

**PROJECT TITLE: CASTING A NEW VISION FOR THE ROUNDHOUSE**

SUBMITTED BY: RVA Architecture

LEAD DESIGNER: Modesto Bigas-Valedon, AIA, LEED AP

This vision reimagines the Roundhouse as a place of healing, of memory, of opportunity, recasting a former symbol of division into a unifying element for this community.



Figure 1: 1963 photograph taken during the dedication ceremonies for the Philadelphia Police Headquarters. (Source: Urban Archives, Temple University)



## INTRODUCTION



1959



1965

INTRODUCTION



1970



1995

## INTRODUCTION

*“Socially, the PPHQ is reflective of the vast urban redevelopment projects that swept across the city during the 1960s.”*



**1959**



**1995**

## WHY ARE WE PROPOSING THIS VISION?

PRESERVE OR DEMOLISH → PRESERVE!

TAKE ACTION OR FALL INTO RUIN → TAKE ACTION AND DO SOMETHING!!

PRESERVE AND RECAST A NEW VISION → **YES!!!**

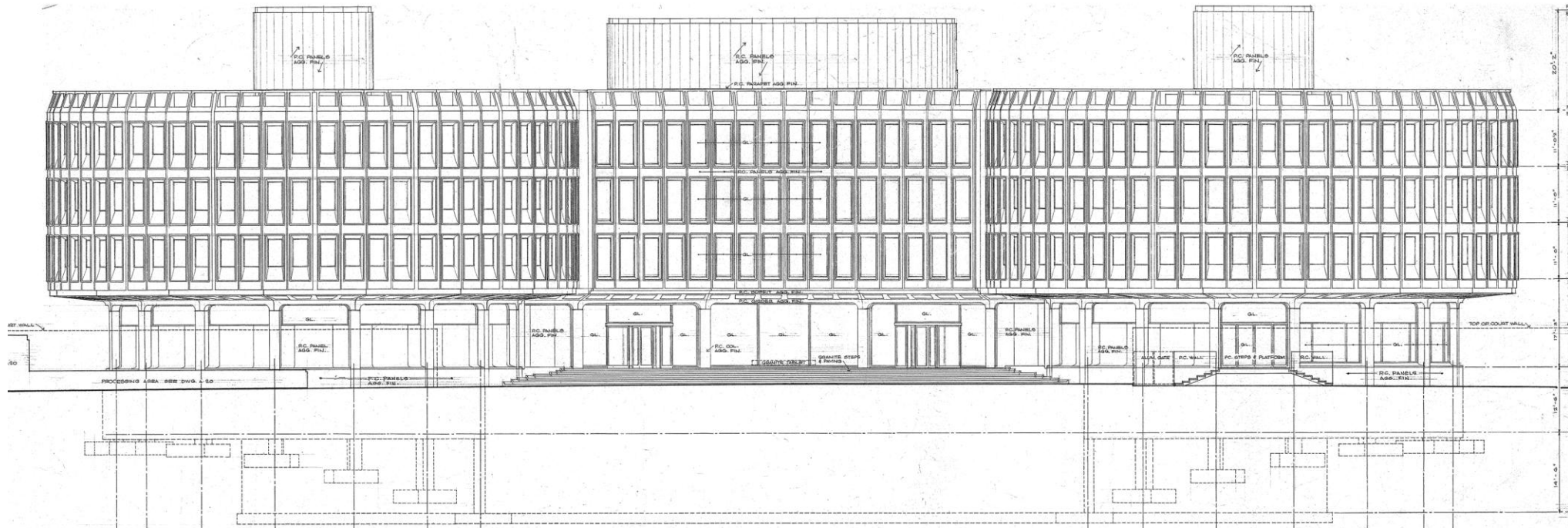


# COMPREHENSIVE PLAN FOR THE CITY OF PHILADELPHIA

## MAP 29—EXPRESSWAY AND ARTERIAL SYSTEM

The proposed 95 miles of expressway within the City are designed to provide high-speed high-volume connections between and around major destination areas. They do not make possible direct access to abutting activities. The 500-mile arterial system provides direct access to major activity areas, acts as a collector for expressway trips and as a medium-distance traffic carrier. Both expressways and arterials serve to define land use areas and to remove through-traffic from the City's 2,100 miles of local streets.

- EXISTING EXPRESSWAYS
- PROPOSED EXPRESSWAYS
- INTERCHANGES
- PROPOSED ADDITIONS TO SYSTEM



# WHAT ARE WE PROPOSING IN THIS VISION?

MUSEUM

HEALTHCARE

RESIDENTIAL

## WHAT ARE WE PROPOSING IN THIS VISION?

MUSEUM → LEARN FROM THE VIOLENCE + ENGAGE

HEALTHCARE

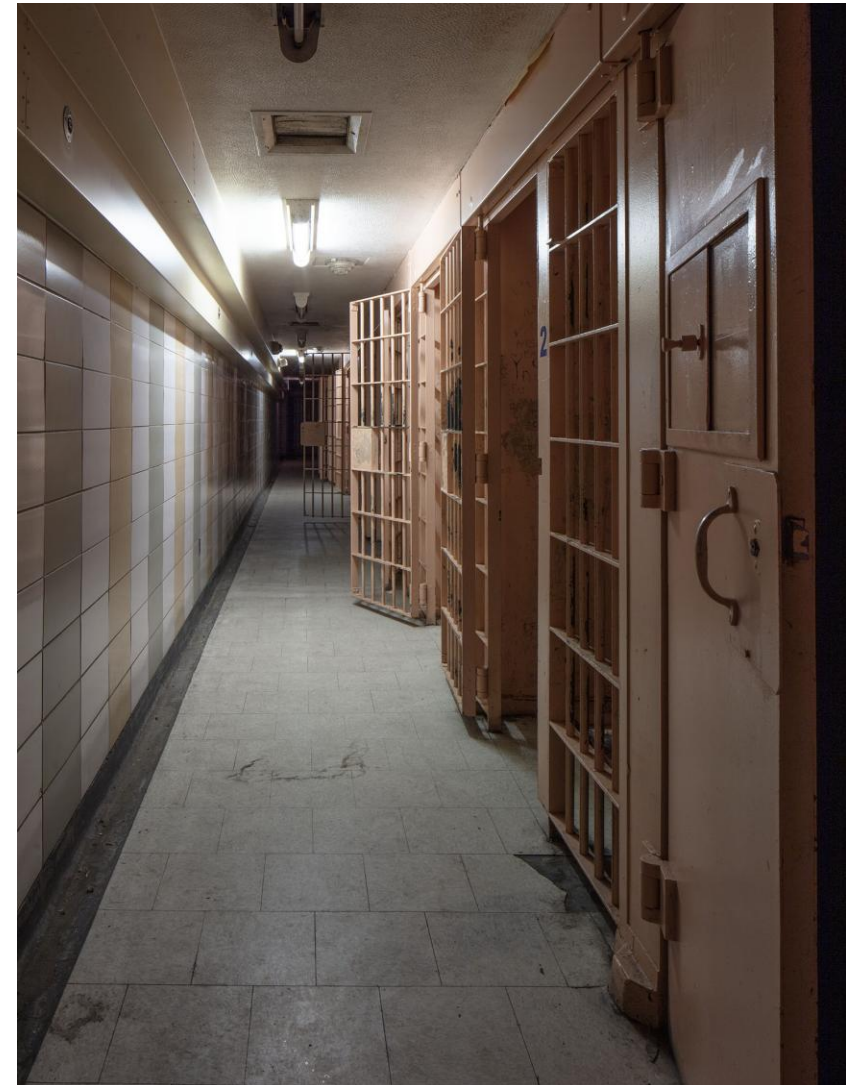
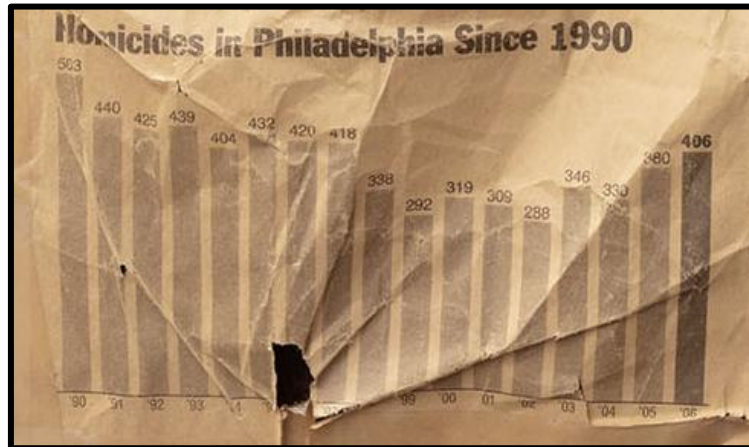
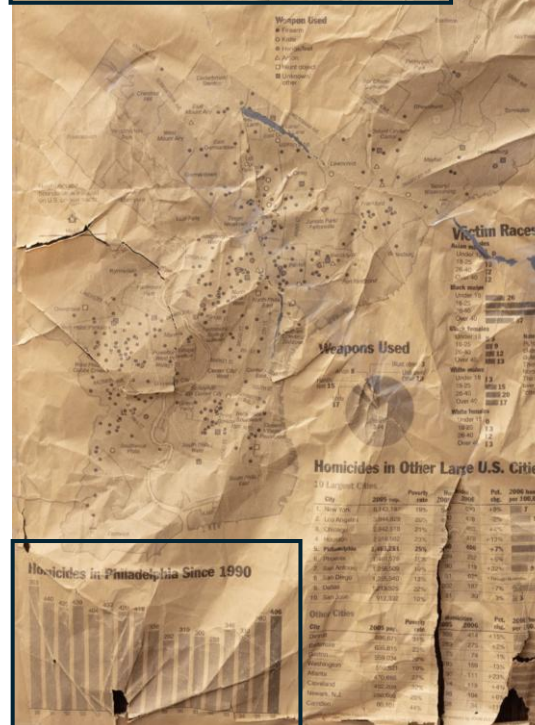
RESIDENTIAL

# Philadelphia Homicides in 2006

The number of homicides in Philadelphia rose in 2006 for the second year in a row. Last year's 406 homicides was the highest annual total since 1997, giving Philadelphia the worst homicide rate among the 10 largest cities in the U.S. in 2006.

