



SLS International Hotel and Residences



DRANOFF

sbe®

Philadelphia City Planning Commission
Civic Design Review

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KPF



Cope Linder Architects

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PROJECT DESCRIPTION

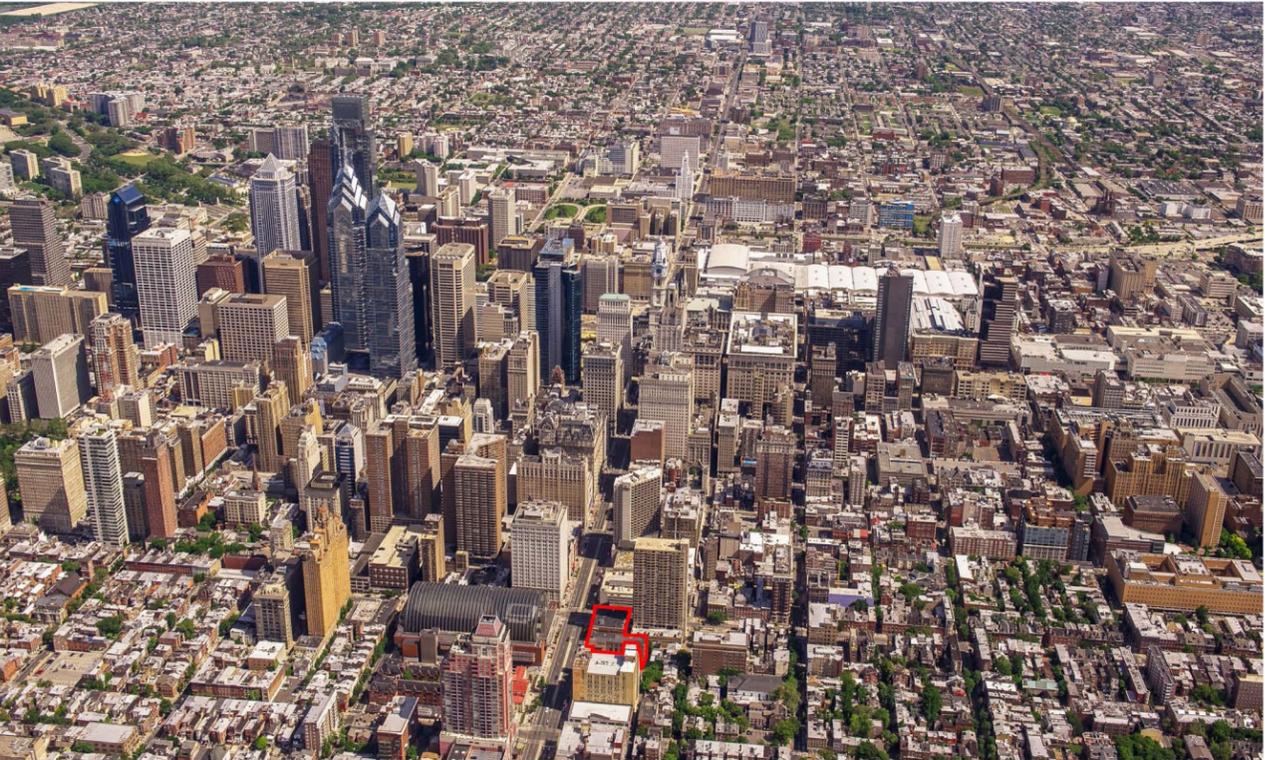
The SLS International Hotel & Residences, located at the southeast corner of Broad and Spruce Streets, will mark the Avenue of the Arts on the Philadelphia skyline and activate the pedestrian experience on South Broad Street. The 590-foot tall, 46-story tower will include a 151-room luxury boutique hotel, as well as 125 luxury condominium residential units. The development will address the corner of Broad and Spruce with an SLS signature restaurant and bar. The top of the podium will feature a rooftop lounge, a fitness center and 75-foot pool, and a 6,000-square foot ballroom that will face the Kimmel Center for the Performing Arts. The tower itself, will contribute to the Philadelphia skyline and help to distinguish the area as one of Philadelphia's key cultural districts.

Located near the southern edge of Center City, the site of the SLS International currently consists of two vacant buildings and a vacant lot. The project is conceived as a composition of bundled boxes that result in slender proportions and allow for views, light and air both to and from neighboring buildings. The project's location across from the city's acclaimed Kimmel Center represents another step towards fulfilling the vision for the Avenue and the Arts district, so designated over 20 years ago. Architecturally, this project also seeks to relate to its immediate context in both massing and materiality. While the point tower rises dramatically above its neighbors, it also sets back atop a podium that continues the street wall height of South Broad Street. The podium facades are modulated to further break down the scale and suggest the multiple secondary datum surrounding the site.

The hotel will be operated by SLS Hotels, a premium lifestyle brand with a growing domestic and international presence. Known for its nightlife and popular restaurants, SLS has most recently opened new luxury properties in Miami and Los Angeles and will soon open in New York City and Las Vegas. The hotel rooms at SLS International will average 350 square feet and feature large windows with unobstructed city views. Guest amenities will include a spa and fitness facility with Olympic distance lap pool, a conference facility, grand ballroom, light filled pre-function space facing the Kimmel Center, and outdoor roof terraces. The 125 luxury condominiums will be co-branded with the SLS Hotel and will range from spacious one-bedrooms to grand penthouse units. The residences will each feature floor to ceiling windows, balconies, private parking and views of the Center City Skyline from river to river.



