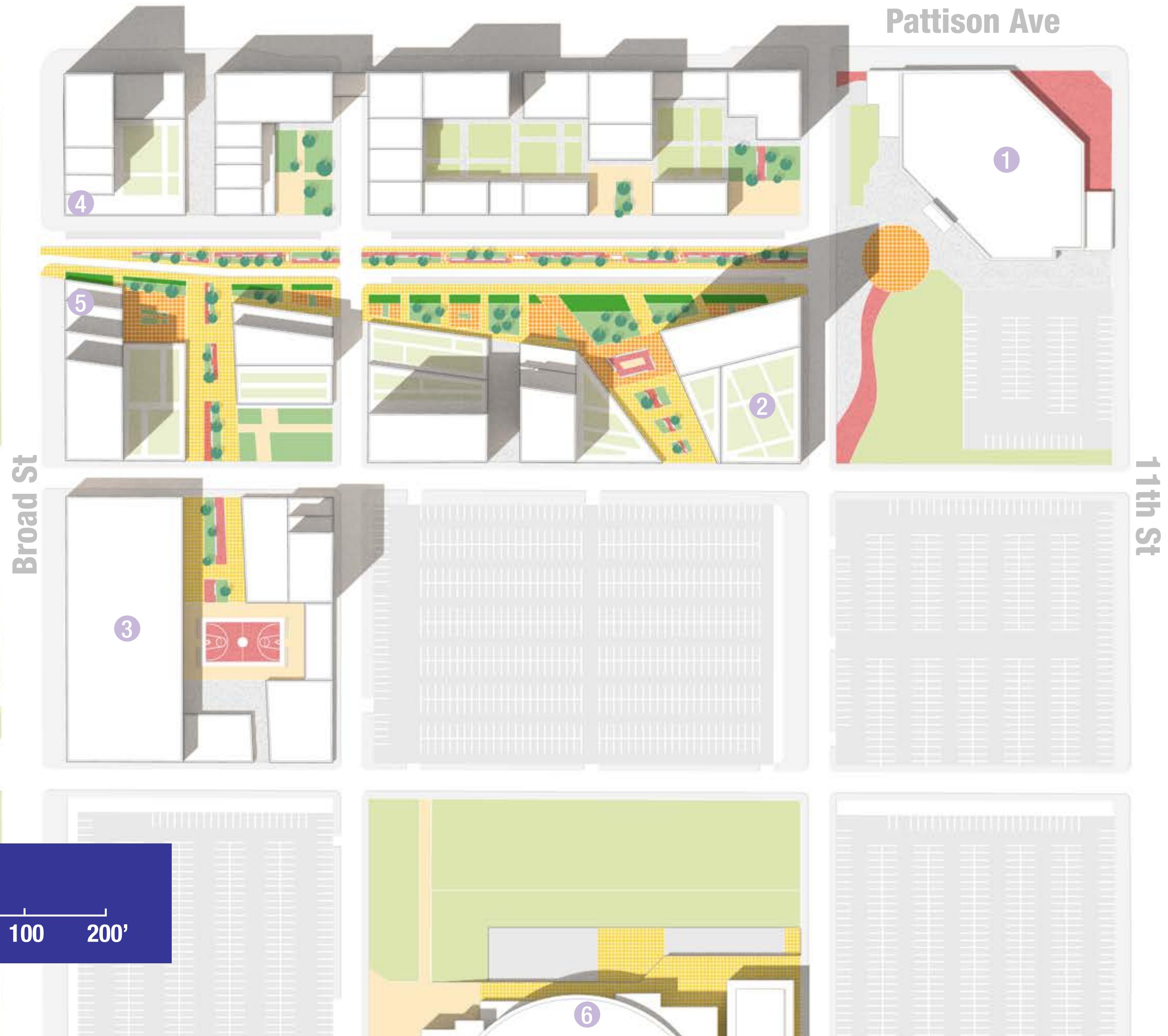
Circulation to maximize pedestrian experience inside the corridor

- 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**



100' 200'

# Plan

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



- 1 Main corridor pavement
  - 2 Corridor piazza pavement type 1
  - 3 Corridor piazza pavement type 2
  - 4 Differently paved public spaces
  - 5 Corridor public green space
  - 6 Other public green space
  - 7 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