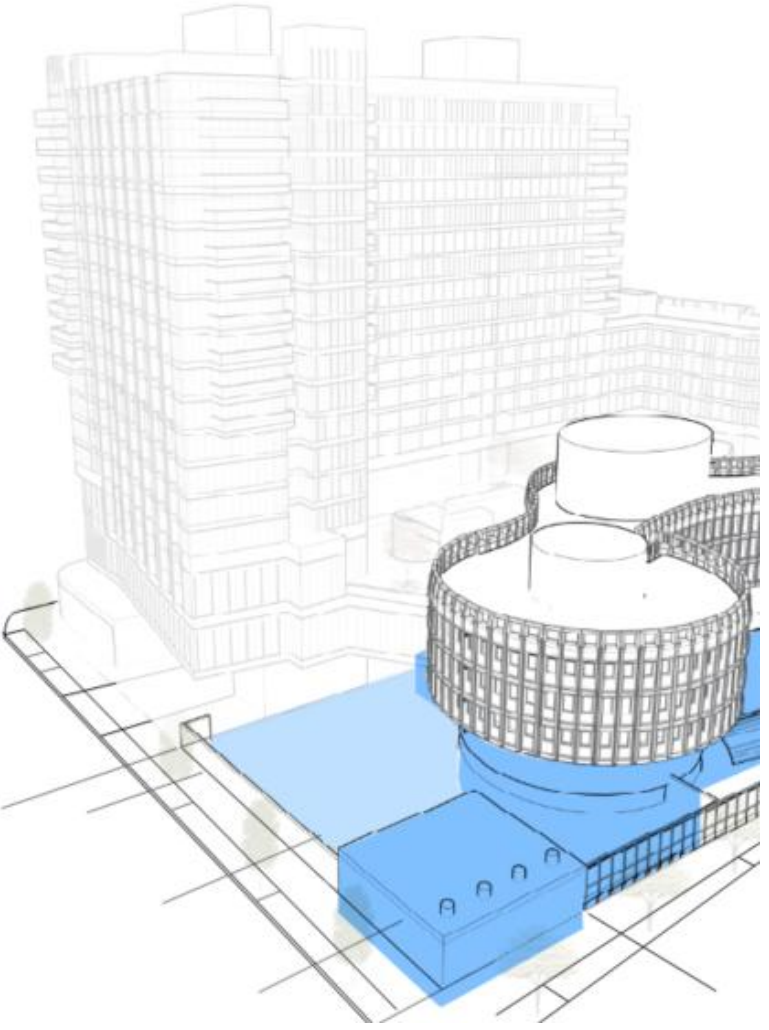
## Philadelphia Homicides in 2006

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NARRATIVE OF APPROACH TO POLICING - PAST

VISION - MUSEUM



**GOAL: ACKNOWLEDGE / LEARN / CONTINUE FORWARD PROGRESS  
NARRATIVES FROM ALL PHILADELPHIA - THE FUTURE -  
A MUSEUM FOR THE CITY OF PHILADELPHIA**

**VISION - MUSEUM**



## WHAT ARE WE PROPOSING IN THIS VISION?

MUSEUM → LEARN FROM THE VIOLENCE + ENGAGE

HEALTHCARE → **AMBULATORY CARE + ASSISTED LIVING**

RESIDENTIAL



**GOAL:** MULTIPLE LAYERS OF HEALTHCARE / ACCESS TO SOPHISTICATED EQUIPMENT AND SERVICES / LONG-TERM CARE FOR LIFE STAGES

**VISION - HEALTHCARE**

## WHAT ARE WE PROPOSING IN THIS VISION?

MUSEUM → LEARN FROM THE VIOLENCE + ENGAGE

HEALTHCARE → AMBULATORY CARE + ASSISTED LIVING

**RESIDENTIAL → AFFORDABLE HOUSING + MARKET RATE**



**GOAL:** MIXED INCOME / ENERGY EFFICIENT / LOCATION ACCESSIBLE TO MULTIPLE MODES OF TRANSPORTATION / ACCESSIBLE TO AMENITIES AND SERVICES / PROMOTES ACTIVE LIFESTYLE / CATERS TO A BROAD SET OF POPULATIONS AND THEIR NEEDS