SITE



SITE PHOTOS



BROAD STREET LOOKING SOUTH



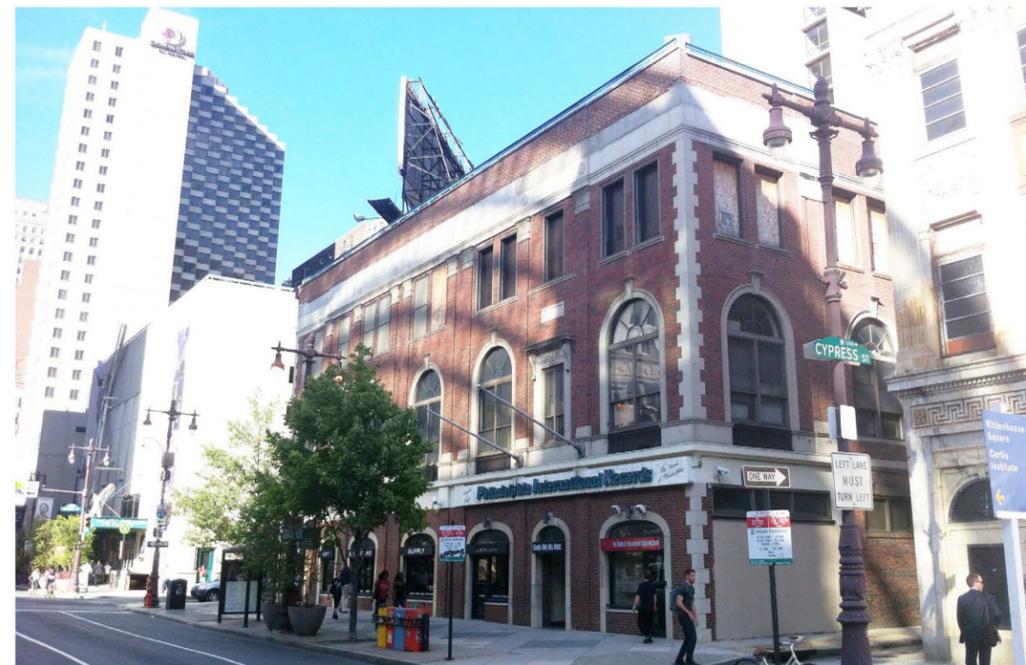
BROAD STREET LOOKING NORTH



WATTS STREET LOOKING NORTH



BROAD STREET



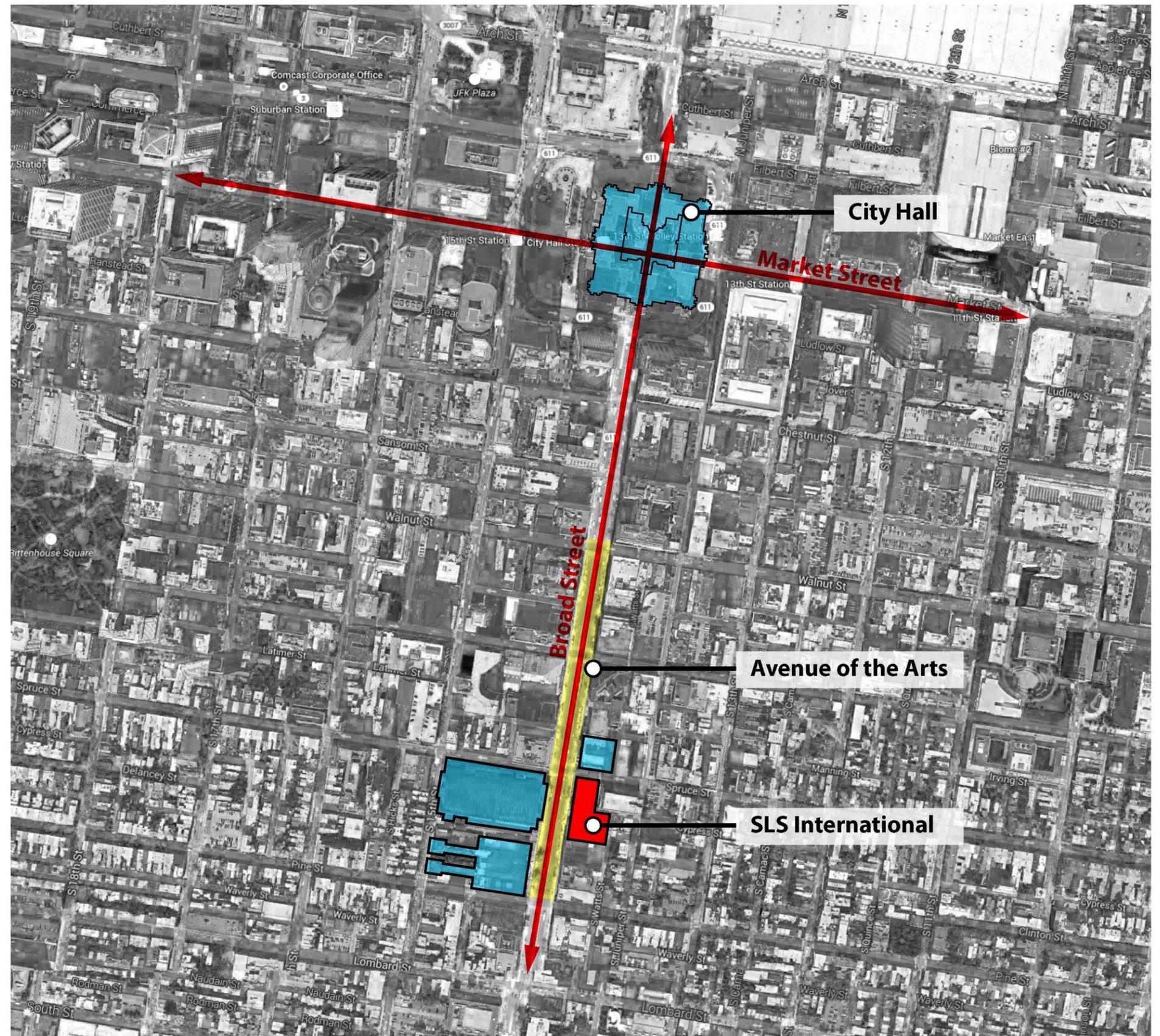
BROAD STREET



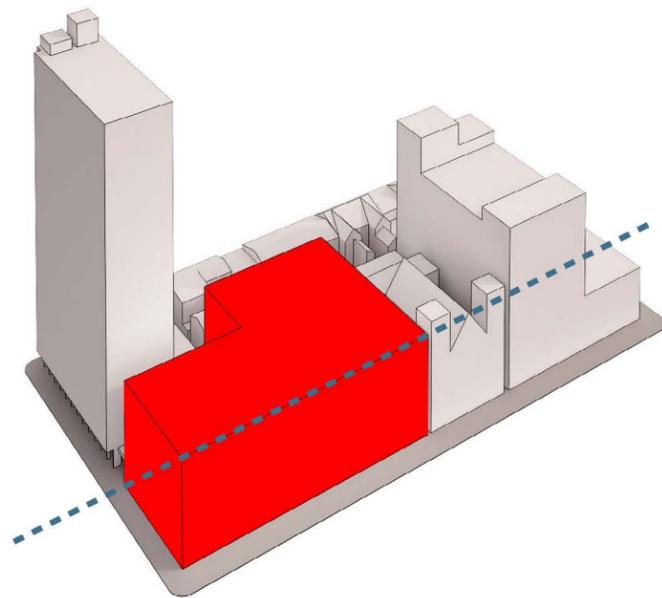


URBAN SCALE CONCEPT

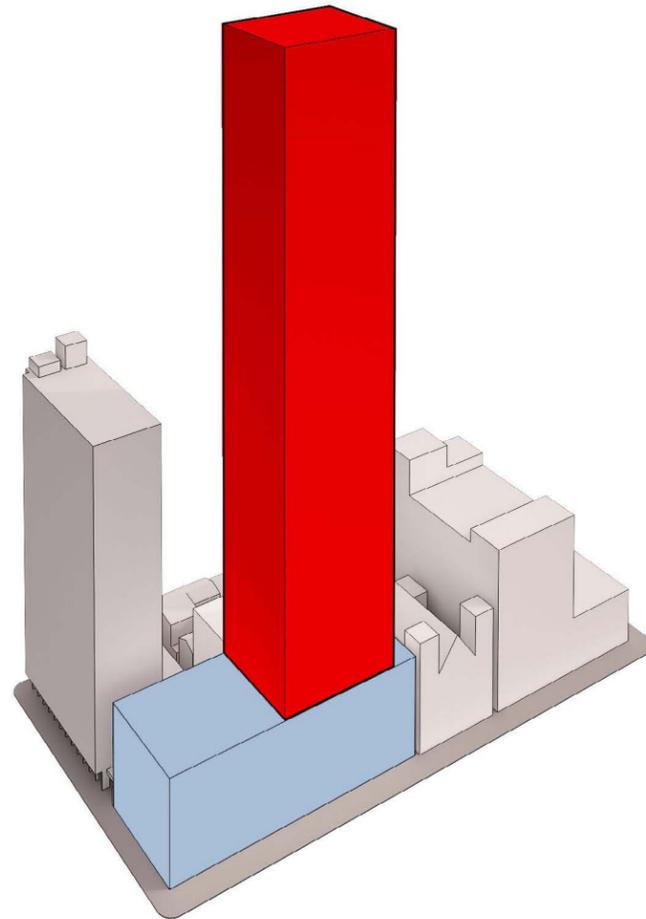
- VERTICAL ANCHOR AND BEACON FOR THE AVENUE OF THE ARTS
- TOWER MASSING AND POSITION OPTIMIZES VIEWS TO AND FROM NEIGHBORING BUILDINGS
- PODIUM RELATES TO SCALE OF BROAD STREET
- SYMBOLIC / URBAN RELATIONSHIP OF TOWER & BASE TO KIMMEL CENTER
- TOWER FORM ENHANCES VERTICAL PROPORTIONS & SKYLINE PRESENCE
- GROUND LEVEL PROGRAM & ARCHITECTURAL EXPRESSION ACTIVATES STREET