# Corridor section

Well-defined

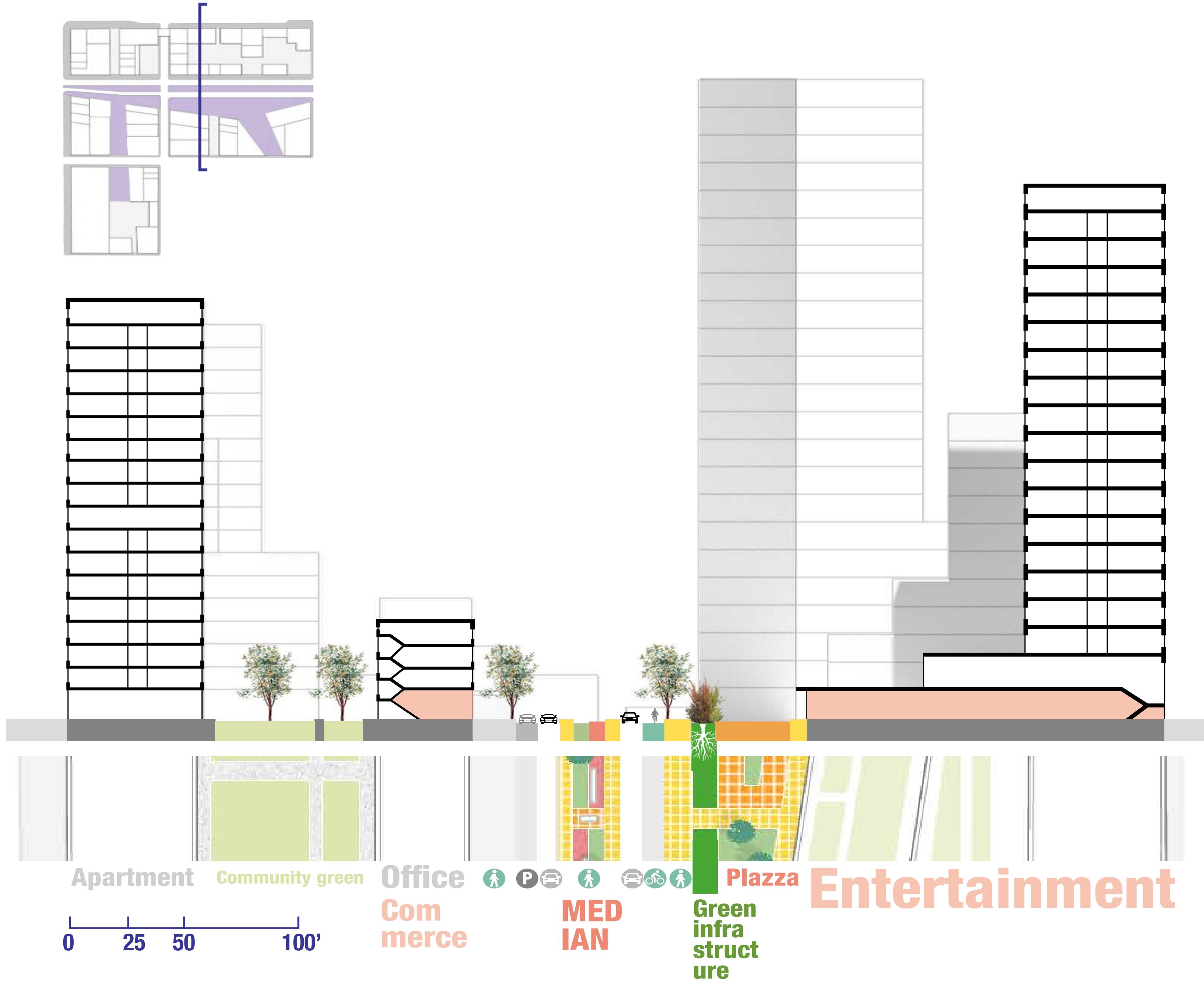
Inclusive

Well-lit

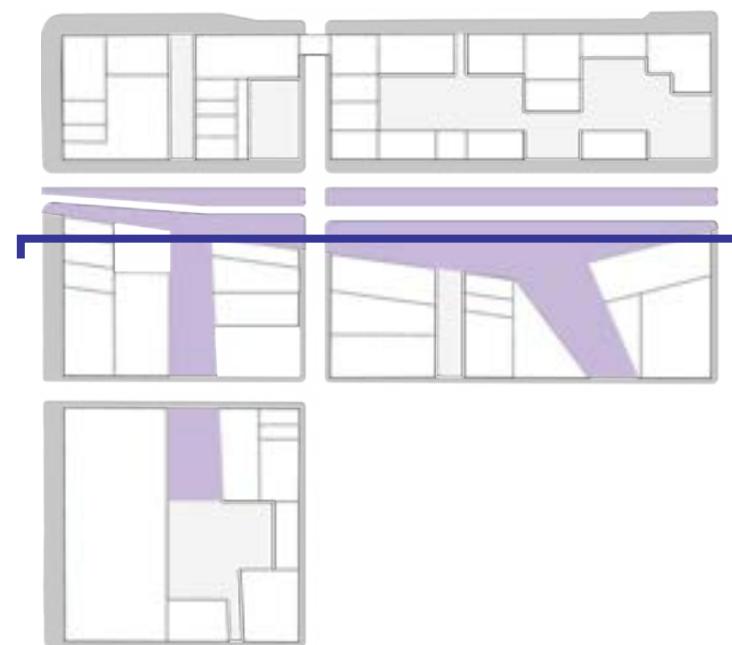
Open

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