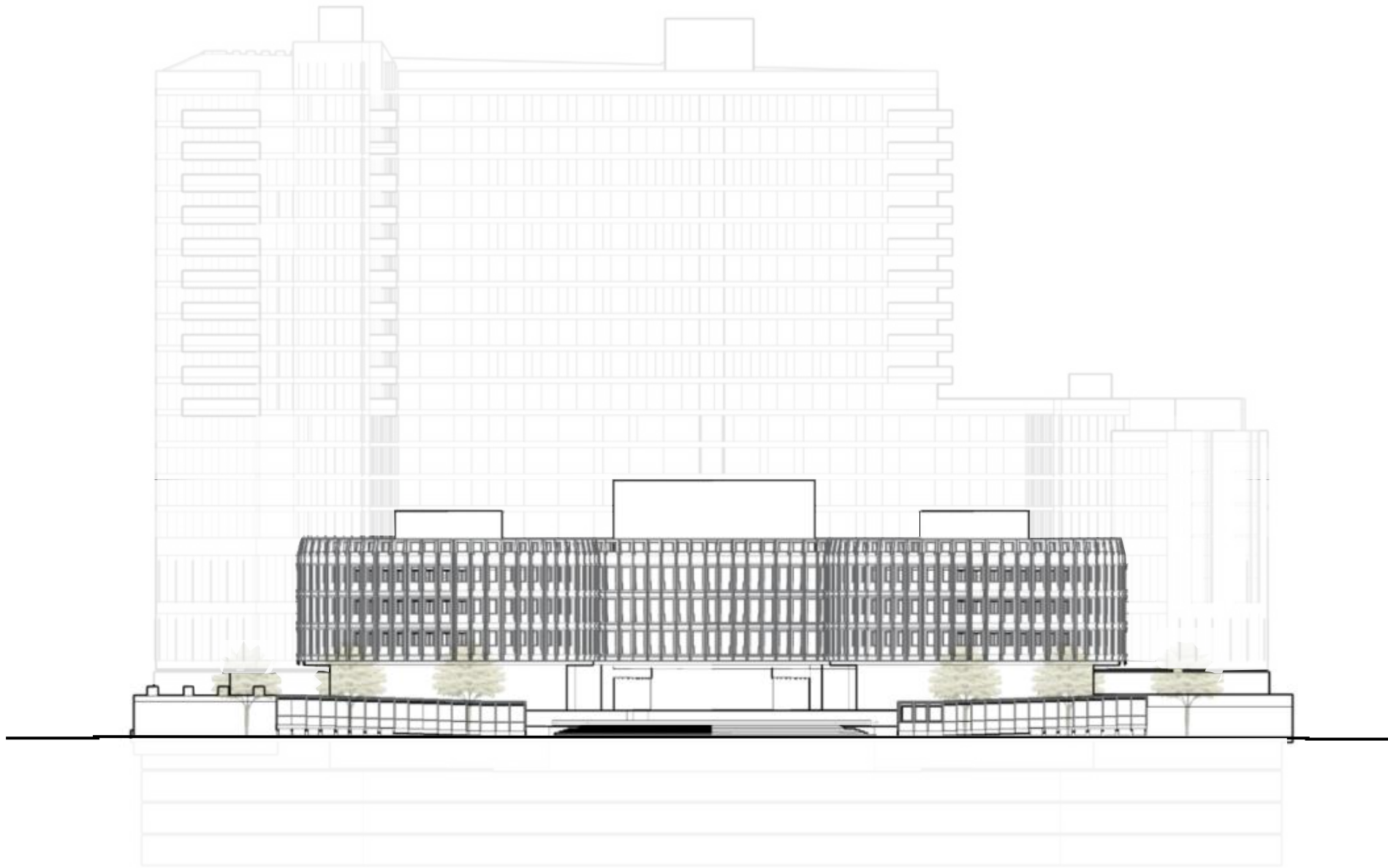
**VISION - HOUSING**

## WHAT ARE WE PROPOSING IN THIS VISION?

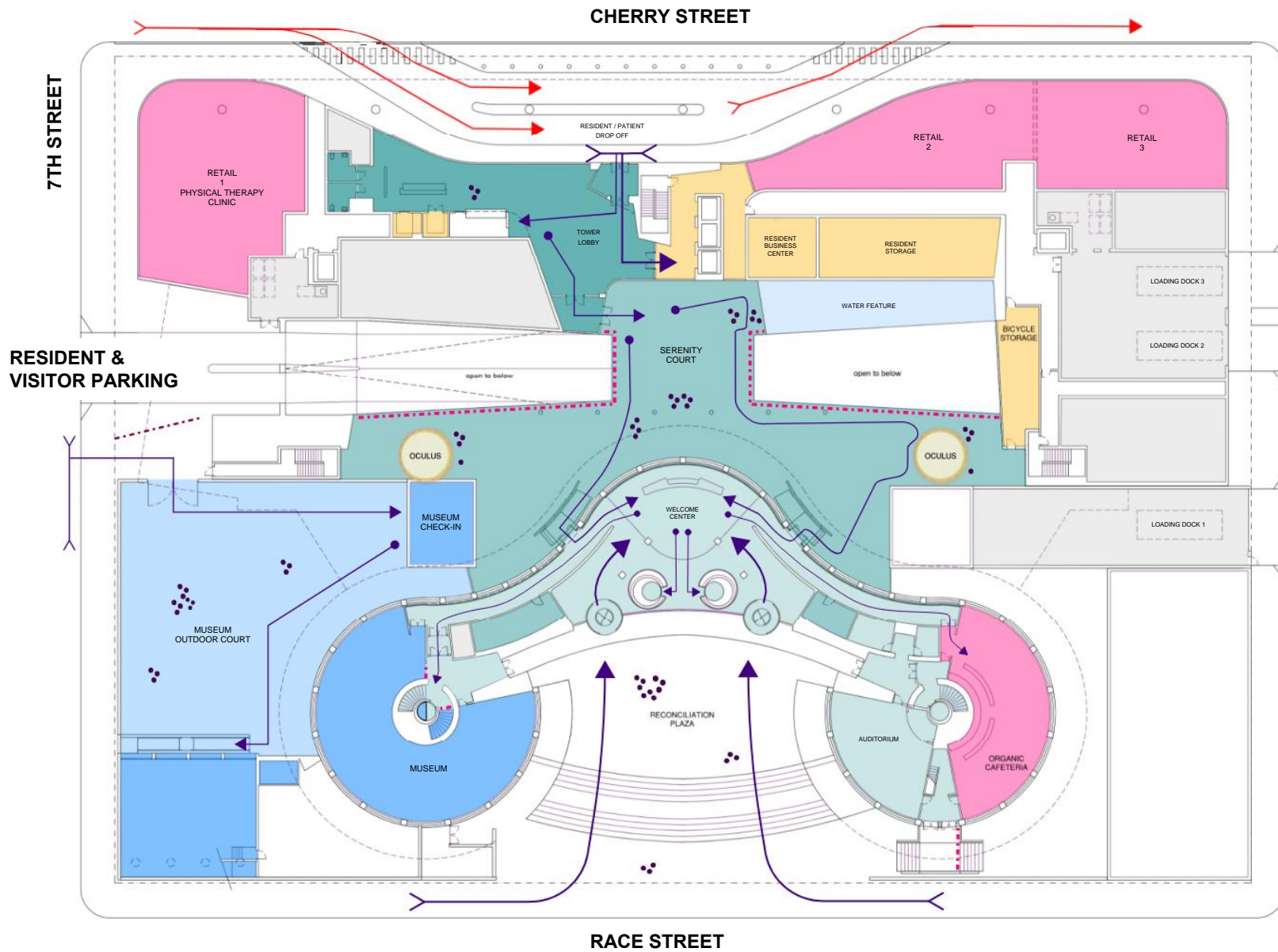
MUSEUM → LEARN FROM THE VIOLENCE + ENGAGE

HEALTHCARE → AMBULATORY CARE + ASSISTED LIVING

RESIDENTIAL → AFFORDABLE HOUSING + MARKET RATE



**CASTING A NEW VISION**



8TH STREET

CHERRY STREET

RACE STREET

7TH STREET

RESIDENT & VISITOR PARKING

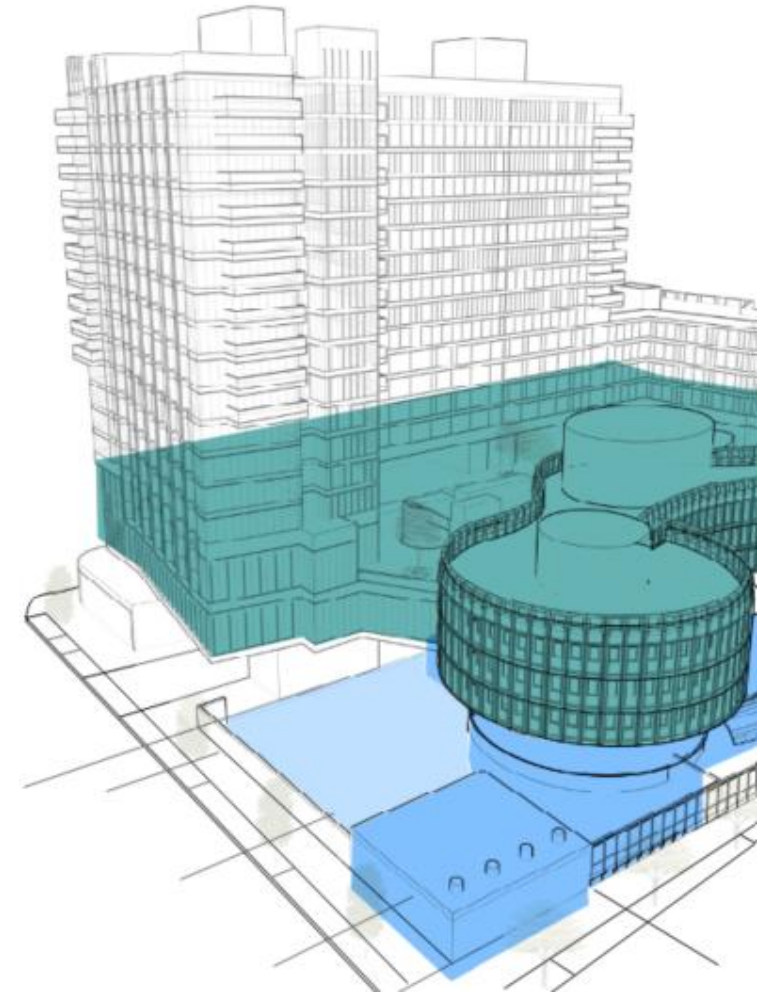
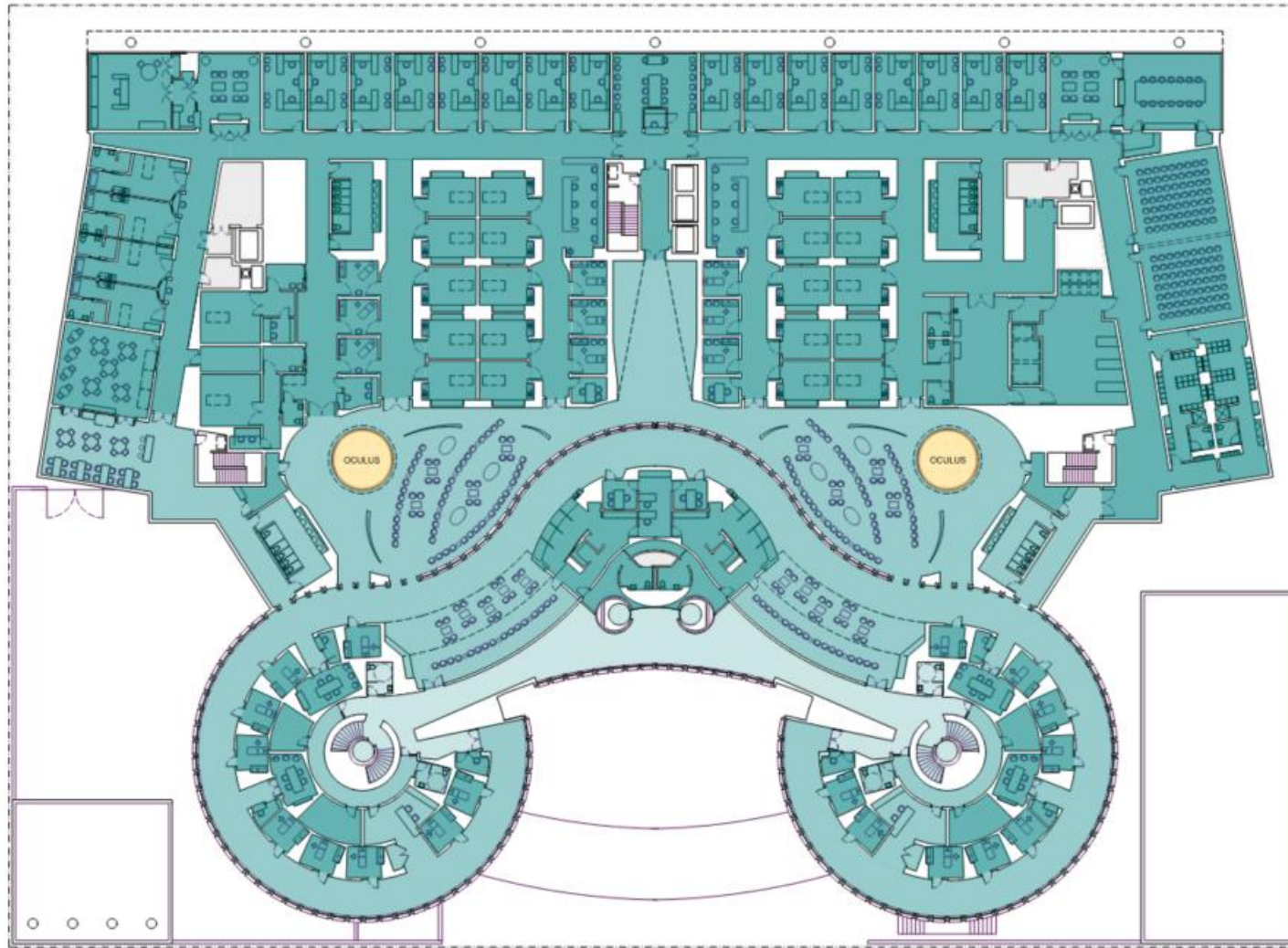
**LEGEND:**

- RETAIL / COMMERCIAL
  - MUSEUM
  - CLINICAL / HEALTH
  - RESIDENTIAL
  - BACK OF HOUSE / STORAGE
  - SCREENING ELEMENT
- OPACITY  
 PUBLIC / MORE ACCESS  
 PRIVATE / LESS ACCESS