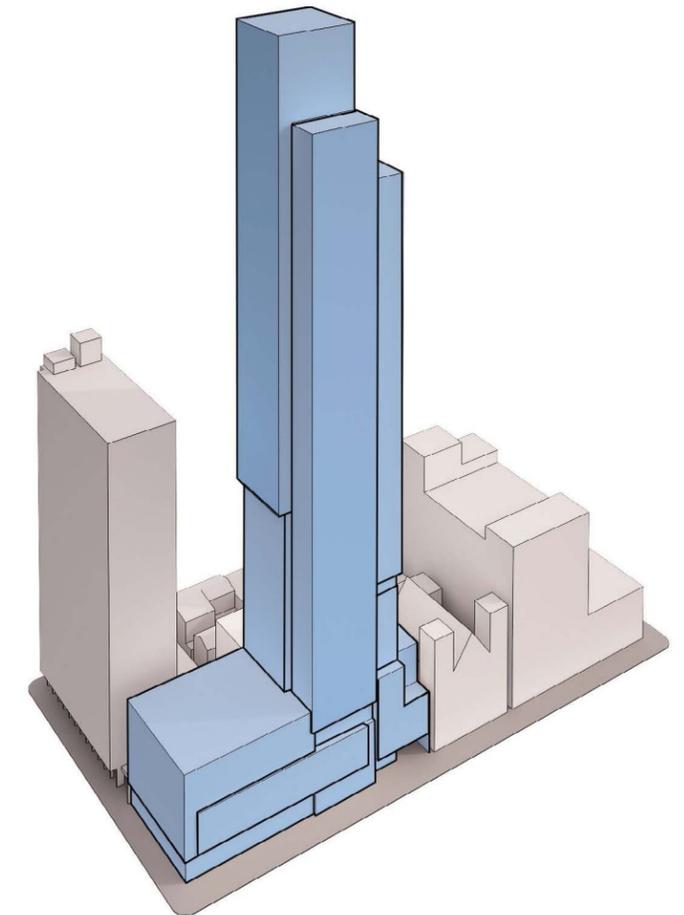
SITE SCALE CONCEPT



PODIUM RELATES TO DATUM AND SCALE OF BROAD STREET

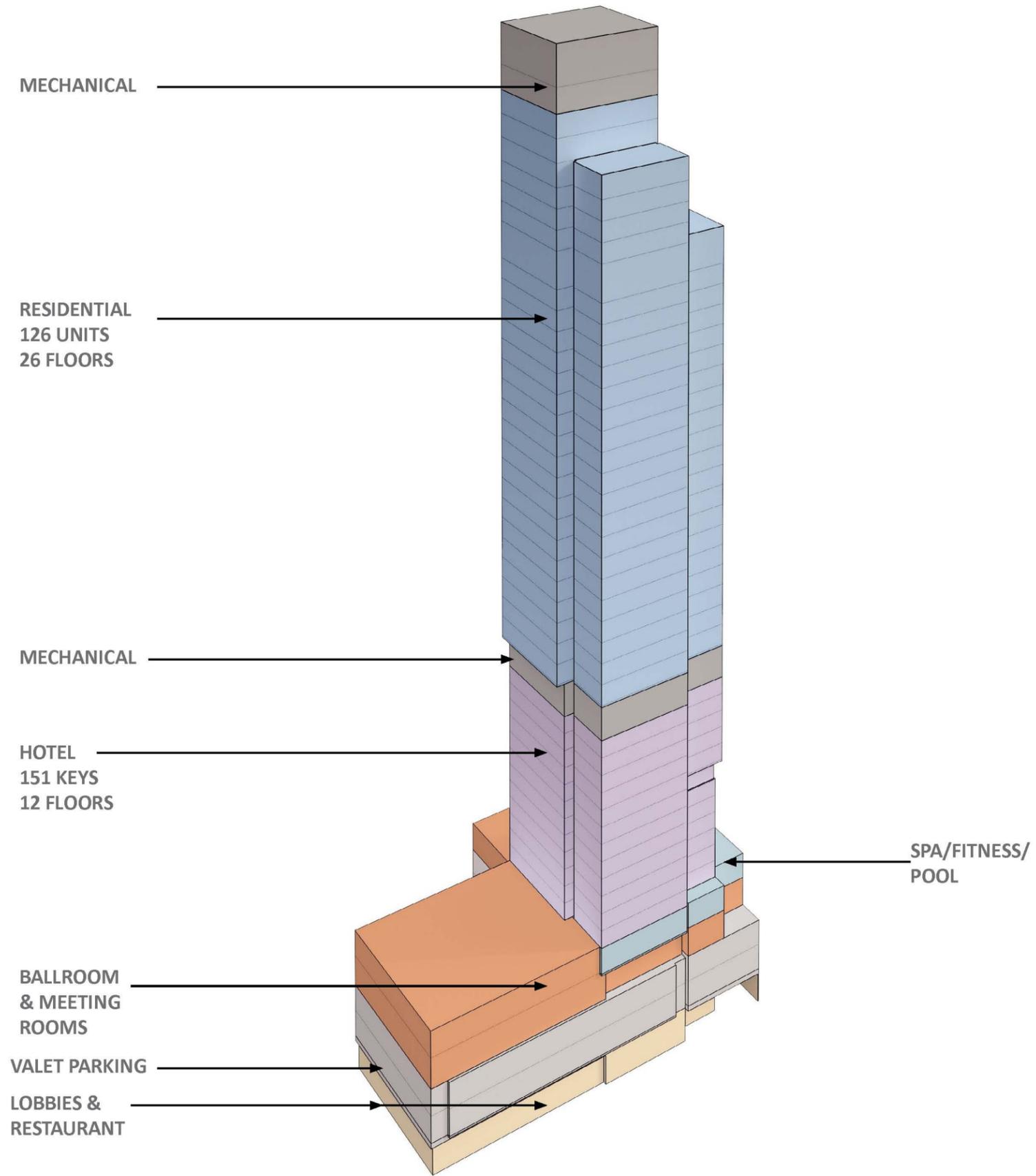


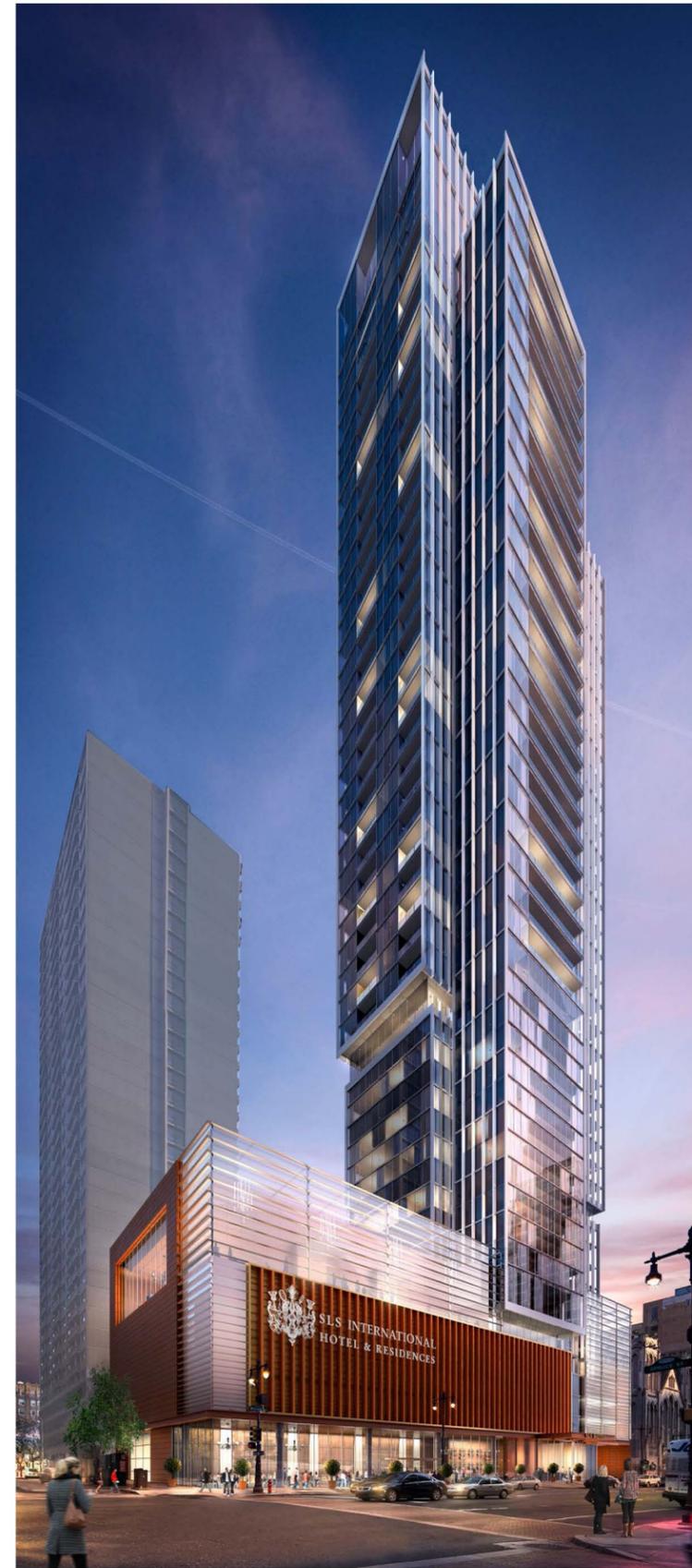
VIEWS OPTIMIZED TO AND FROM THE NEIGHBORING BUILDINGS



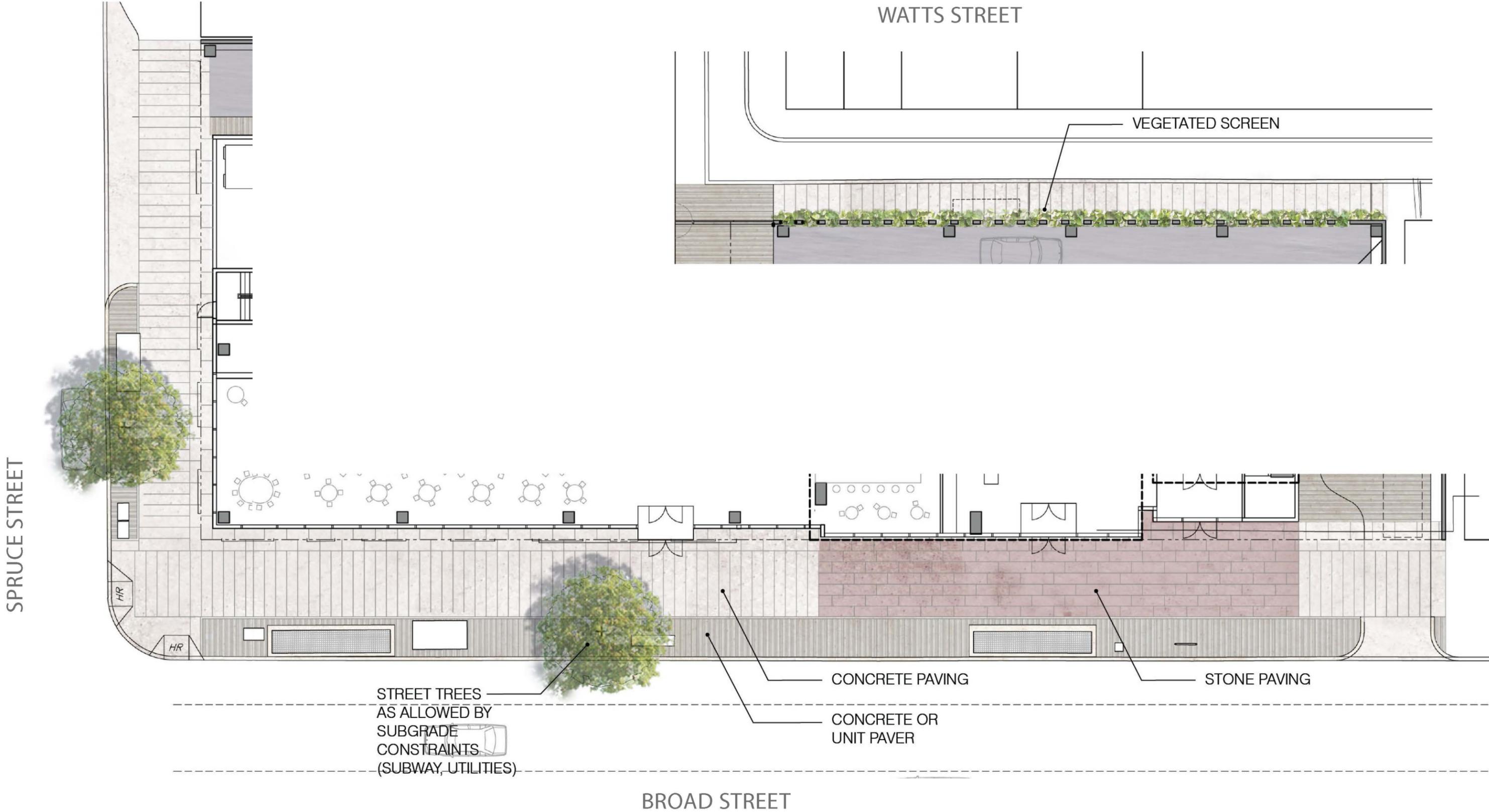
TOWER AND PODIUM MODULATED TO ENHANCE VERTICAL PROPORTIONS AND SKYLINE PRESENCE

PROGRAM





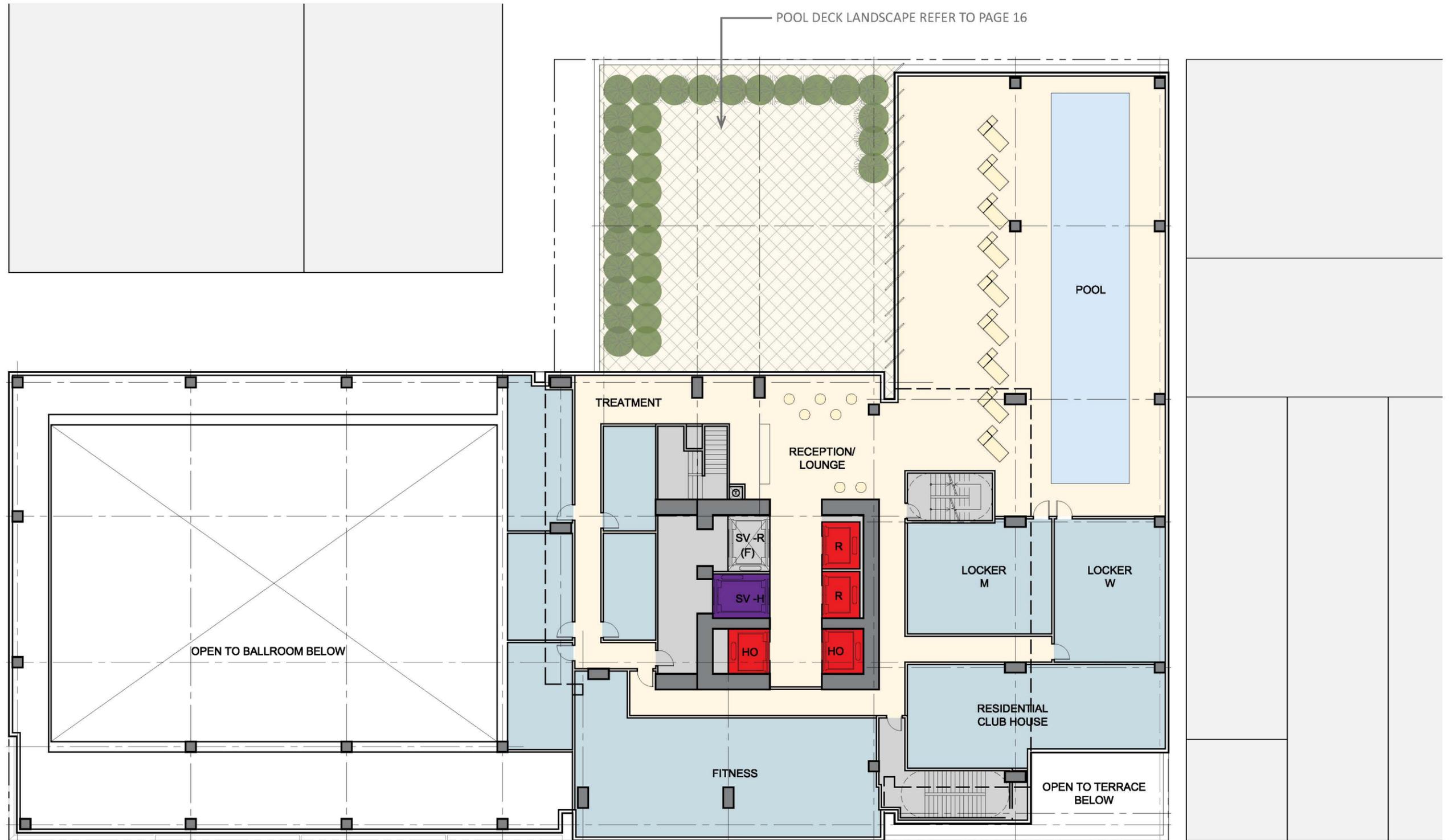
STREETSCAPE PLAN



LEVEL 04 PLAN
BALLROOM LEVEL



