



210 South 12 Street

Philadelphia, USA



Location
Philadelphia, USA

Date
2018 -

Construction cost
\$112,000,000

Client
Midwood

Site Area
18,434 ft²

Built area
376,000ft²

Tower height
121m / 398ft

Tower floors
32

Co-architect
BLT Architects

Structural engineer
WSP

Services engineer
Bala

Landscape architect
Margie Ruddick

Contractor
Hunter Roberts



210 South 12th Street is a 32-floor residential tower near Philadelphia's CBD, offering three retail units at its base, with 448 rental apartments above.

The building adopts a rotational geometry that maximises daylight into the apartments and increases the number of dual aspect corner units; it also creates pockets of space at the ground floor to be articulated with landscaping.

The design echoes the former industrial heritage of the area, responding in a contemporary language which reinterprets the colouration and materials of the local architectural character.

The perimeter structure is expressed with an extruded aluminium system, framing the floors into three-story rectangular modules.

Corrugated shadow box panels pick up on the tonality of the local brick vernacular and add a grain and human scale to the building. The upper floors of the tower are set back in to provide open-air amenity terraces at the upper levels with panoramic views of the city.