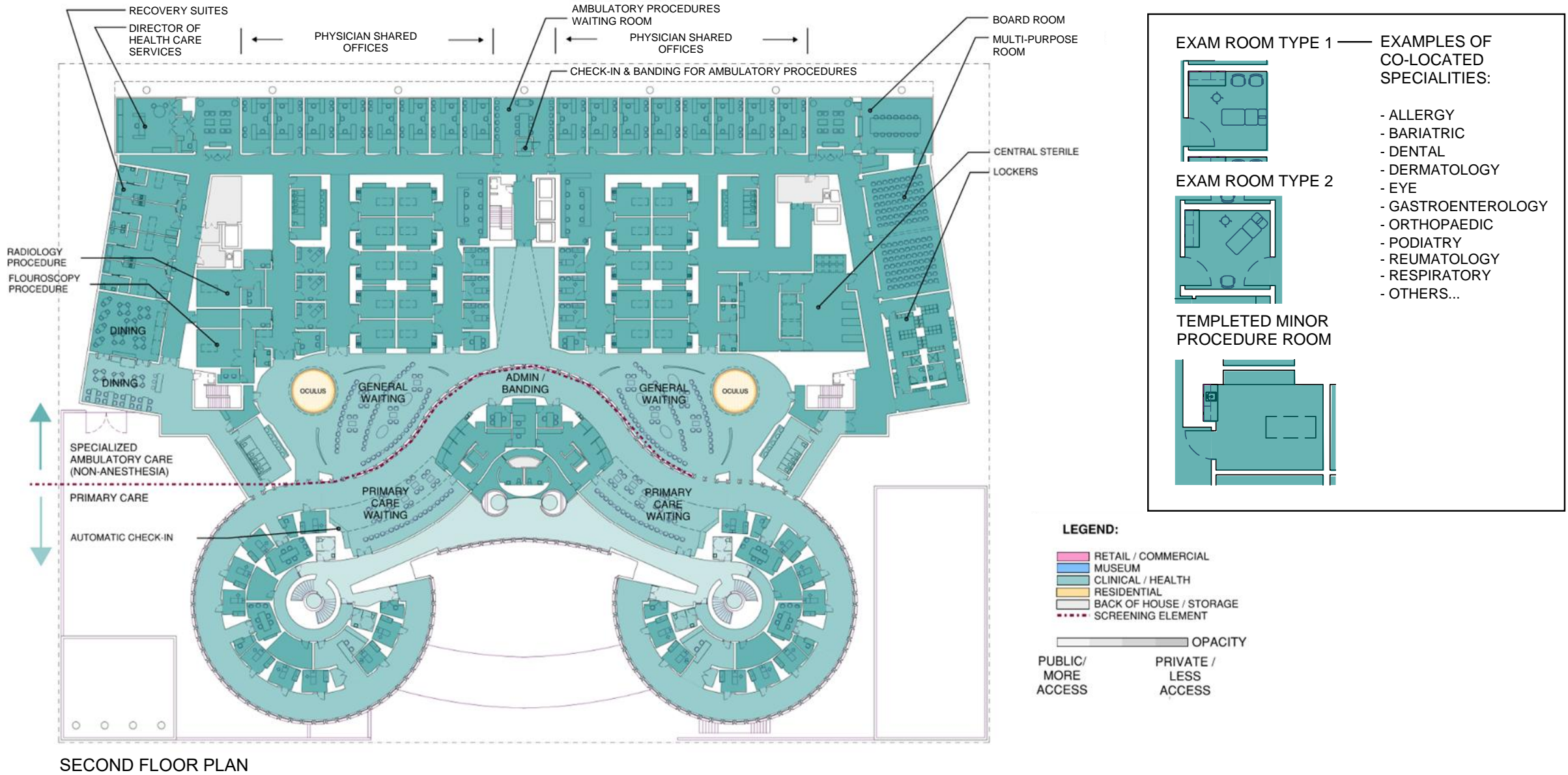
**SERENITY COURT** CHARACTER OF THE SPACE



**CASTING A NEW VISION – COMING TOGETHER**



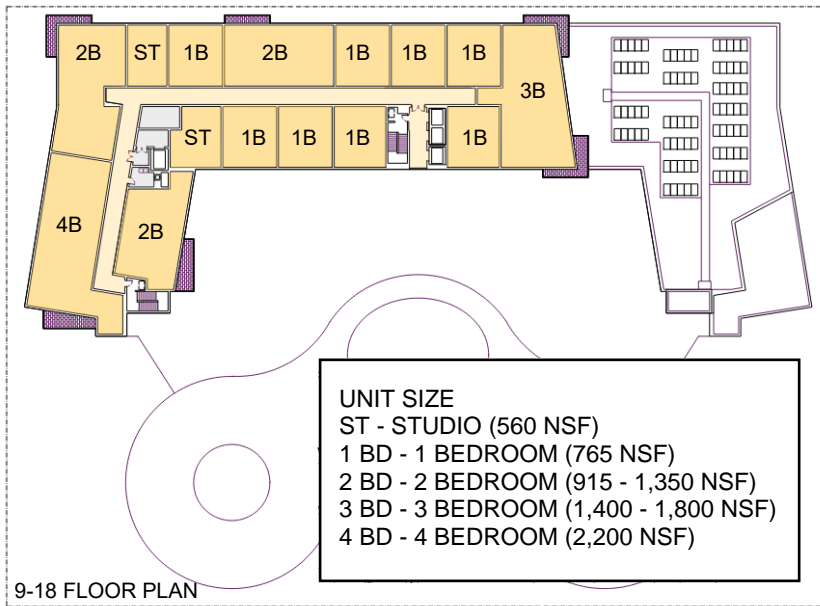
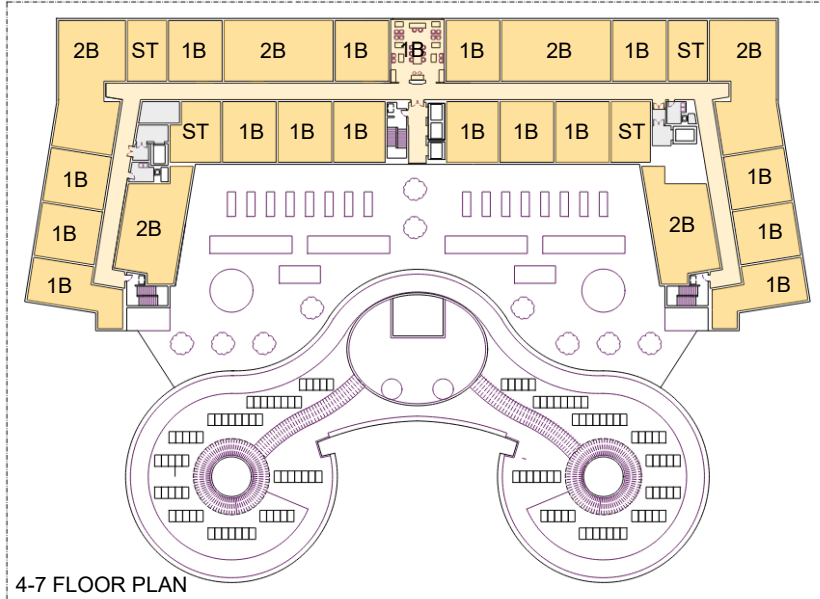
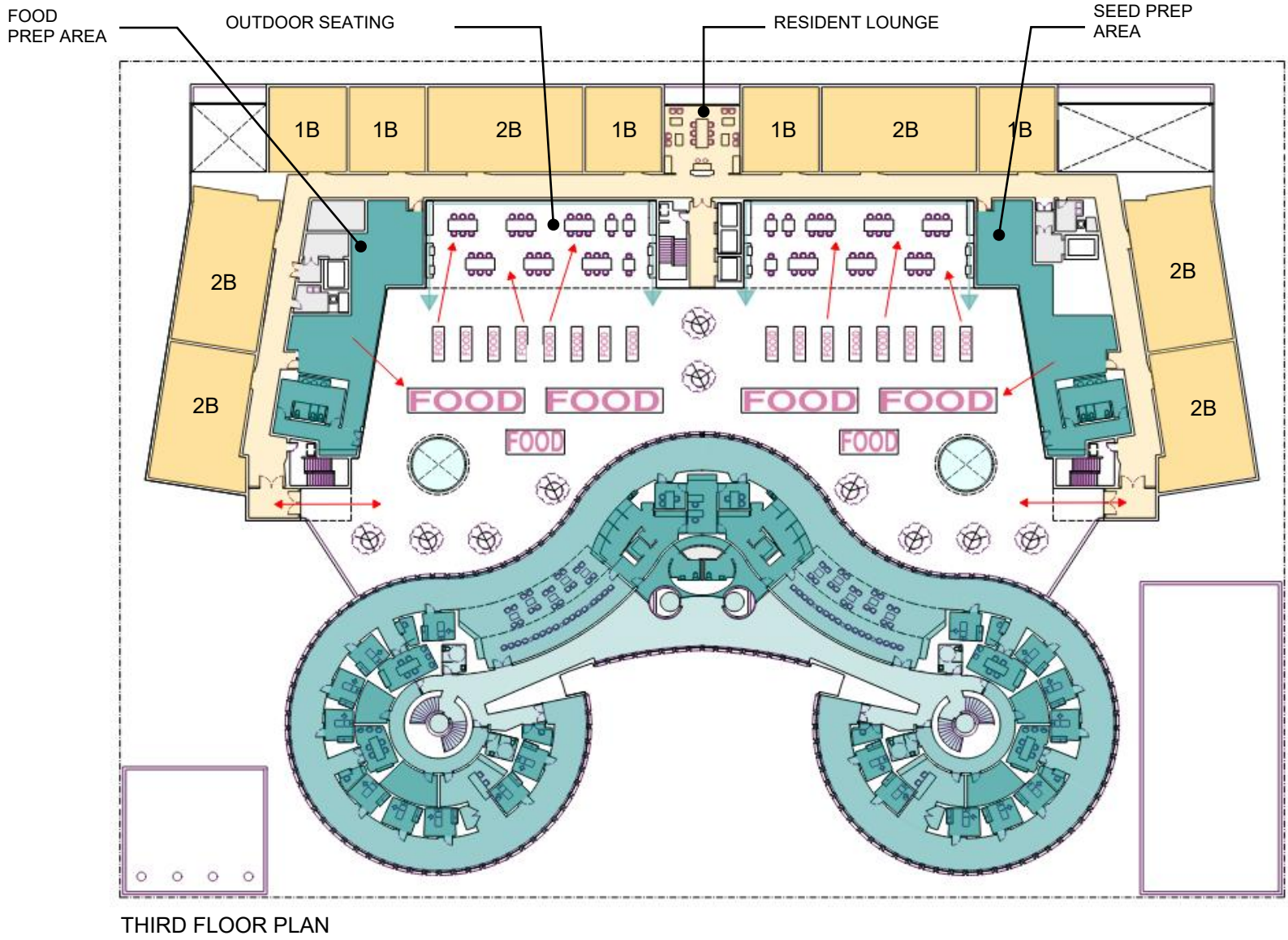
**CASTING A NEW VISION – COMMUNITY HEALTH SERVICES**