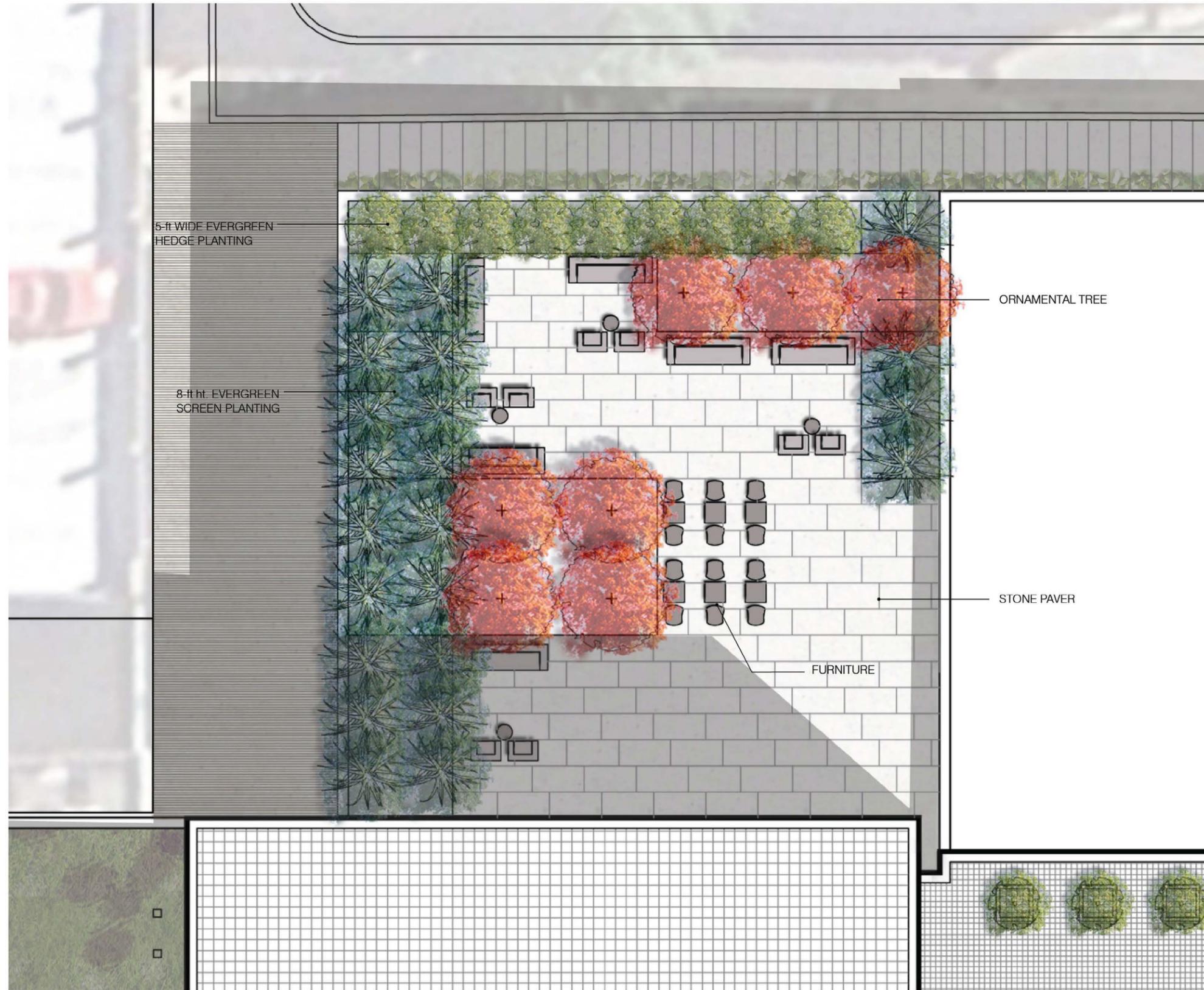
SPA LEVEL FLOOR PLAN



LANDSCAPE ROOF PLAN



ENLARGED POOL DECK PLAN



WATTS STREET FACADE



SPRUCE STREET FACADE



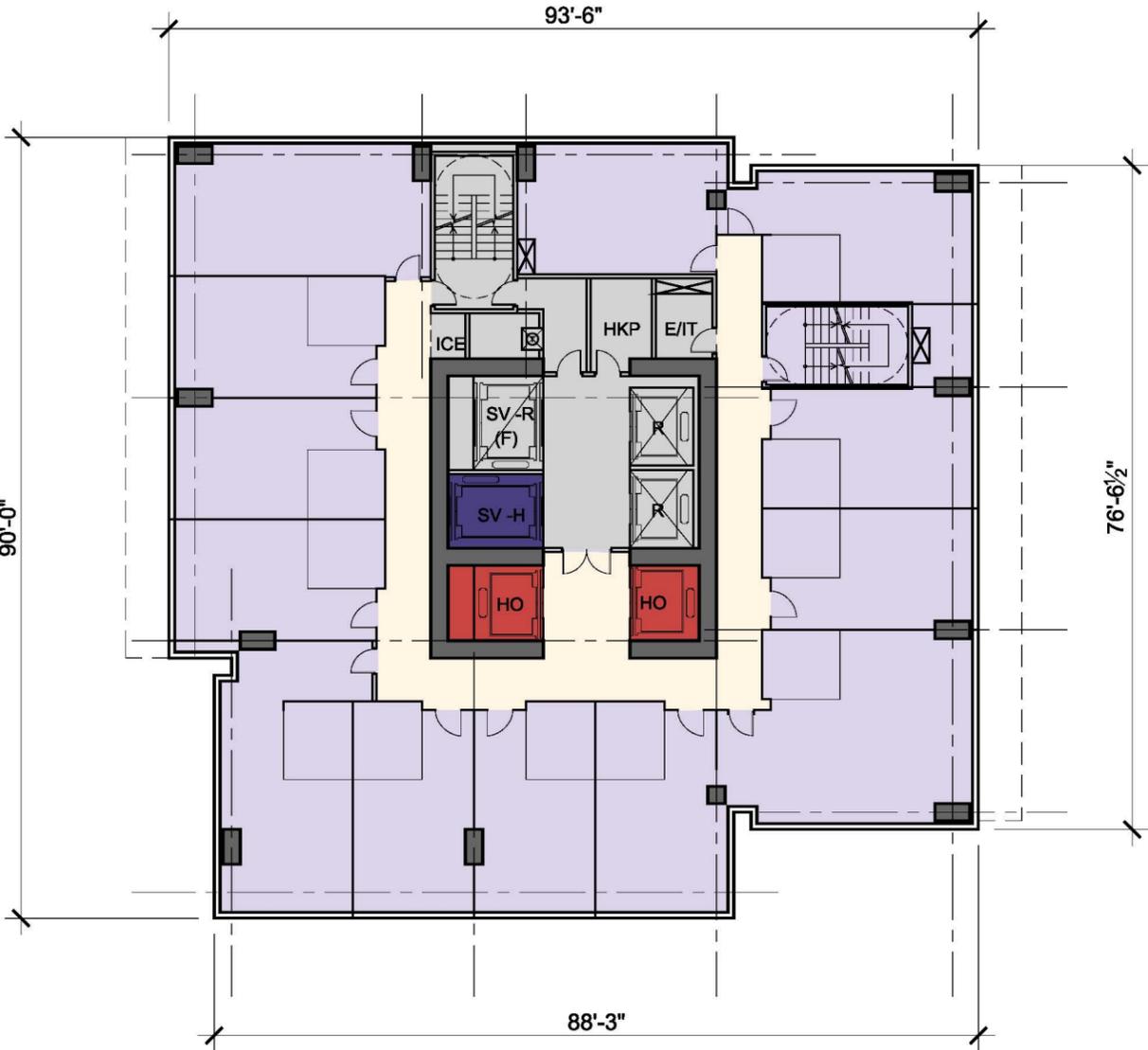
BROAD STREET FACADE



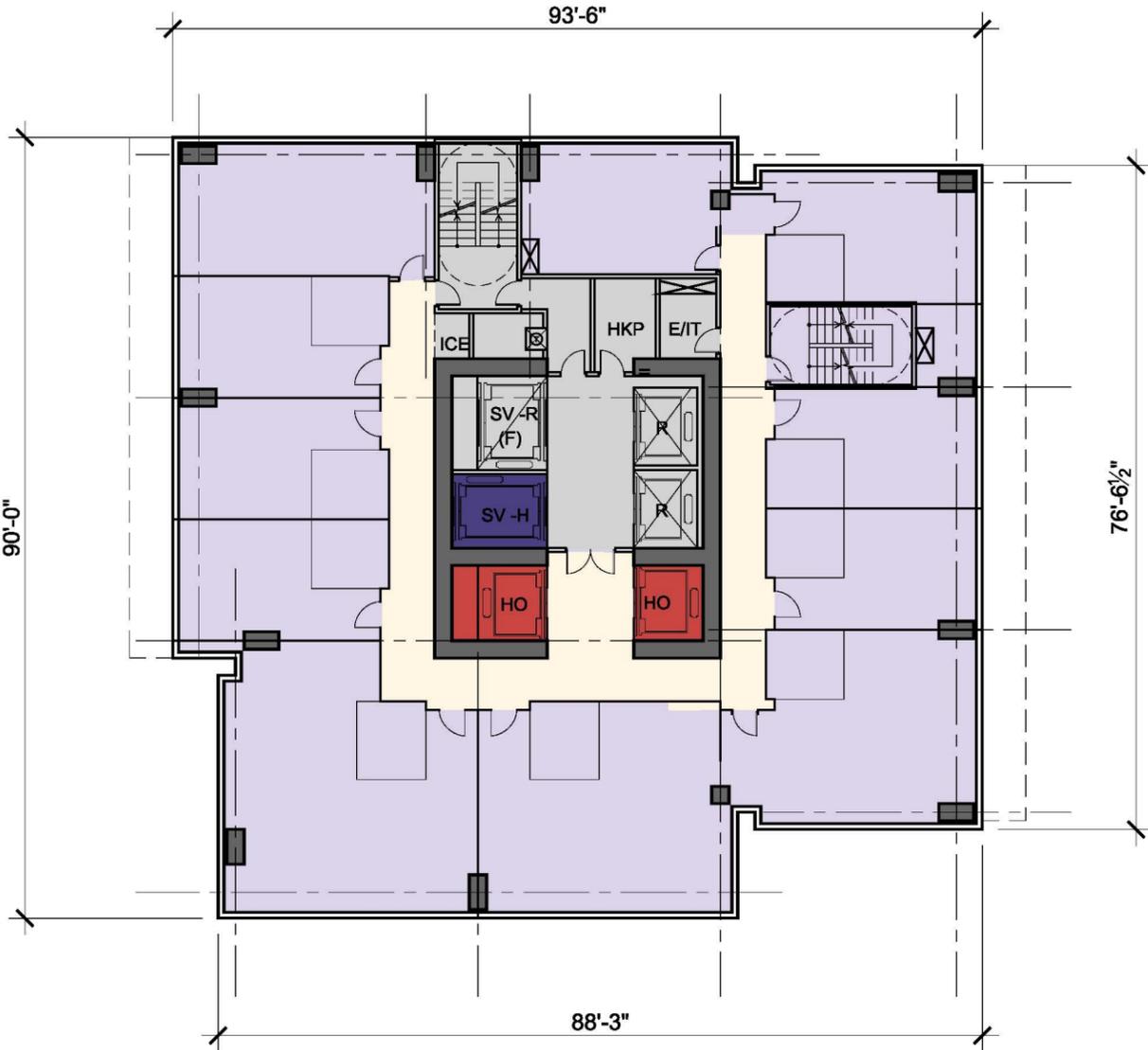
BROAD STREET FACADE



HOTEL FLOOR PLANS

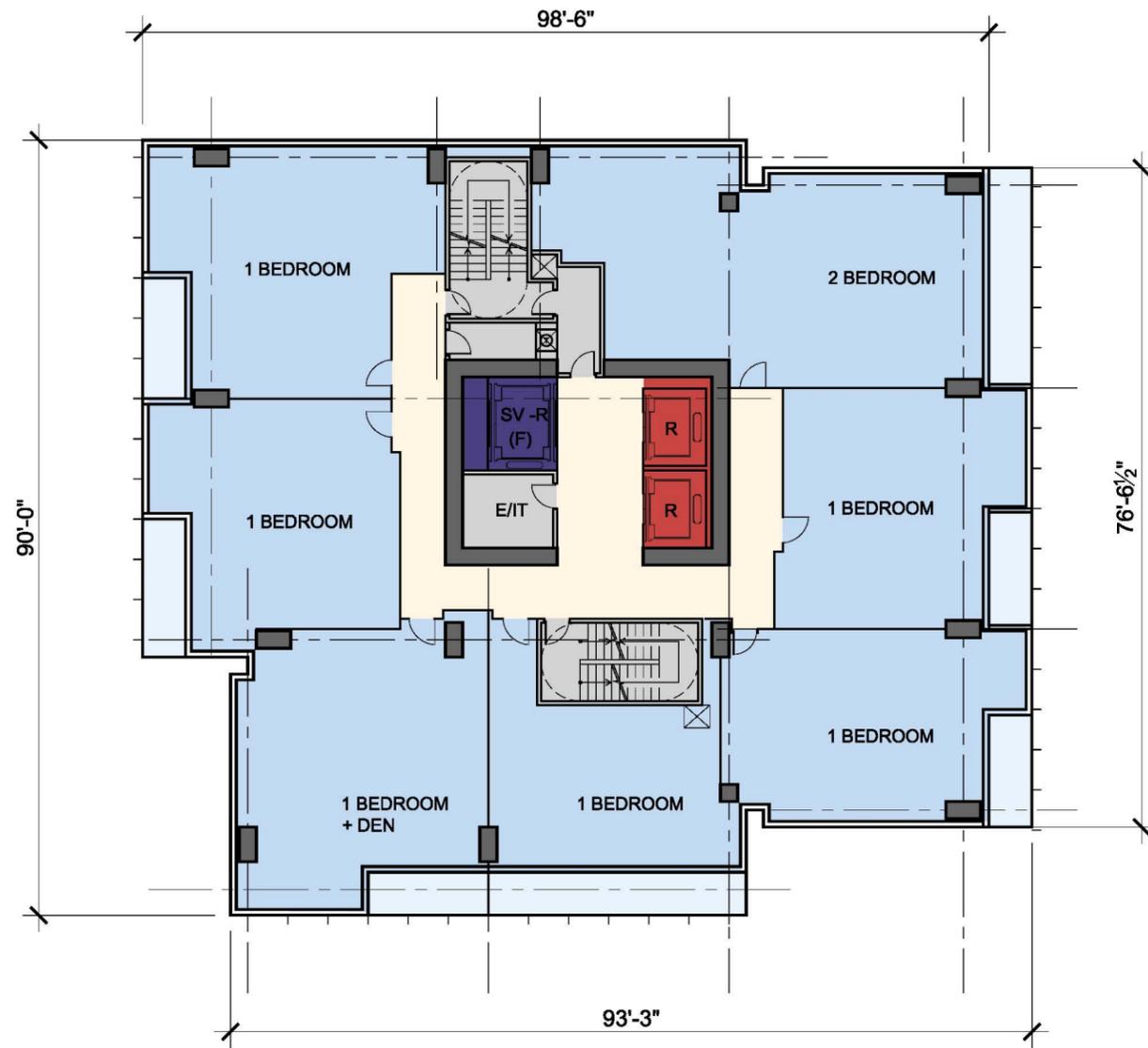


LEVELS 06-14

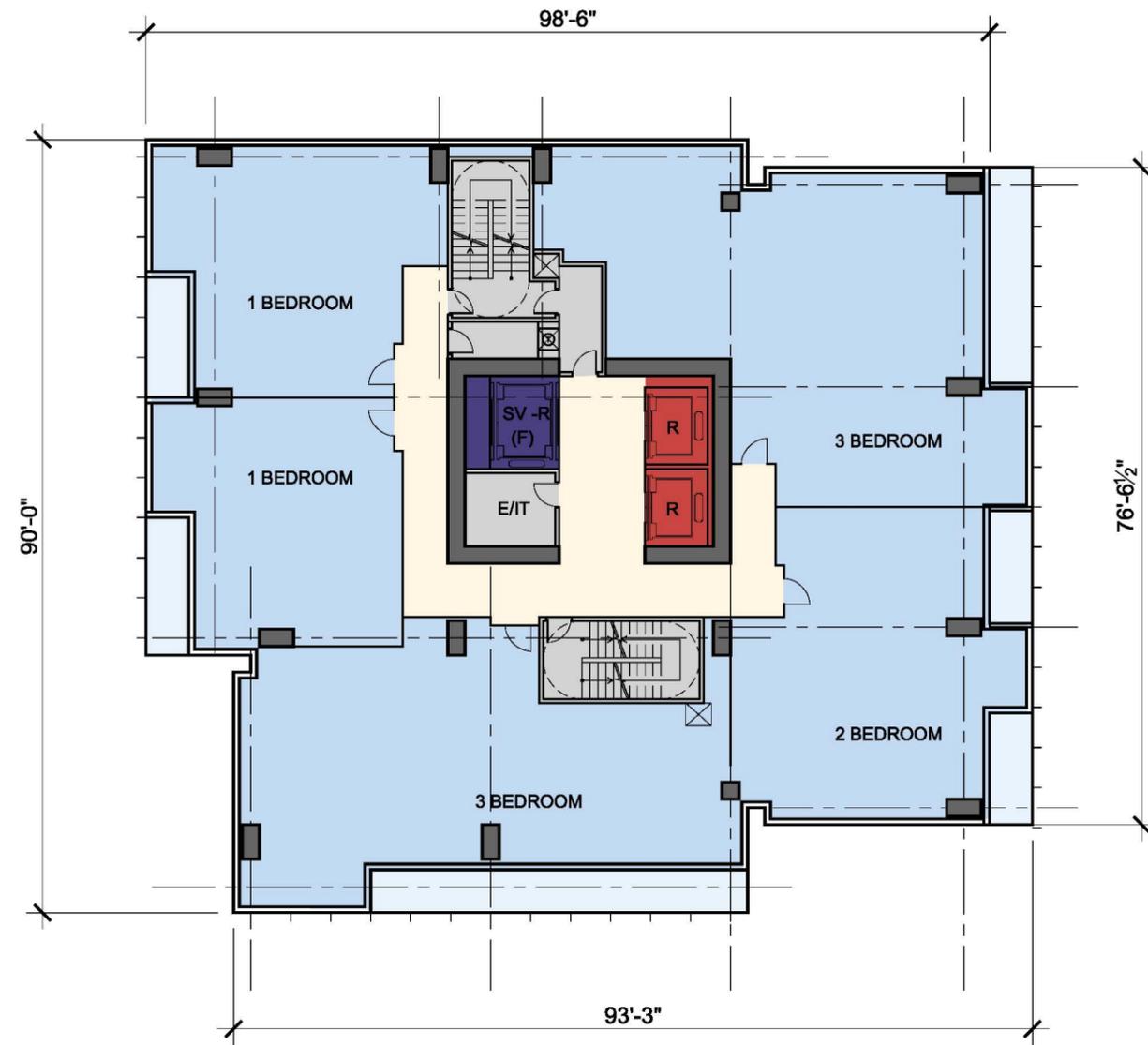


LEVEL 15

RESIDENTIAL FLOOR PLANS

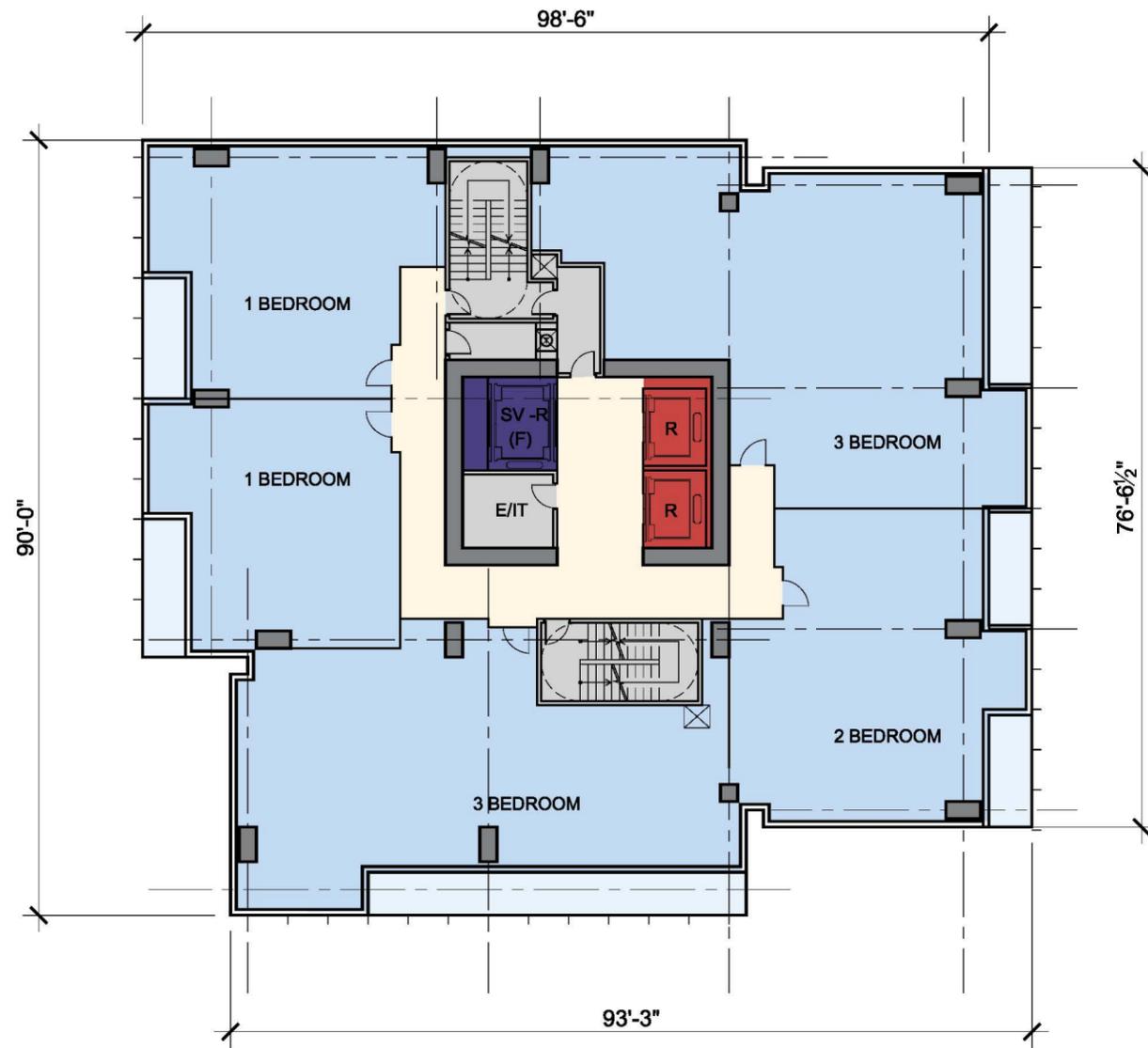


LEVELS 19-26

