



Hennon Group
ARCHITECTS
a Professional Association

Project Experience



Philadelphia Premium Outlets – Phase I Limerick, PA

430,000 GLA; 475,000 GBA

Construction Start: August 2006

Grand Opening: November 2007

Construction Cost: \$62,000,000

Philadelphia Premium Outlets – Phase II Limerick, PA

120,000 GLA; 135,000 GBA

Construction Start: June 2007

Grand Opening: April 2008

Construction Cost: \$19,000,000

Philadelphia Premium Outlets is a post-modern design which relates with the neo-classical design found in Philadelphia's historical architecture. This design is a reminder of the Philadelphia national heritage without regurgitating neo-classical design. From brick veneer knee walls below storefront to brick bond types and signage conditions, shoppers are reminded of historical Philadelphia. Even the opening details and the mullion design in portions of the storefront are reminiscent of what one would expect in a city with such rich history and architecture.

One specific design issue concerned a protected wetlands area within the center. The original footprint had this area mitigated, but after final review and approval by the environment authorities, revisions were required. The challenge was to maintain the same building area but add a large separation between buildings for the protected area, maintain original parking counts, and not increase land area. This provided a difficult task but with the team's design experience, a solution was revealed that worked for all parties involved.

The second issue revolved around construction. The center had to be constructed within 12 months with the majority of construction during winter weather. After review of historical data it was determined that with the winters that occur in PA the center could not be constructed with its original design of 3-sided precast and metal studs. With the contractor's assistance, all parties decided to utilize all precast concrete for all sides to allow construction to continue through the winter months and maintain original opening date.