SECOND FLOOR PLAN

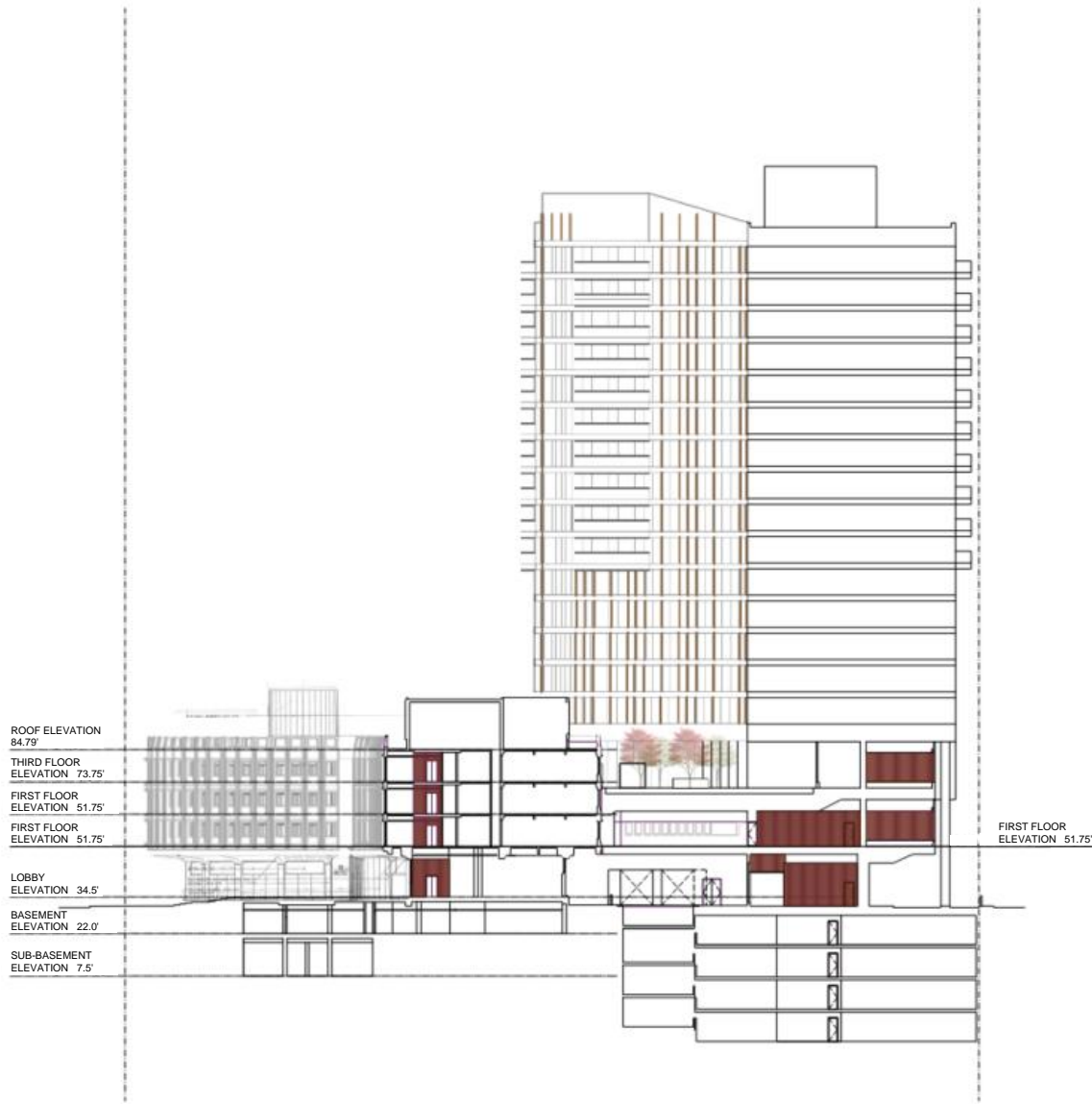
**CASTING A NEW VISION – COMMUNITY HEALTH SERVICES**



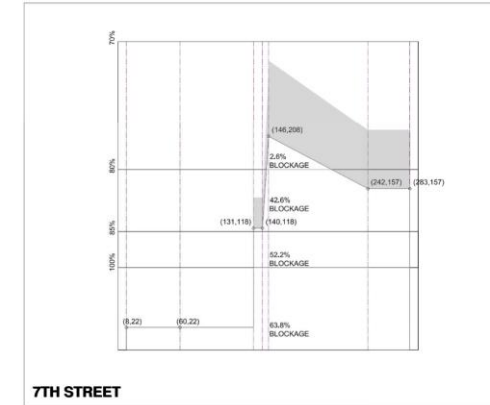


**CASTING A NEW VISION – ADDRESSING HOUSING NEEDS**

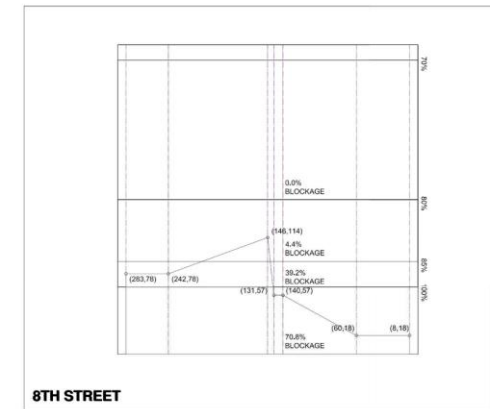




**SKYPLANE ANALYSIS  
PLOTTED PLANE DIAGRAMS**



**7TH STREET**

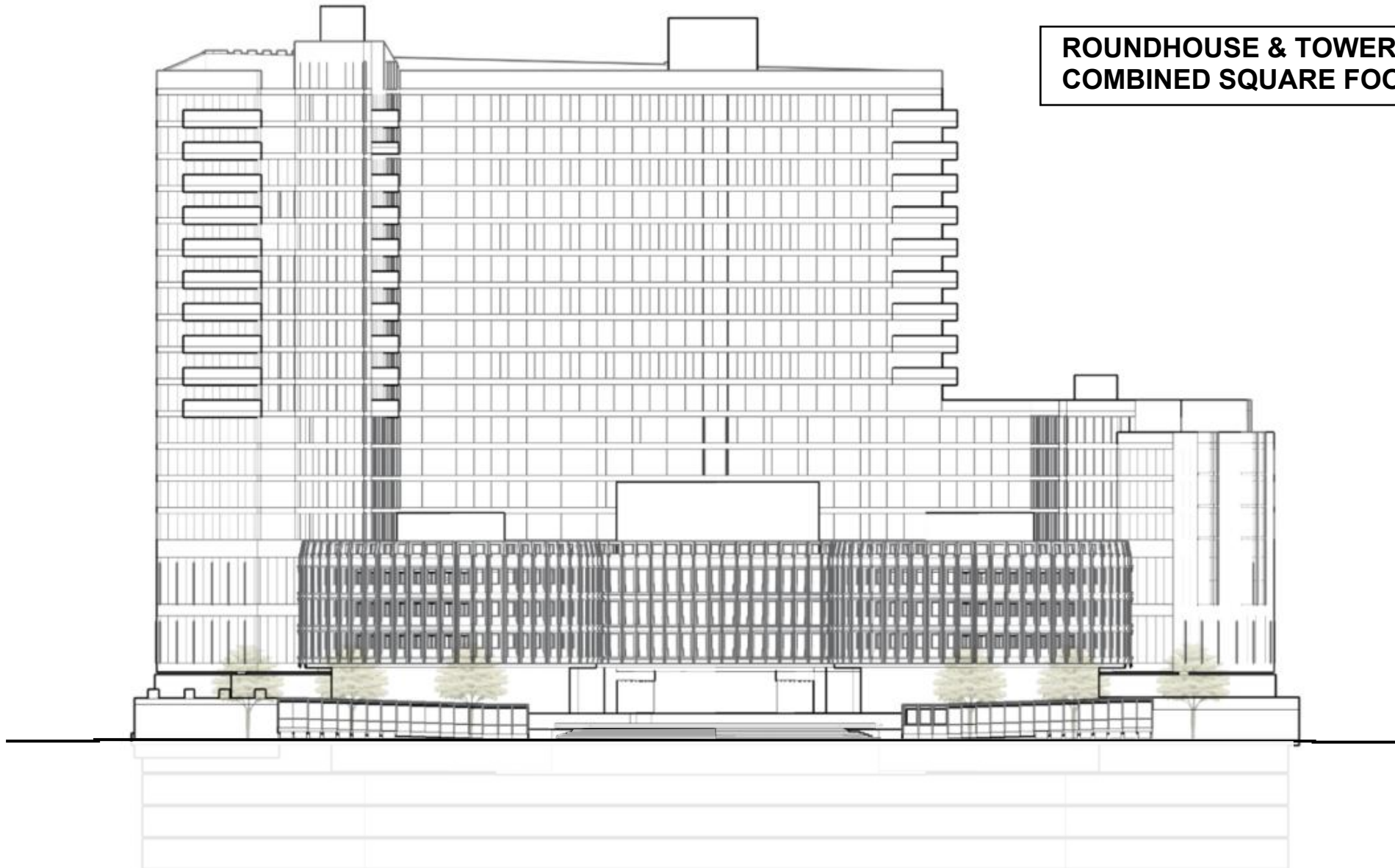


**8TH STREET**

SITE SECTION