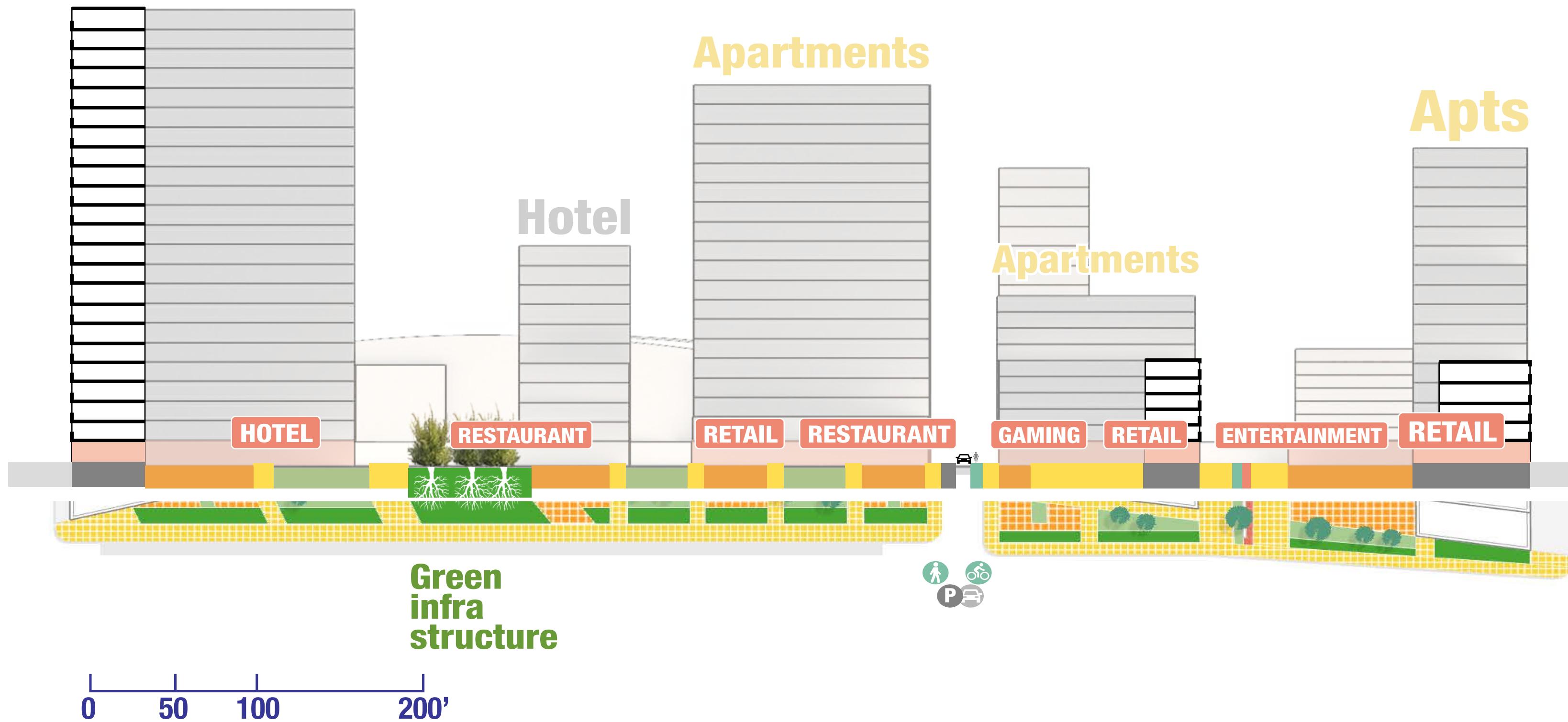
- Corridor public green space
- Other public green space
- Green infrastructure



# Corridor section



## Hotel



Well-defined

Inclusive

Well-lit

Open

