

THURSDAY
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Developer proposes 85 condos in converted Center City garage

The former AAA Mid-Atlantic facility on 23d Street would be rebuilt as an 8-story residential structure, developer John Turchi said.

Center City is getting another luxury condominium building.

Developer John Turchi is scheduled to reveal plans today for converting the former AAA Mid-Atlantic parking garage at 23 S. 23d St. into an 8-story building with 85 residential units.

The smallest, about 800 square feet, are being offered for \$320,000. Two-story townhouse-style units, to be added to the top of the structure, each with nearly 5,000 square feet, are priced at \$3 million each.

The first units will be available within a

year, and the entire project is scheduled for completion by the end of next year, said Turchi, president of Turchi Properties.

The project has been designed by Cope Linder Architects, of Philadelphia.

Turchi is importing limestone from France to mask the parking garage exterior of the structure, built in 1912. Sidewalks will be heated to eliminate the need for shoveling snow, he said.

To give all units windows, Turchi is carving out a 75-by-75-foot landscaped center courtyard.

This approach is similar to what another developer, Carl Dranoff, did with the Left Bank in University City and the Victor Lofts on the Cam-

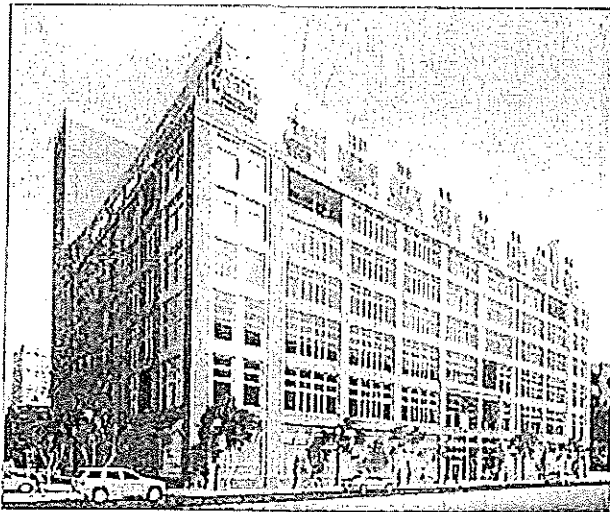
den waterfront, both in former industrial buildings converted into residential use.

Many units in the building Turchi has dubbed "23," will have balconies. Glass-enclosed elevators from the lobby will overlook the courtyard.

Turchi's project would continue a Center City residential boom, aided by a 10-year abatement of city property taxes, that has seen 75 office and industrial buildings converted into residential use over the last decade.

According to data from the Center City District, 962 units were added in 2001, 969 in 2002 and 1,190 last year. The business improvement district, which cleans the sidewalks and provides safety patrols, expects 1,622 units will be added this year.

Turchi owns other apartment buildings in Center City, including the Green Tree at 400 Walnut St., a building at 1930 Chestnut St., and one at 1700 Walnut St.



An architect's rendering of the building that is proposed for 23 S. 23d St. The smallest condos, at 800 square feet, are \$320,000; 4,900-square-foot units are priced at \$3 million.