**CASTING A NEW VISION – URBAN FORM**

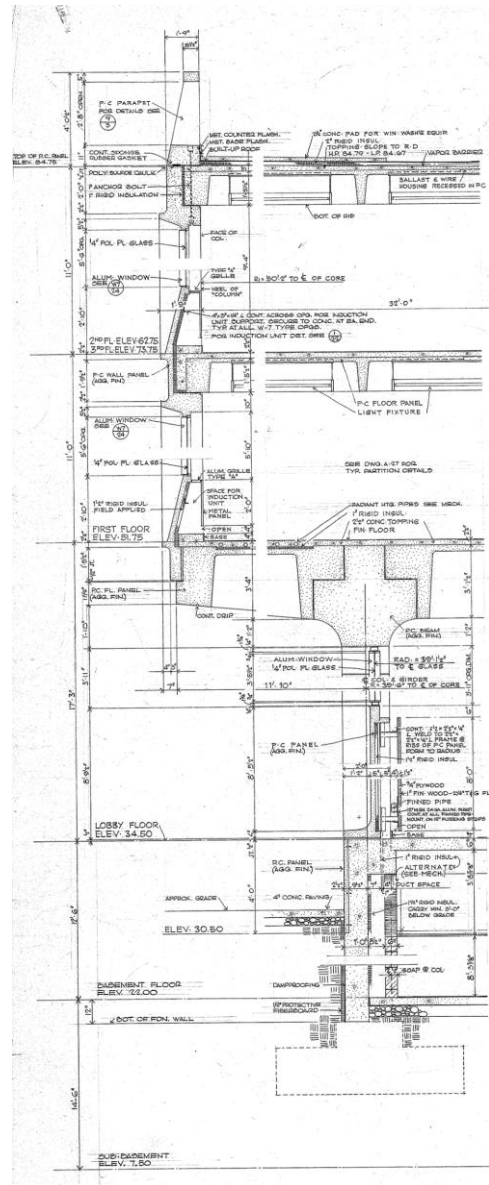
**ROUNDHOUSE & TOWER**  
**COMBINED SQUARE FOOTAGE: 652,000 GSF**



RACE STREET ELEVATION

**CASTING A NEW VISION – URBAN FORM**





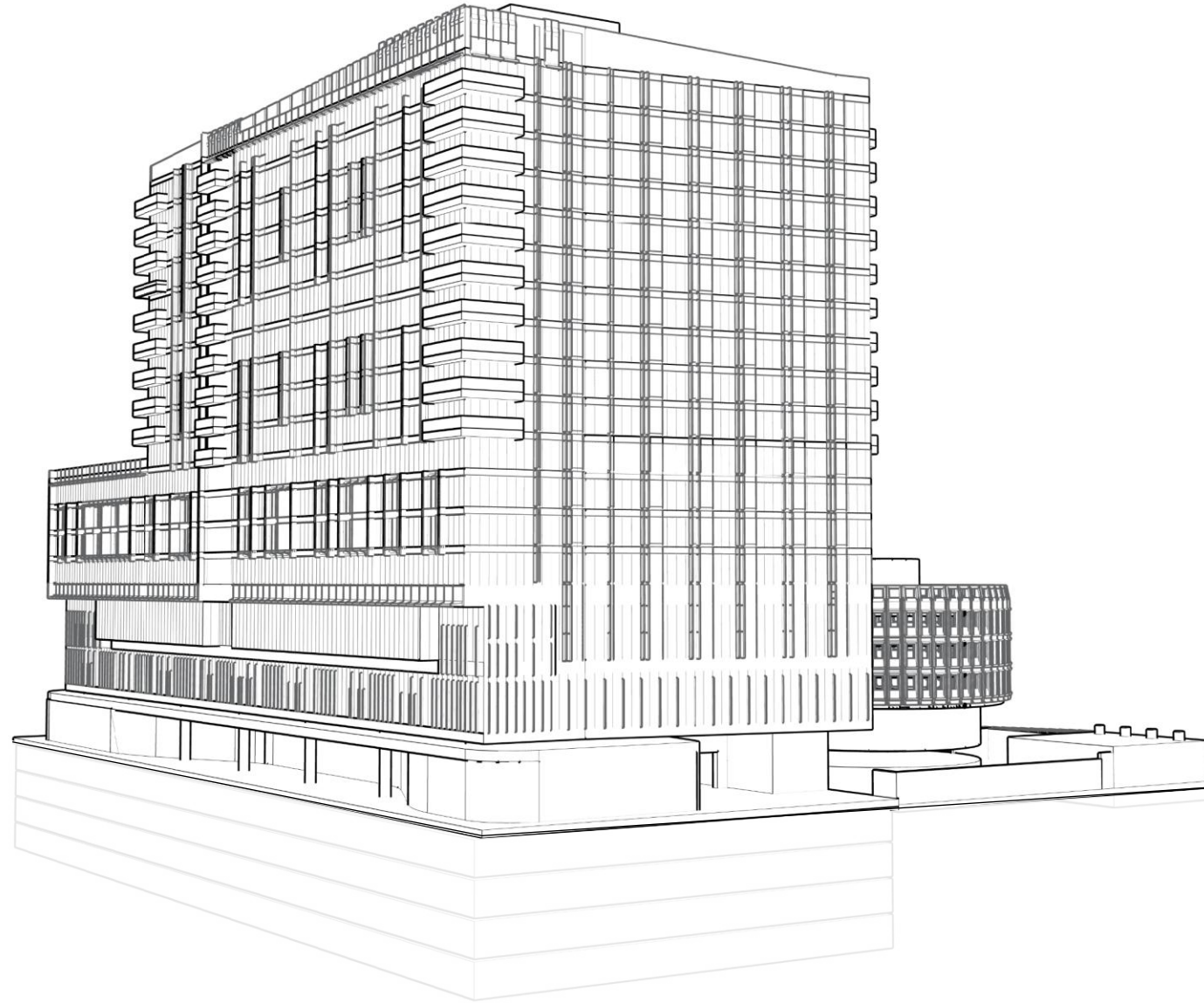
**CAST CONCRETE  
PREFABRICATED ELEMENTS**

**UNITIZED ENVELOPE**

**QUALITY CONTROL**

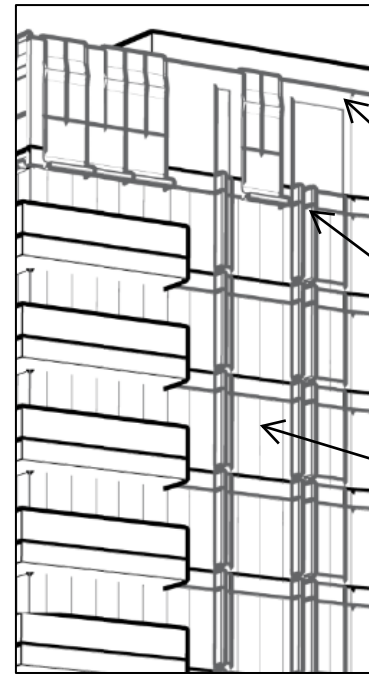
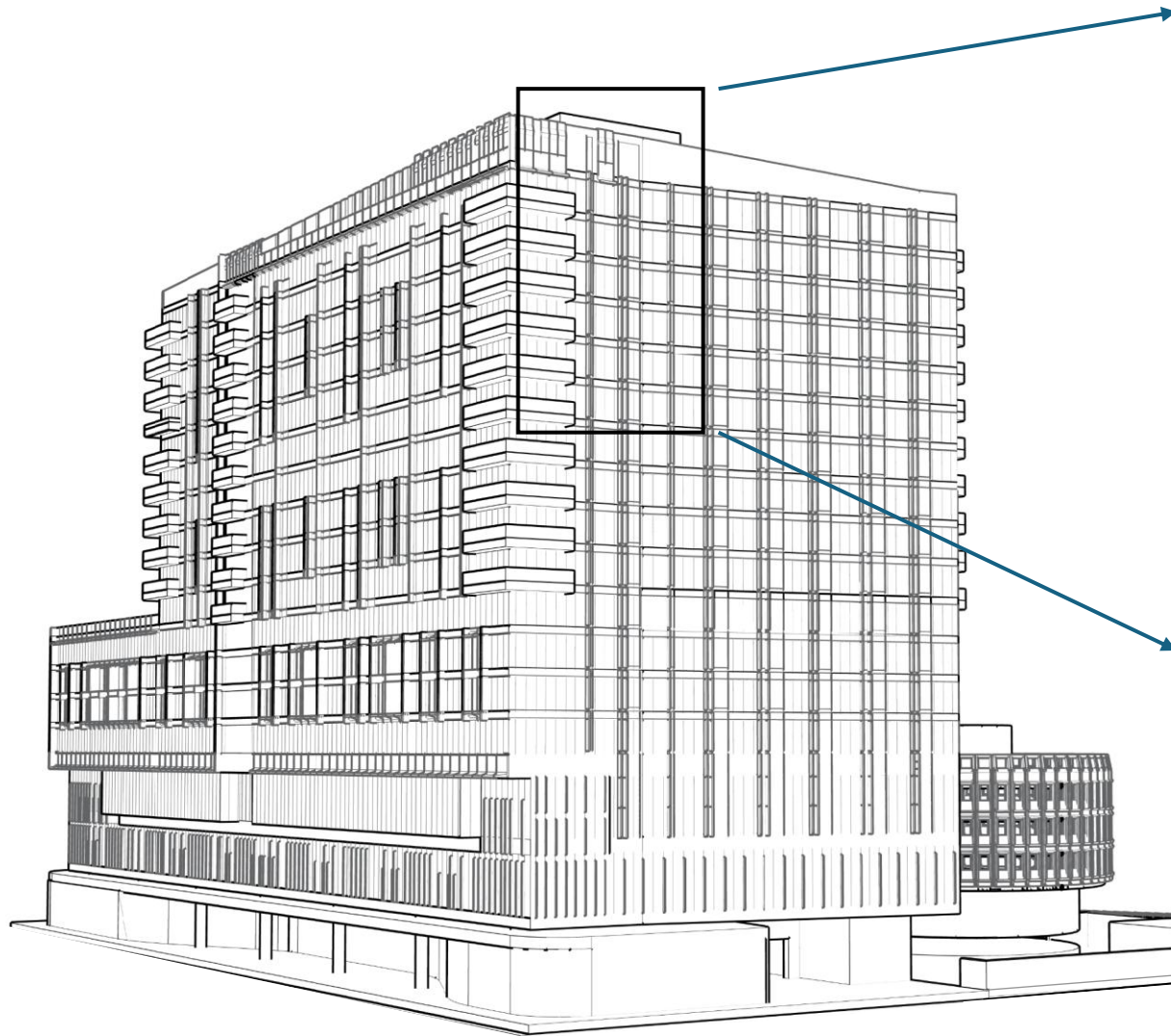
**RELATIVE EASE OF  
ASSEMBLAGE ON SITE**