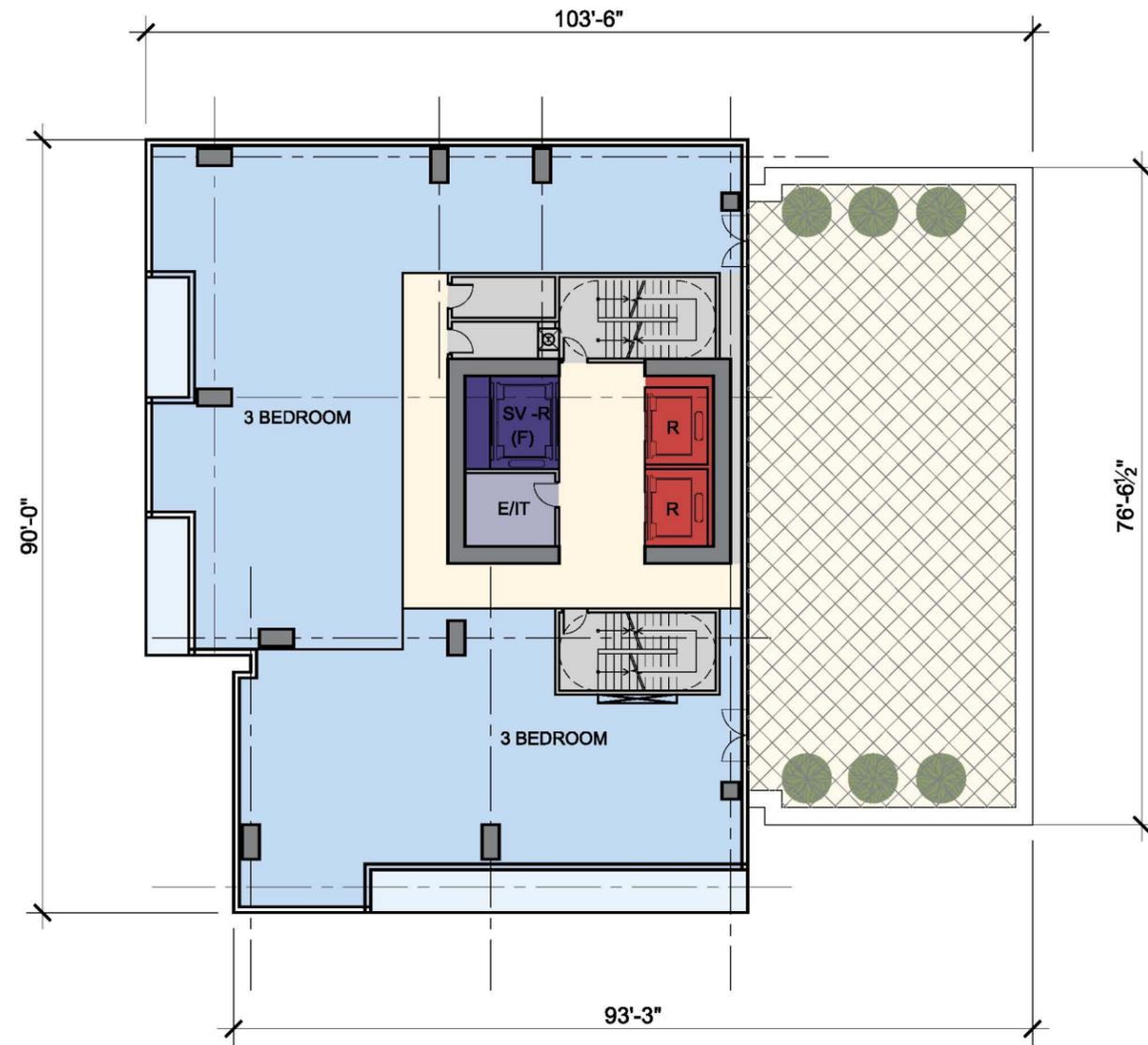


LEVELS 27-29

RESIDENTIAL FLOOR PLANS

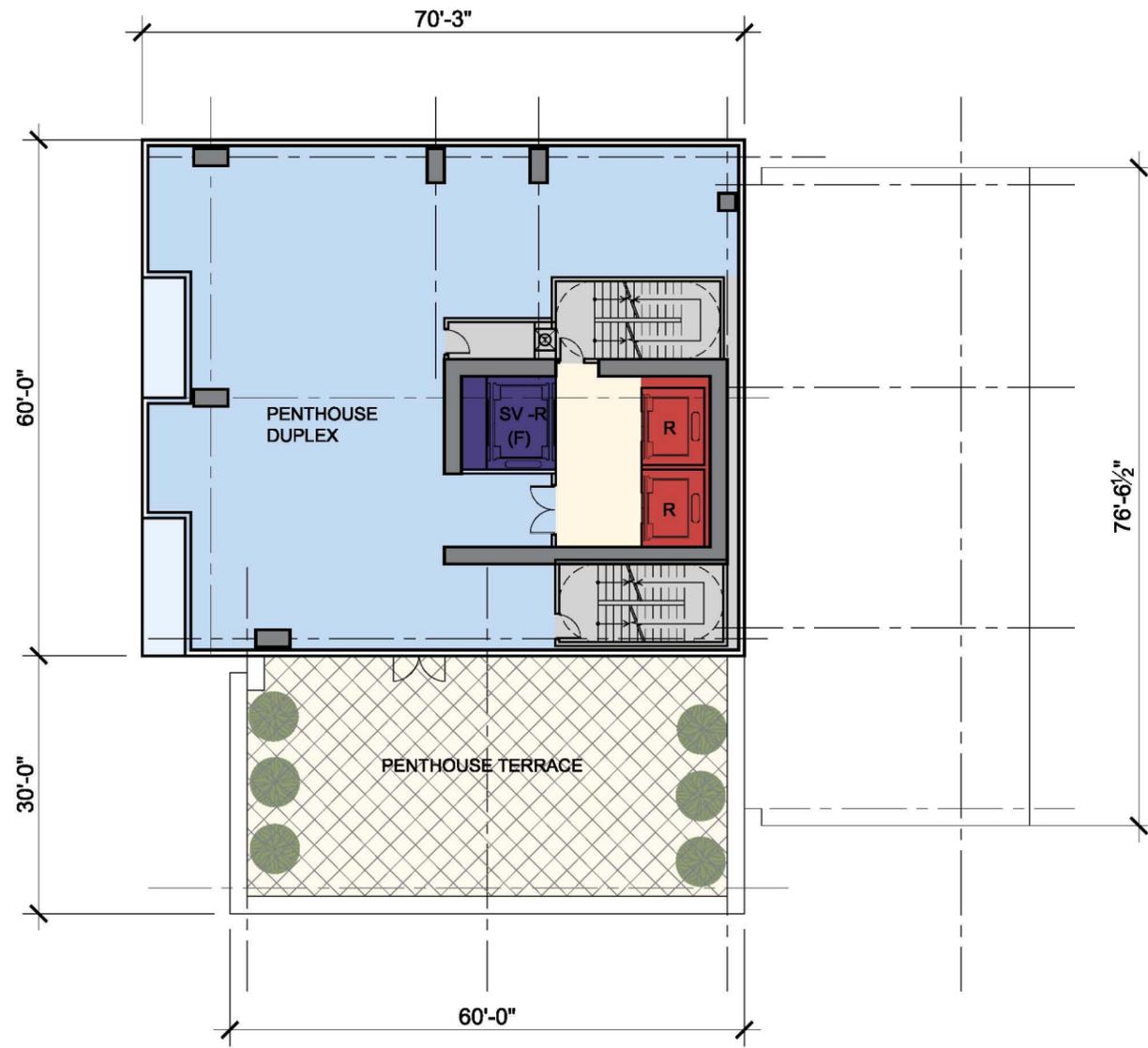


LEVELS 30-38



LEVELS 39-42

RESIDENTIAL FLOOR PLANS

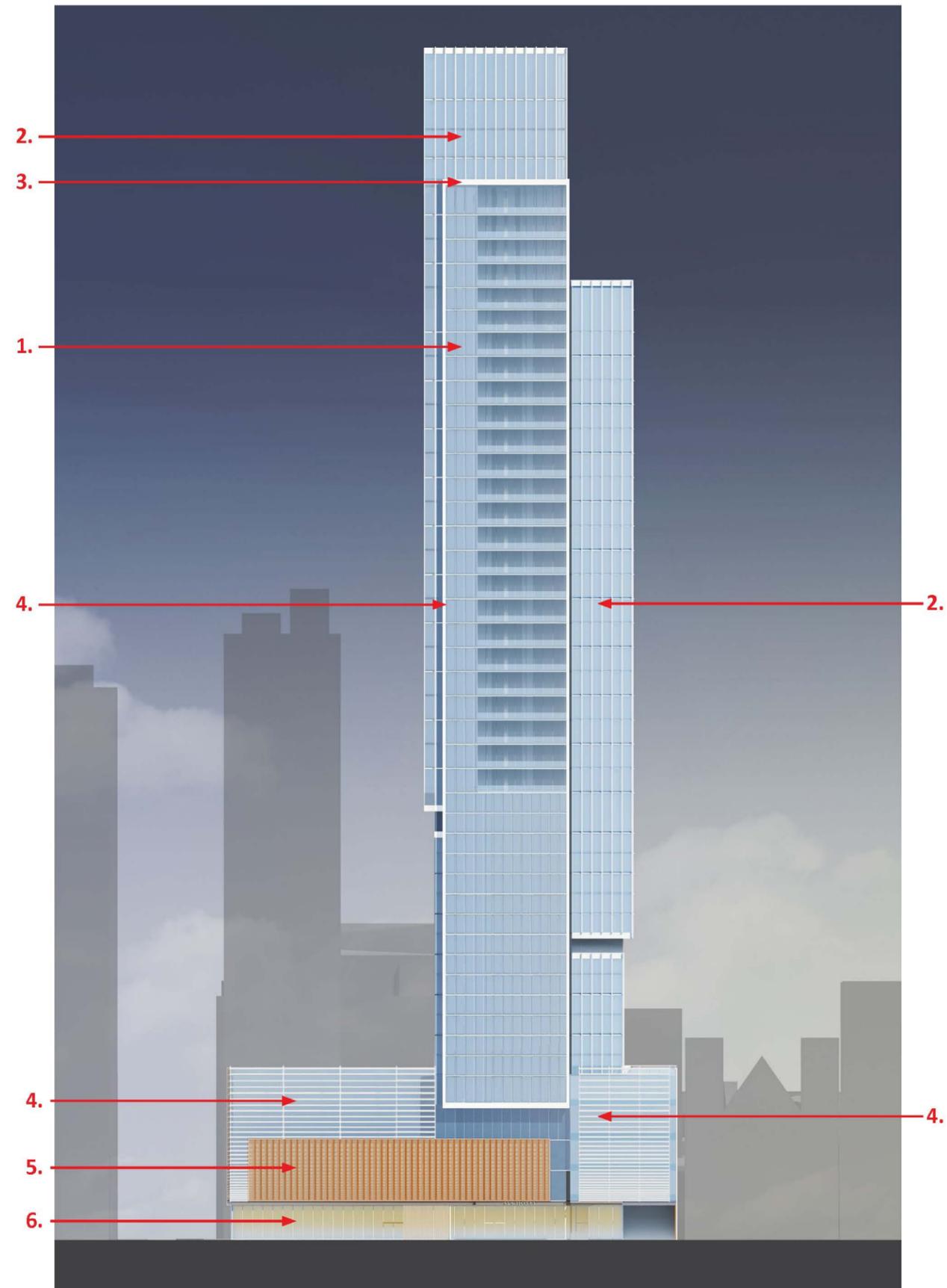
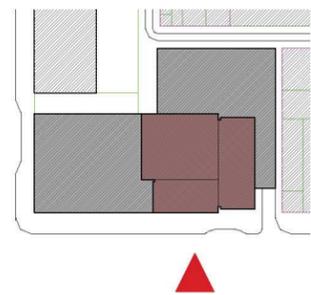


LEVELS 43-44 (DUPLEX)

WEST ELEVATION

MATERIALS LEGEND

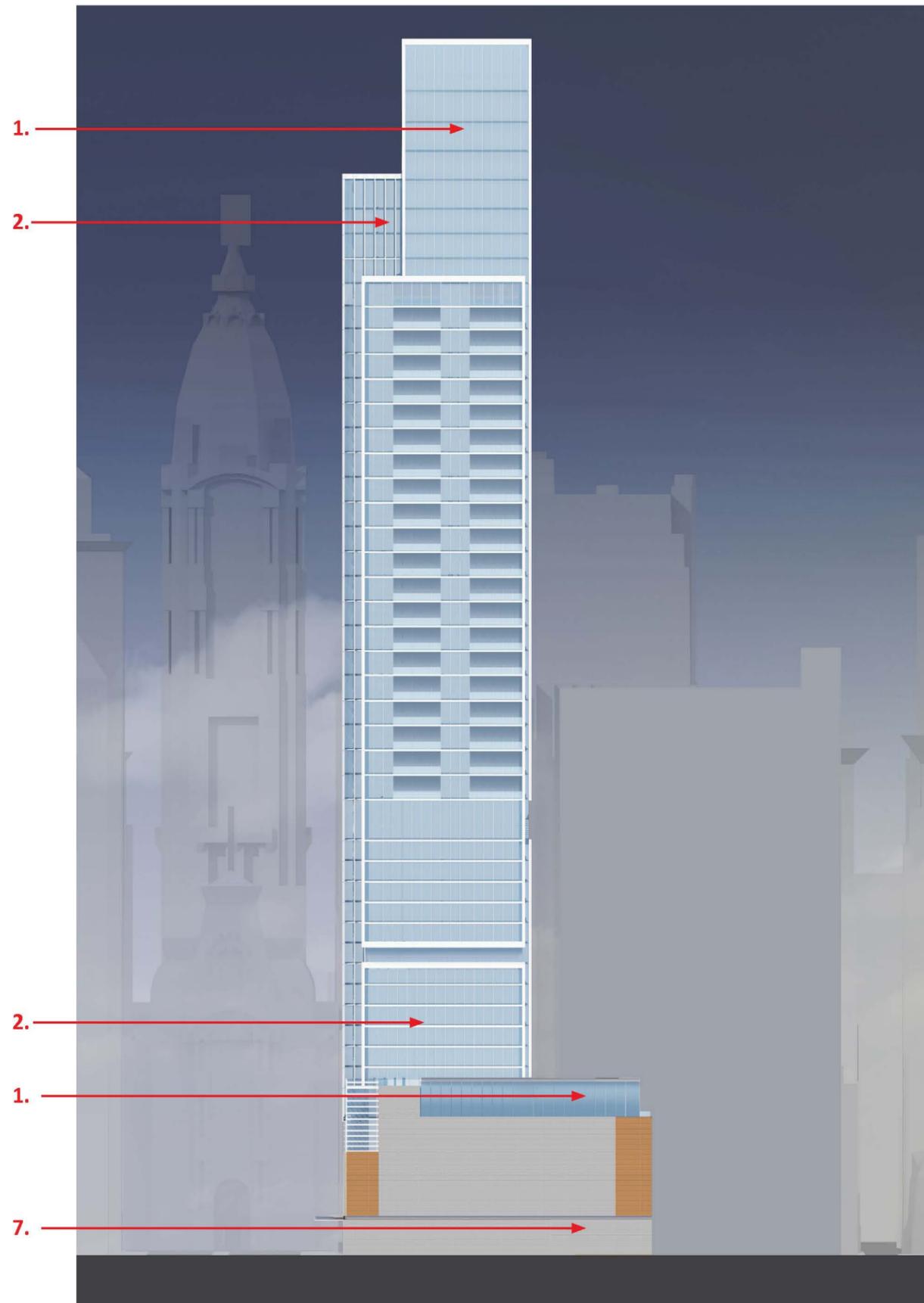
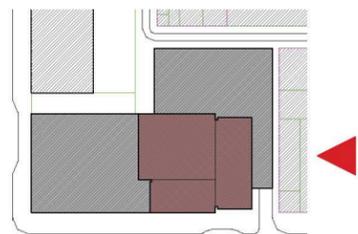
- 1. ALUMIMUM AND GLASS CURTAINWALL OR WINDOW WALL
