

### **Brewerytown Square**

Chuhan Zheng CPLN504 SPR15 Assignment2



- Breweries development started in early 1860s, became one of the most profitable products of the city in 1880s.
- Expansion of the neighborhood with German brewery style due to Otto Wolf in early 20<sup>th</sup> century.
- Brewery industry diminished and finally disappeared in late 20<sup>th</sup> century.
- Brewerytown listed as National Registered District in 1990 nominated by Dr. Brent D. Glass, with boundary 30<sup>th</sup> to 32<sup>nd</sup> Sts. between Girard & Glenwood Aves.
- In 2004 the Westrum Development Company started Brewerytown Square project aiming for middle class buyers, raising opposition from AABRA for harming local African American community and historic culture
- In 2014, the new apartment on north of Brewerytown Square 31 Brewerytown developed by Westrum started construction







1862 Samuel L. Smedley

1875 G.M. Hopkins

1895 G.W.Bromley







1962 Landuse Map



1992 Aerial Map



2011 Aerial Map



## Zoning

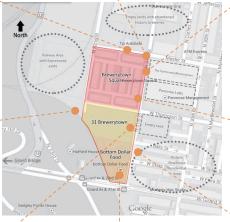
## **Current Use**











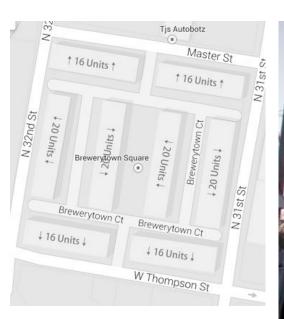
















## Resid ential Ui its





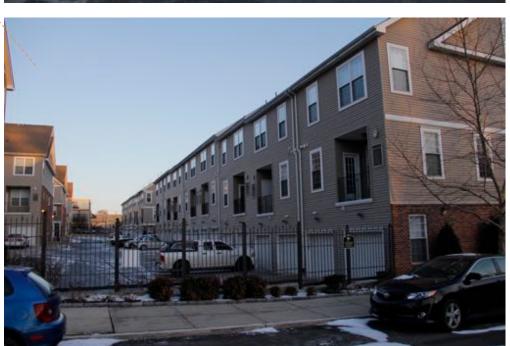






### Expressway Grip (T3) Tjs Autobotz AT Master St Brewerytown Square 0 Pennrose M W Thompson St Hill Or Baltz St Hatfield House 13 - W Stiles St Bottom Dollar Food Girard Av & 33rd St Girard Av & 31st St Modesty Hair Studio Sedgley Porter House Google

# Accessibility







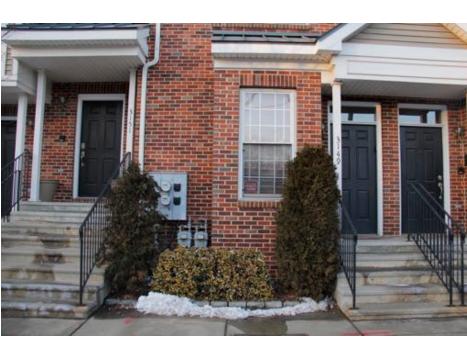
## Parking

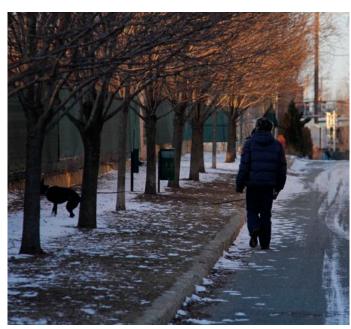




# Public Space







### • **DESIGN:** The new development is designed not too out of scale comparing to the historic rowhouse in the neighborhood. The little differences between each entrances and materials of facades make the buildings not too boring to see. But the development is pretty isolated due to the vacant land and buildings surrounded.

- ACCESSIBILITY&PARKING: Public and private space is been marked pretty clear, which keep the transportation flow well. The side-walk is in a good shape that is walking friendly. The street parking plus two parking spaces per unit are pretty ample from observation.
- PUBLIC SPACE & GREEN AREA: Only one communal public space is designed at the center of the development, which I think is actually not enough for the size of residential area like this. Public benches and trees are maintained pretty well.
- FUTURE STEP, COMMERCIAL? In present commercial is rarely seen in the surrounding area besides a coffee shop. The grocery store seemed to be closed for a while and the proposed mixed-use building at the corner of 31st St and Master St is still far from able to be used.

### **THANK YOU!**