Figure 10: Circa 1960 photograph of the construction of the Philadelphia Police Headquarters. (Source: Architectural Archives, University of Pennsylvania)



VIEW FROM 7TH & CHERRY STREETS

## CASTING A NEW VISION – URBAN FORM



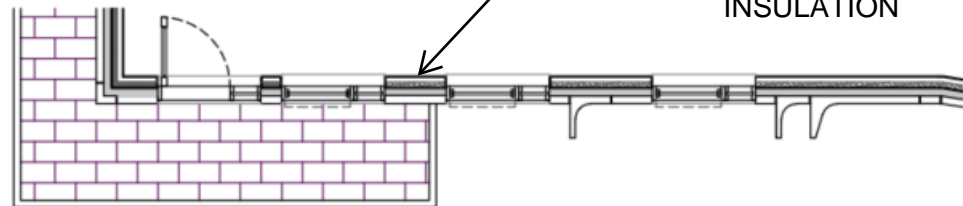
ACM PANELING AT  
PARAPET

GFRC PROFILES

TRIPLE GLAZED IGU  
AT WINDOWS AND  
EXTERIOR DOORS

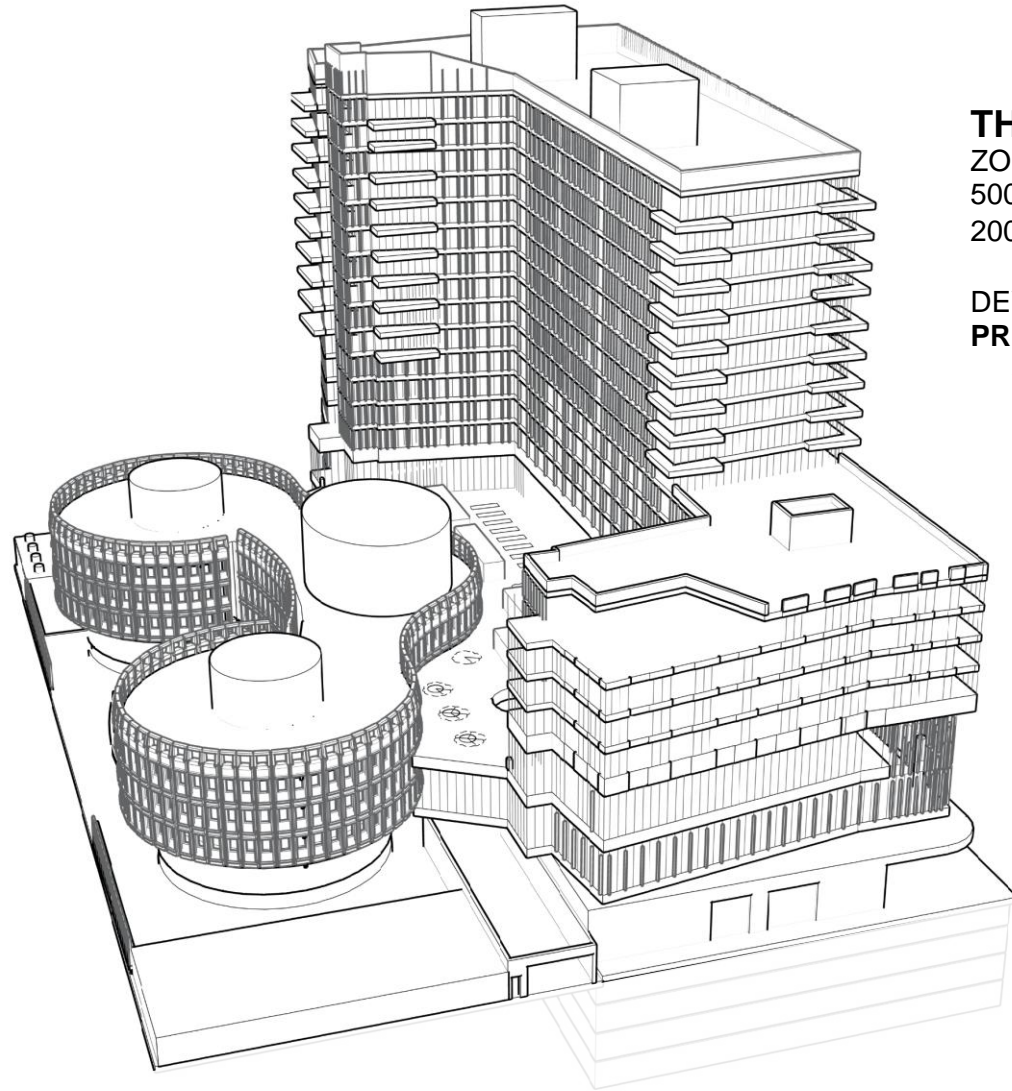
**ENVELOPE:**

- GFRC PANELS + PROFILES
- MINERAL WOOL
- SELF-ADHERED WATER-RESISTIVE AIR BARRIER
- GYPSUM SHEATHING
- CLOSED-CELL SPRAY FOAM INSULATION



VIEW FROM 7TH & CHERRY STREETS

**CASTING A NEW VISION – URBAN FORM**



**THE NUMBERS:**

ZONING: CMX-4

500% GSF BONUS AS OF RIGHT

200% GSF BONUS FOR MIXED INCOME

DEVELOPMENT SQUARE FOOTAGE PERMITTED: 812,000 GSF

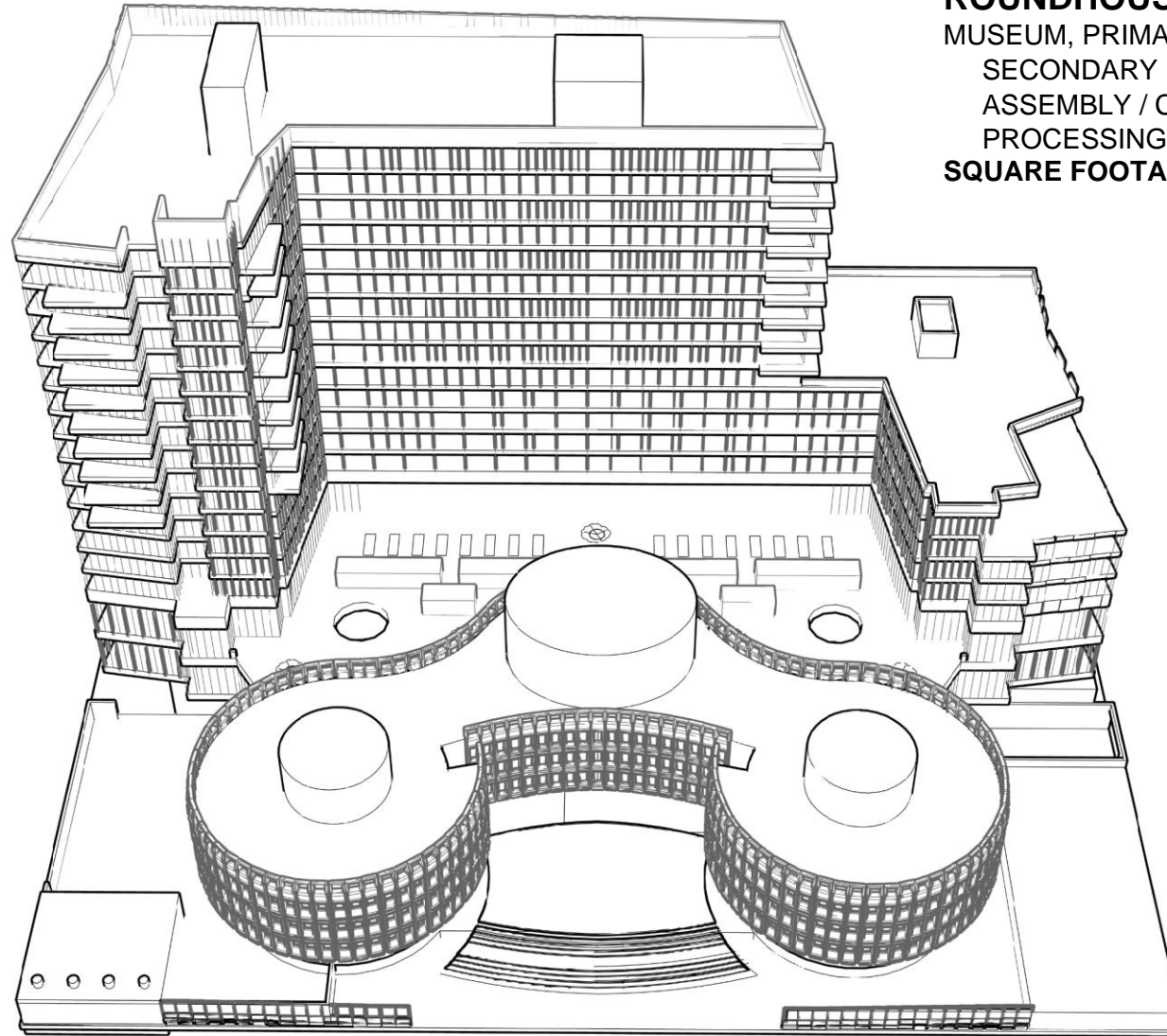
**PROPOSED DEVELOPMENT SQUARE FOOTAGE: 652,000 GSF**

