



OLD MEETS NEW.

Located on the corner of State and Broad Streets in downtown Kennett Square, The Franklin Center is a multi-story office building with street-level retail that blends old world architecture with modern amenities. Working closely with municipal officials, community members, architects, and the town's historical commission, we were able to construct a state-of-the-art office building that fits perfectly with the look and feel of Kennett Square's preserved historic setting.



Project: Franklin Center

Location: 128 E. State Street
Kennett Square, PA

Size: 77,500 Square Feet

Floors: Six

Owner: Kennett Center, LP

Architect: Bernardon Haber
Holloway Architects PC

Developer: Key Real Estate, LLC

Anchor
Tenant: Genesis HealthCare
Corporation



CHALLENGES

- *The Borough's zoning limited permissible building height.*
- *The community had serious concerns that a non-traditional building would compromise the downtown's historic setting.*
- *Parking had reached capacity. Additional facilities were required to accommodate growth.*

SOLUTIONS

- *Collaborated with Borough Council to develop and educate the community on a Tall Building Overlay District, which would allow building heights of up to 75 feet within the downtown's commercial area.*
- *Presented and discussed project concepts at 17 public meetings including Borough Council, Planning Commission, Historical Commission, Architectural Review Board, Zoning Hearing Board, and public safety reviews.*
- *Worked with architects to design a building that complemented the town's historic nature and incorporated design elements from the original buildings.*
- *Responded to the desire for an appropriate scale from a pedestrian perspective.*
- *Obtained state infrastructure grant funds to assist in the construction of a parking garage, creating parking for employees, retail shoppers, and community visitors.*

TIMELINE

ACQUISITION: FEBRUARY 2004

COMPLETION: OCTOBER 2007

- **FEBRUARY 2004**
Agreement of Sale reached with Seller
- **JULY 2004**
Closing with Seller for purchase of property
- **FEBRUARY 2006**
Preliminary Land Development Plan submitted for review by Planning Commission
- **JUNE 2006**
*Tall Building Overlay (TBO) District adopted into Zoning Code
Conditional Use granted within TBO District
Final Land Development Plan Approval received from Borough Council*
- **AUGUST 2006**
Commencement of building construction
- **OCTOBER 2007**
Certificate of Occupancy issued for Genesis HealthCare