- 2. ALUMIMUM AND GLASS CURTAINWALL OR WINDOW WALL WITH VERTICAL ALUMINUM FIN
- 3. ALUMINIUM FIN
- 4. GLASS CURTAINWALL WITH HORIZONTAL ALUMINUM FIN
- 5. TERRACOTTA, STONE, OR CAST STONE
- 6. GLASS STOREFRONT WITH GLASS VESTIBULES



SOUTH ELEVATION

MATERIALS LEGEND

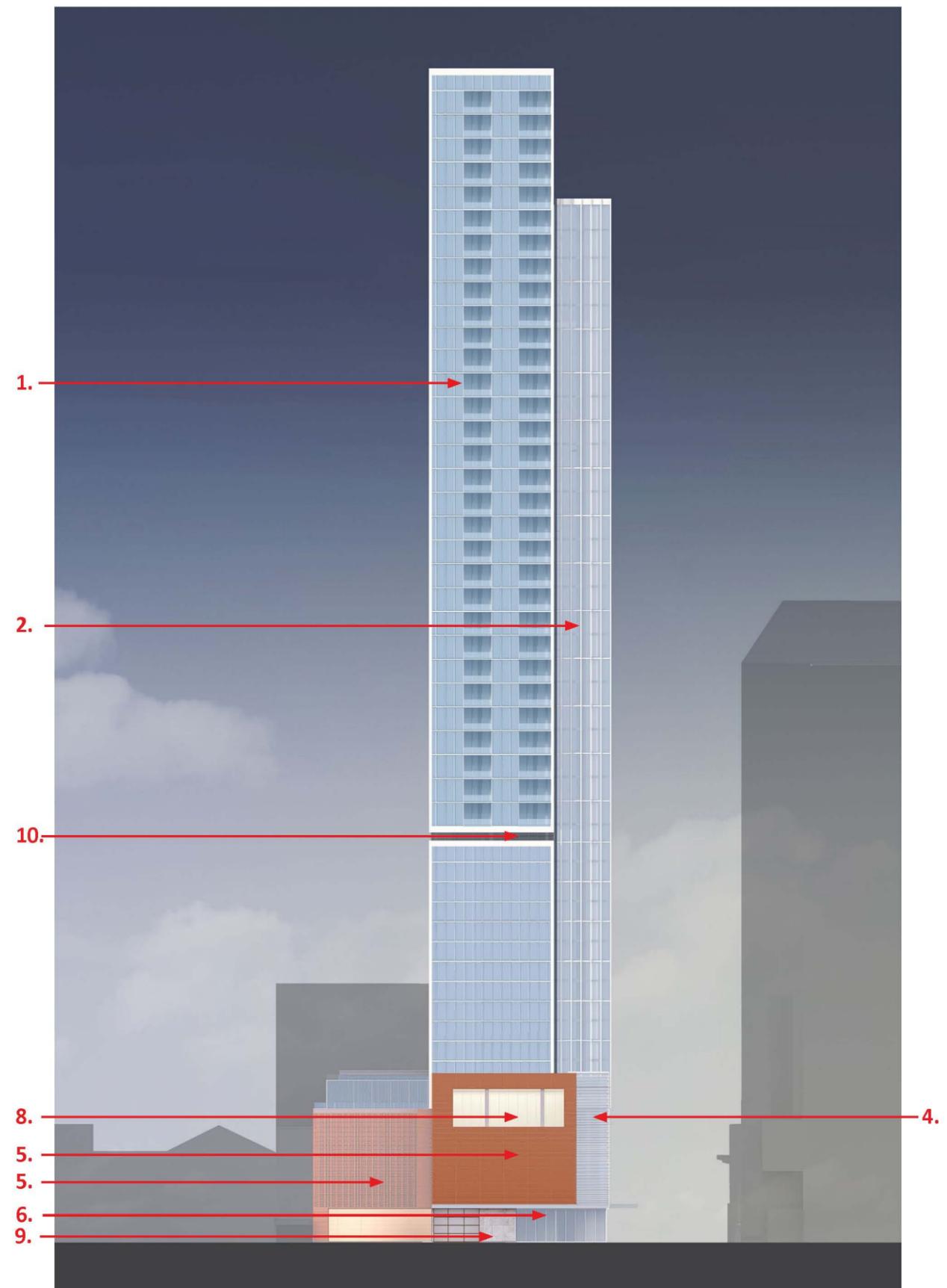
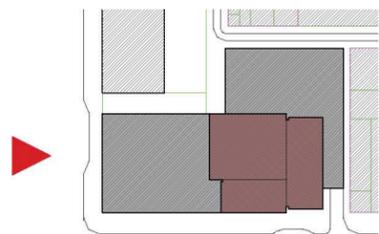
- 1. ALUMIMUM AND GLASS CURTAINWALL OR WINDOW WALL
- 2. ALUMIMUM AND GLASS CURTAINWALL OR WINDOW WALL WITH VERTICAL ALUMINUM FINS
- 7. CONCRETE WALL WITH POSSIBLE OPENINGS