3 LOADING DOCKS PROVIDED

VIEW FROM 8TH STREET

**CASTING A NEW VISION – THE NUMBERS**

**RVA**  
ARCHITECTURE



**ROUNDHOUSE + FIRST FLOOR EXPANSION:**

MUSEUM, PRIMARY CARE PROGRAM

SECONDARY USES:

ASSEMBLY / CAFETERIA / STORAGE / SUPPLY +  
PROCESSING

**SQUARE FOOTAGE: 148,000 GSF**

VIEW FROM RACE STREET

**CASTING A NEW VISION – THE NUMBERS**

**RVA**  
ARCHITECTURE

**TOWER:**

18 STORIES W/ FOUR LEVELS OF BELOW-GRADE PARKING  
RESIDENTIAL, AMBULATORY CARE (NON-ANESTHESIA) AND RETAIL  
SECONDARY USES: ASSEMBLY, STORAGE, SUPPLY + PROCESSING

**SQUARE FOOTAGE: 504,000 GSF**

300 UNITS  
150 MARKET RATE  
75 AFFORDABLE HOUSING  
75 ASSISTED LIVING)  
390 PARKING SPACES



VIEW FROM CHERRY STREET

**CASTING A NEW VISION – THE NUMBERS**



VIEW FROM FRANKLIN SQUARE PARK

## **CASTING A NEW VISION – CONCEPT RENDERING**



VIEW FROM FRANKLIN SQUARE PARK - AN IMAGE OF URBAN BLOCK COMPLETED

## CASTING A NEW VISION – CONCEPT RENDERING

This vision reimagines the Roundhouse as a place of healing, of memory, of opportunity, recasting a former symbol of division into a unifying element for this community.

**THANK YOU!**

# APPENDIX

## RVA SYMPOSIUM PRESENTATION IMAGE CREDITS

### SLIDE 3:

LEFT IMAGE: PHRP NOMINATION: The Philadelphia Police Headquarters. Erected 1959-1962. Also known as “The Roundhouse” 700-734 Race Street, City of Philadelphia, Philadelphia County, Pennsylvania. Image from Page 6.

RIGHT IMAGE: Roundhouse Reimagined-Call for Concepts reference material provided for participants Image: Roundhouse\_H4\_A9819.jpg

### SLIDE 4:

LEFT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1959; Aerial Photo 12-724

RIGHT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1965; Aerial Photo A33, B34

### SLIDE 5:

LEFT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1959; Aerial Photo 12-724

RIGHT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1965; Aerial Photo A33, B34

### SLIDE 6:

LEFT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1970; Aerial Photo A33, B34

RIGHT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1995; Aerial Photo A33, B34

### SLIDE 7:

LEFT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1959; Aerial Photo 12-724

RIGHT IMAGE: Source Image from Greater Philadelphia Geohistory Network, Aerial Photographs of the Delaware Valley, 1995; Aerial Photo A33, B34

# APPENDIX

## RVA SYMPOSIUM PRESENTATION IMAGE CREDITS

### SLIDE 8:

LEFT IMAGE: Cover from City of Philadelphia 1960 Comprehensive Plan – available via City of Philadelphia Planning Commission website: <https://www.phila.gov/media/20190603120413/Comprehensive-Plan-1960.pdf>

RIGHT IMAGE: Source Image from The Comprehensive Plan Philadelphia 2035 – available via City of Philadelphia Planning Commission website: <https://www.phila.gov/programs/the-comprehensive-plan/>

BOTTOM IMAGE: Race Street Elevation from Roundhouse Reimagined-Call for Concepts reference material provided for participants. Source Image from: PPHQ.ArchDwgs.PDF.Binder..pdf

### SLIDE 11:

LEFT IMAGE: Roundhouse Reimagined-Call for Concepts reference material provided for participants Image: Roundhouse\_H4\_A9707.jpg

RIGHT IMAGE: Roundhouse Reimagined-Call for Concepts reference material provided for participants Image: Roundhouse\_H4\_A9757.jpg

### SLIDE 12:

#### LEFT IMAGES:

Roundhouse Reimagined-Call for Concepts reference material provided for participants Image: Roundhouse\_H4\_A9636.jpg and H4\_A9752.jpg

#### Police Department Photos:

Bicycle Patrol Image from Philadelphia Police Foundation website: <https://phillypolicefoundation.org/impact/80-police-bicycles-and-bike-patrol-uniforms/>

Police Athletic League of Philadelphia Image from Police Athletic League Facebook page: <https://www.facebook.com/PALPhiladelphia/>

Run for Blue event October 2025 from the Philadelphia Police Foundation website: <https://phillypolicefoundation.org/events/market-street-run-for-blue/>

## APPENDIX

### RVA SYMPOSIUM PRESENTATION IMAGE CREDITS

#### SLIDE 14:

IMAGE CREDITS FROM LEFT TO RIGHT:

SOUTH PHILADELPHIA COMMUNITY HEALTH & LITERACY CENTER by VSBA. Images of exterior and interior from website:

<https://www.vsba.com/projects/south-philadelphia-community-health-and-literacy-center/>

FLOUROSCOPY PROCEDURE. Image from FDA website: <https://www.fda.gov/radiation-emitting-products/medical-x-ray-imaging/fluoroscopy>

ASSISTED LIVING. Image from Rocky Mountain Assisted Living and Memory Care website: <https://rockymountainassistedliving.com/five-levels-assisted-living-centennial/>

#### SLIDE 16:

IMAGE CREDITS FROM LEFT TO RIGHT:

VIA VERDE by Dattner Architects. Images of exterior from website: <https://www.dattner.com/projects/view/via-verde-the-green-way/>

VERTICAL FARMING. Image from Freight Farms website: <https://www.freightfarms.com/>

#### SLIDE 20:

IMAGE CREDITS FROM TOP TO BOTTOM:

COFFERED CEILING. Image from website: <https://unikavaev.com/products/ecoustic-sculpt-coffered-tile/>

TURTLE PARK. Image from Urban Explorer article by Jessica Mlinaric published on December 12, 2023. Image from website:

<https://urbnexplorer.com/secret-spot-a-waterfall-flows-in-manhattan/>

SENDAI MEDIATHEQUE. Image part of a Medium article by Donya Ebrahimeh published on May 15, 2018. Photo of model by Megan Sveiven.

Image from website: <https://medium.com/@ebrahimeh.donya/toyo-ito-is-one-of-japans-most-renowned-architects-who-works-with-the-philosophy-of-architecture-2c8b3c4c1dc3>

## APPENDIX

### RVA SYMPOSIUM PRESENTATION IMAGE CREDITS

#### SLIDE 23:

LEFT IMAGE: Building Section overlay from Roundhouse Reimagined-Call for Concepts reference material provided for participants. Source Image from: PPHQ.ArchDwgs.PDF.Binder..pdf

#### SLIDE 25:

LEFT IMAGE: Roundhouse Reimagined-Call for Concepts reference material provided for participants Source Image from: PPHQ.ArchDwgs.PDF.Binder..pdf

RIGHT IMAGE: PHRP NOMINATION: The Philadelphia Police Headquarters, Erected 1959-1962. Also known as “The Roundhouse” 700-734 Race Street, City of Philadelphia, Philadelphia County, Pennsylvania. Image from Page 17.

#### SLIDE 31:

IMAGE: View from Franklin Square Park toward Roundhouse Image from Google Maps. Source Image from: [https://www.google.com/maps/@39.9555132,-75.1505432,3a,75y,230.17h,82.96t/data=!3m7!1e1!3m5!1slnWmm7z1Wp3FnSFctM0kag!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb\\_client%3Dmaps\\_sv.tactile%26w%3D900%26h%3D600%26pitch%3D7.0351201362001206%26panoid%3DlnWmm7z1Wp3FnSFctM0kag%26yaw%3D230.16684307988015!7i16384!8i8192?entry=ttu&g\\_ep=EgoyMDI1MTEwNS4wIKXMDSoASAFQAw%3D%3D](https://www.google.com/maps/@39.9555132,-75.1505432,3a,75y,230.17h,82.96t/data=!3m7!1e1!3m5!1slnWmm7z1Wp3FnSFctM0kag!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D7.0351201362001206%26panoid%3DlnWmm7z1Wp3FnSFctM0kag%26yaw%3D230.16684307988015!7i16384!8i8192?entry=ttu&g_ep=EgoyMDI1MTEwNS4wIKXMDSoASAFQAw%3D%3D)

ALL OTHER GRAPHIC MATERIAL WAS CREATED BY RVA ARCHITECTURE FOR THE SYMPOSIUM PRESENTATION.