NORTH ELEVATION

MATERIALS LEGEND

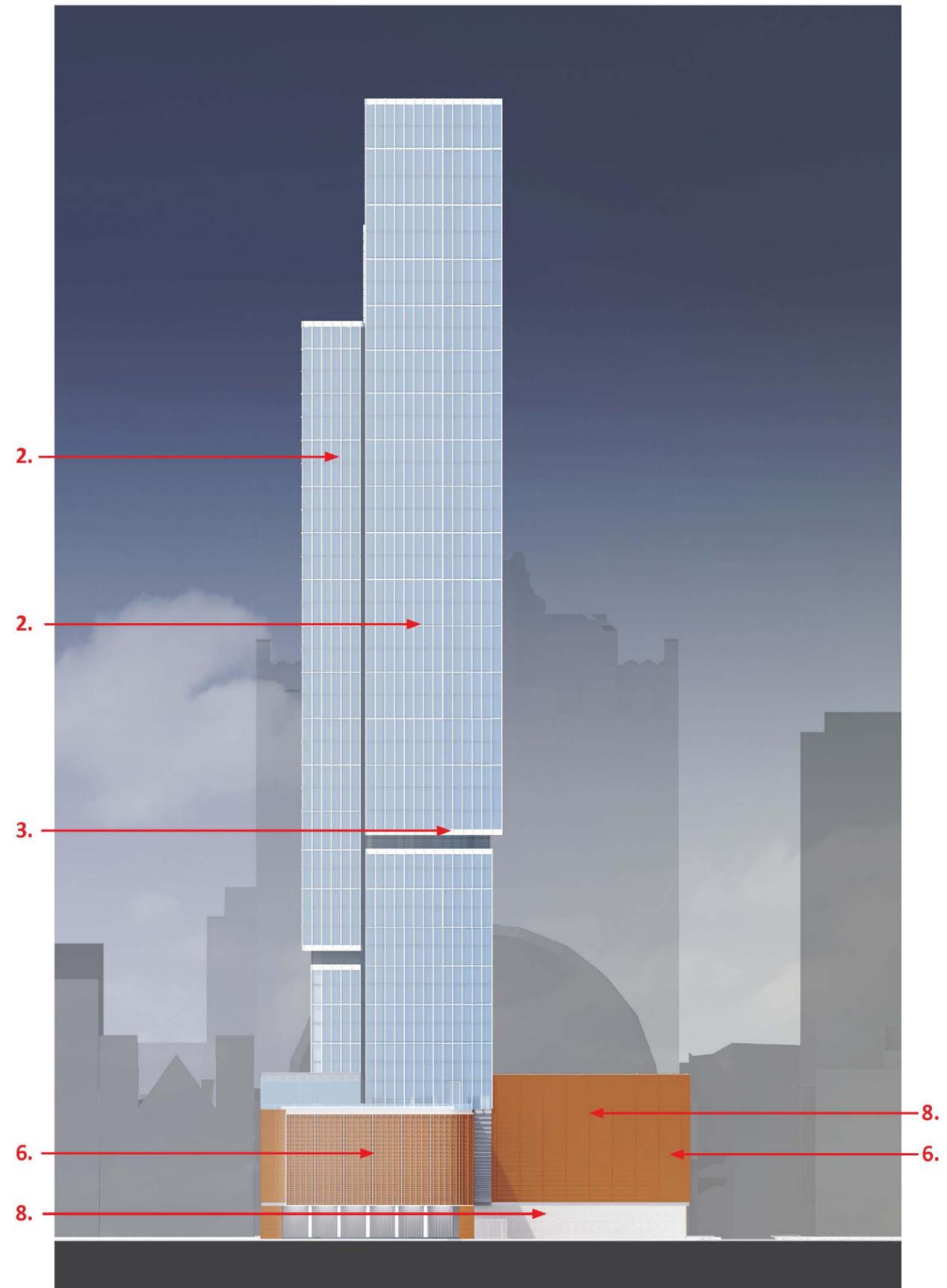
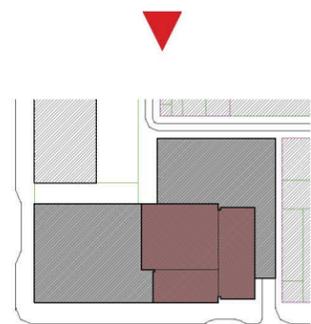
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- 2. ALUMIMUM AND GLASS CURTAINWALL OR WINDOW WALL WITH VERTICAL ALUMINUM FINS
- 4. GLASS CURTAINWALL WITH HORIZONTAL ALUMINUM FINS
- 5. TERRACOTTA, STONE, OR CAST STONE
- 6. GLASS STOREFRONT WITH GLASS VESTIBULES
- 8. GLASS WINDOW WALL
- 9. STONE
- 10. ALUMINUM ARCHITECTURAL GRILLE



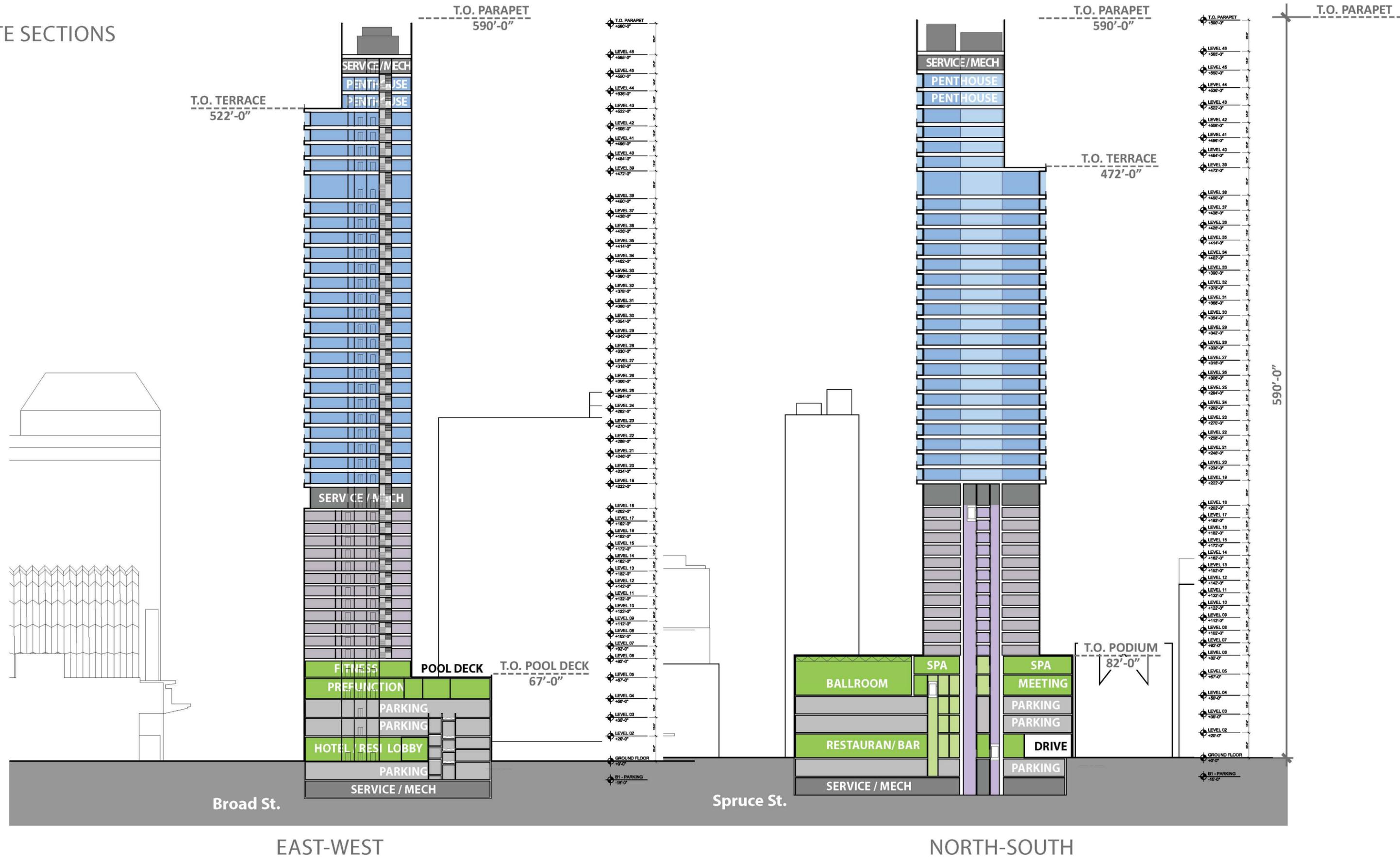
EAST ELEVATION

MATERIALS LEGEND

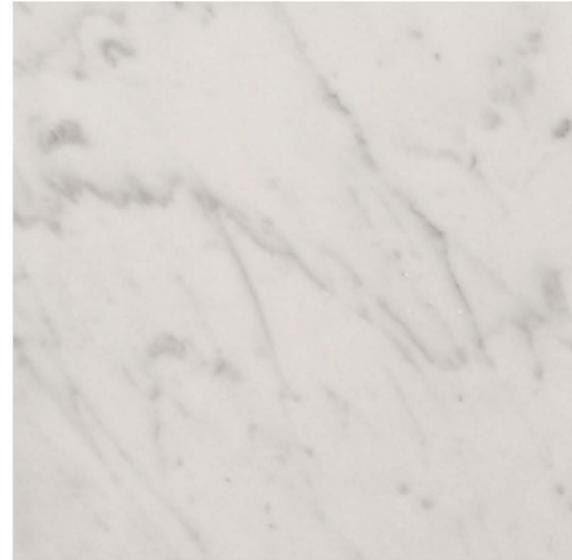
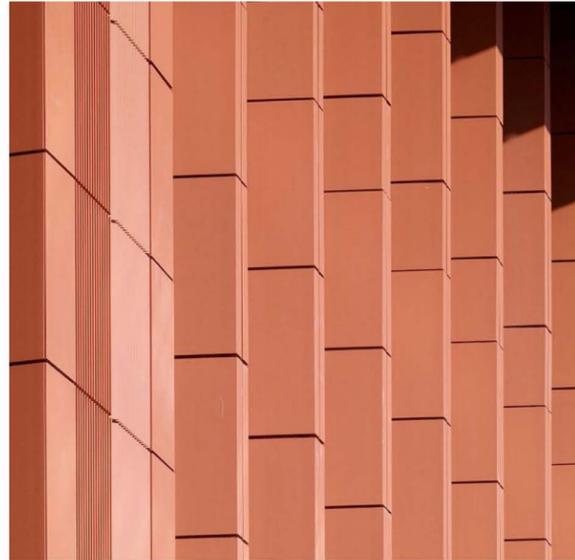
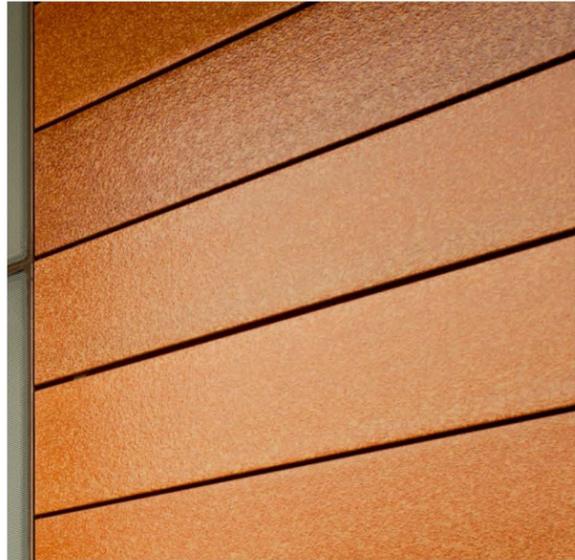
- 1. ALUMIMUM AND GLASS CURTAINWALL OR WINDOW WALL
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- 7. CONCRETE WALL
- 10. ALUMINUM ARCHITECTURAL GRILLE



SITE SECTIONS



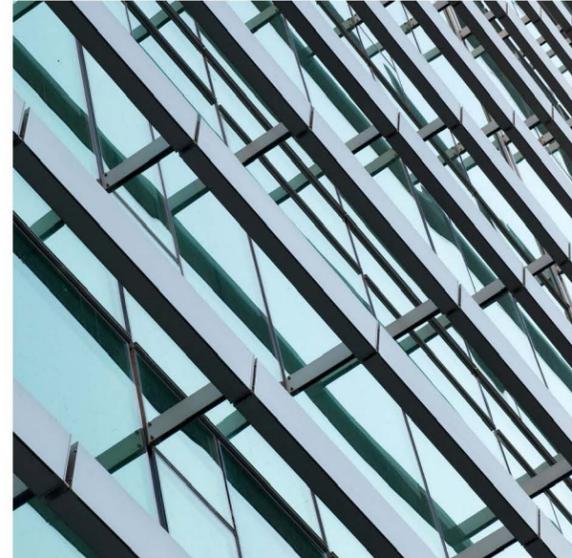
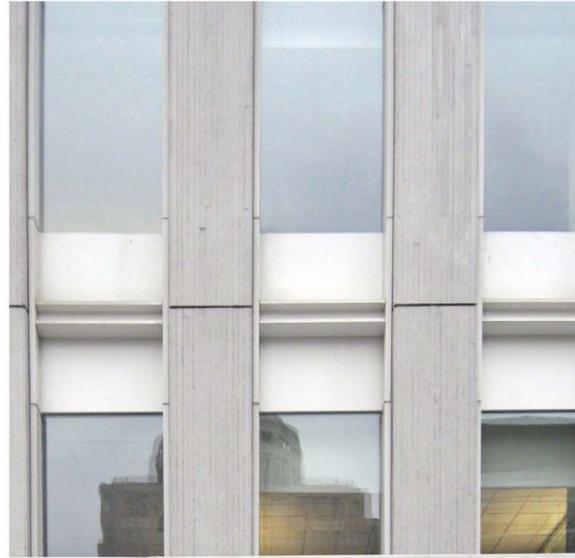
MATERIAL PALETTE



The SLS International Hotel and Residences, located among some of the most important performing arts institutions in Philadelphia, is designed with materials that complement and enhance the Avenue of the Arts streetscape and the Philadelphia skyline.

The podium facades are clad in a combination terra cotta toned masonry fins and panels, horizontal painted aluminum louvers, glass and stone accents. The warm palette and modulated massing, establish a language with the existing street wall along Broad Street and provide residential and hospitality character. These materials wrap the volumes to continue along Spruce Street and to the East on the Watts street facade. In addition, the Watts street facade will include a green wall at grade to enhance the pedestrian experience.

Atop the podium, the ballroom prefunction facade is glass with horizontal painted aluminum fins, allowing event activity to register along Broad Street, facing the Kimmel Center. The fins provide sun shading, and unify the facade over several podium levels.



The massing concept for the tower, with its bundled vertical volumes, suggested a facade with two primary wall types: one has a simple horizontal expression, integrating the residential balconies and the other has a contrasting vertical expression of deeper painted aluminum mullions. The tower wall glass will have a high performance, lightly reflective, low e coating.

Overall, the massing and wall expression seek to balance and fuse the human scale of the pedestrian streetscape with the urban scale of the Broad Street datum and the Philadelphia skyline.

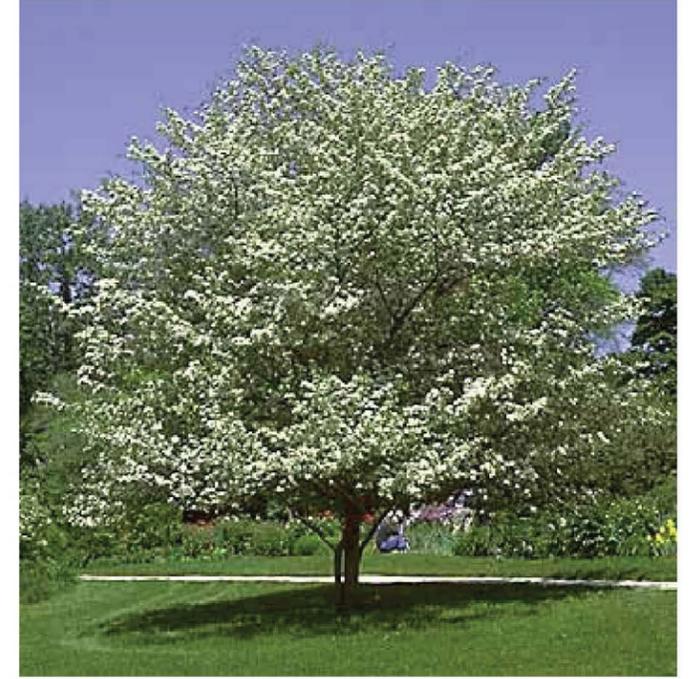
PLANT SPECIES



PHYLLOSTACHYS NIGRA - BLACK BAMBOO



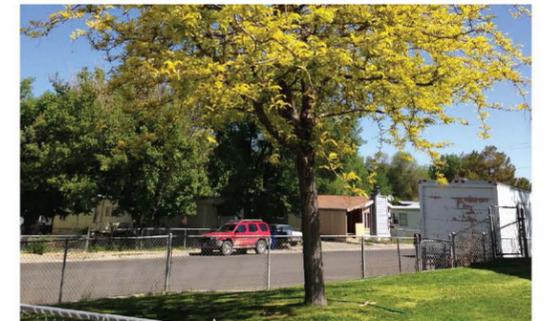
CRATAEGUS VIRIDIS - WINTERKING WITCHHAZEL



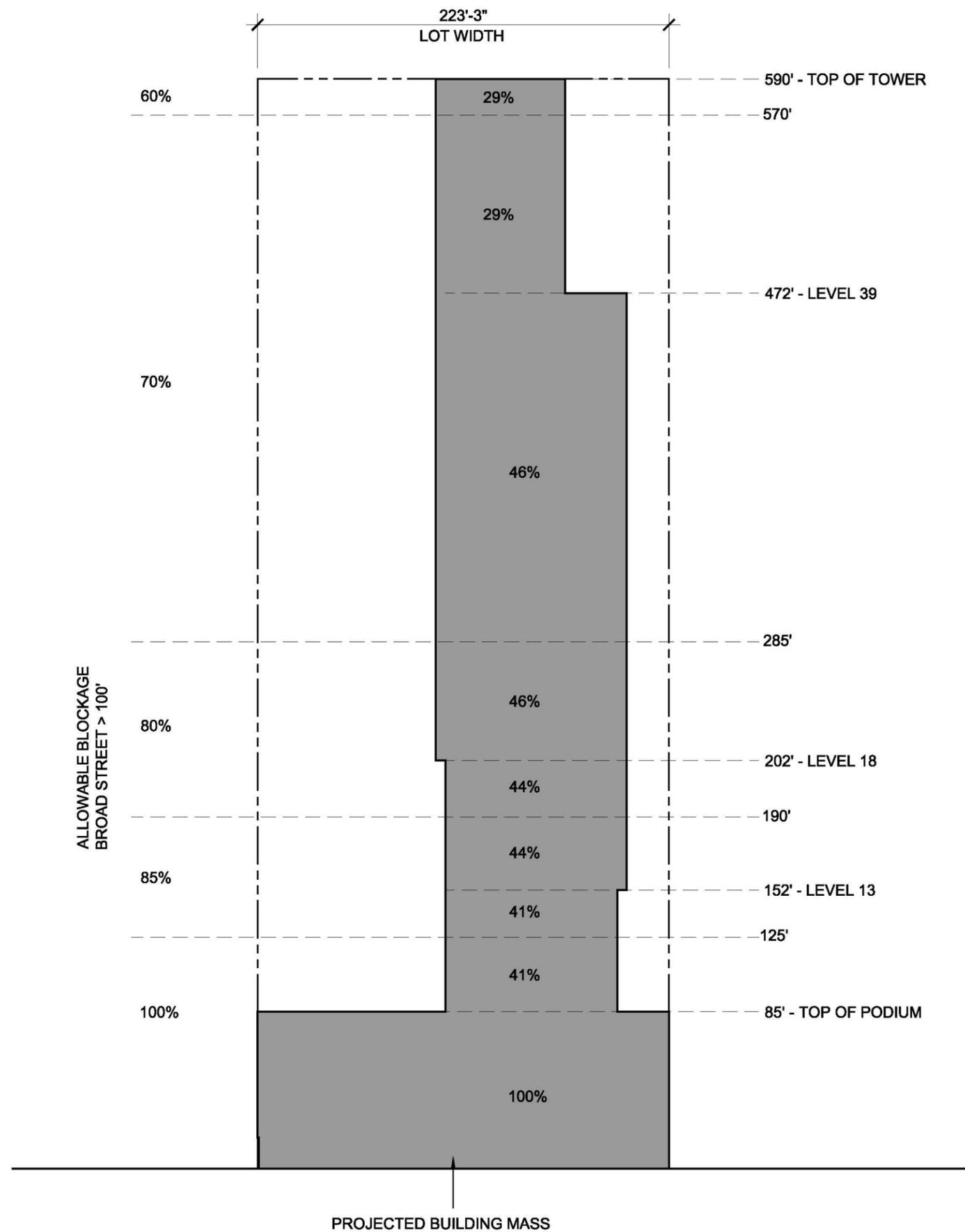
PRUNUS LAUROCERASUS 'OTTO LUYKEN' CHERRY LAUREL



GLEDITSIA TRIACANTHOS VAR. INERMIS

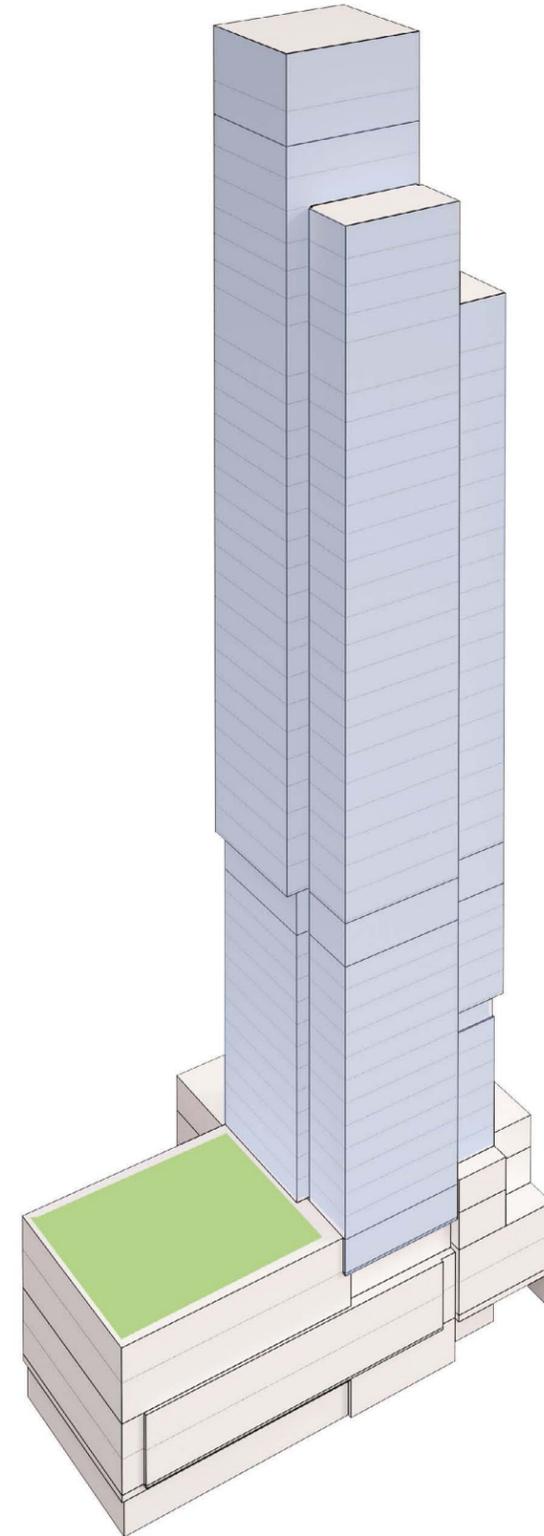


SKYPLANE DIAGRAM



SUSTAINABILITY APPROACH

- Stormwater: Vegetation above ballroom and at pool deck reduce flow and improve quality of water runoff.
- Natural Daylighting: Floor-to-ceiling glass in units to maximize natural light
- Responsible Materials: Exterior and Interior materials will be considered for their recycled content, sustainable manufacturing, low-emitting properties, and proximity of manufacturing to the site
- High Performance Insulating Glass Units: Tower wall glass to include Low-E coating
- Centralized Mechanical System: A planned centralized mechanical system will reduce energy consumption for heating, cooling, and domestic hot water
- Heat Recovery: With economizing devices to be used to provide “free” heating and cooling
- Lighting: High efficiency lighting fixtures
- Bicycle Storage: 70 interior bicycle spaces are provided



EXISTING SITE SURVEY

