

MONTGOMERY AWARDS

Excellence in Planning and Design

2022 Award Winner



Ironworks at Pencoyd Landing Lower Merion Township

Ironworks *at* Pencoyd Landing received a 2022 Montgomery Award for innovative reuse, sustainable design, and extensive public amenities. This groundbreaking riverfront project, a brownfield redevelopment that incorporated public gathering space, a trail, and creative architectural design elements,

consists of a 7-story hotel, associated restaurants, and riverside trail and gathering space. Ironworks *at* Pencoyd Landing represents a benchmark for the ongoing transformation of the Schuylkill River frontage in Lower Merion Township.



Source: THE PENN GROUP

Innovative Reuse

This forward-thinking project transformed an industrial brownfield site into a unique regional destination with a 124-room extended stay hotel, two restaurants, public space, and trail connections along the Schuylkill River. This unique riverfront setting is now activated by the development of the first hotel in Lower Merion Township in modern history, which serves as a catalyst project for the continued evolution of Lower Merion's riverfront as a pedestrian- and bike-friendly destination.

Ironworks *at* Pencoyd Landing takes the site and structures of the former Pencoyd Iron Works, which dates back to 1852, and transforms them into a modern mixed-use development. Although the site was neglected for years, the developer preserved the physical sense of the industrial heritage on the site by reusing as many of the distinctive historic steel elements as possible.

The immense 120-year-old craneways and the steel structure from the site's prior rebar factory are preserved in place and provide the framework for a series of outdoor spaces that connect the hotel to the new riverfront trail and the restored Pencoyd Bridge to Manayunk. As part of the demolition process, the many industrial relics on the site were thoughtfully catalogued and preserved as they were unearthed. By integrating these elements into the architecture and landscape of the site in imaginative ways, the developer was able to capitalize on and preserve the industrial history of the site.

Sustainable Design

Meticulous, selective demolition allowed the designers to repurpose historic building materials on site. Most noticeably, 13,000 square feet of the rusted corrugated steel skin of the former warehouse was salvaged and utilized as rainscreen cladding, giving the hotel's façade its distinctive industrial modern appearance. Other unique industrial relics uncovered on site during construction can now be rediscovered as repurposed items within the architectural and landscape design of the site, such as benches made from the former bridge abutments. Visitors today can relive the past through the thoughtful utilization of these visual cues of the site's industrial heyday.

Sustainability measures were also incorporated into the landscape design through the use of native plantings, stormwater best management practices, and riparian buffer enhancements. By providing EV charging stations, offering bikes to hotel guests, and creating on-site trail connections, guests and visitors can access the site using multiple modes of eco-friendly transportation.



Extensive Public Amenities

Ironworks *at* Pencoyd Landing is also an exemplary project in terms of demonstrating a commitment to incorporating public amenities into a commercial development. By carefully designing the building so that all sides feel activated, the developer was able to provide for sufficient vehicular circulation while preserving the riverfront side as a welcoming public gathering space.

The true potential of this prime location as an active riverfront gateway between Manayunk and Bala Cynwyd is now realized by making the river side pedestrian focused, where activity “spills out” of the adjacent café and connects to existing and planned trails. Careful preservation of the old-growth Sycamore trees along the Schuylkill River creates a green river edge that frames the public gathering space. Creative landscape design, seasonal plantings, moveable furniture, and interactive games allow multiple users to come in “Pencoyd Square” during all times of the year.

The site's unique elevated position along the river allowed the ground floor to be activated, rather than devoted to parking, further emphasizing the development's pedestrian-oriented public spaces. By tying the Philadelphia and Lower Merion waterfronts together, Ironworks *at* Pencoyd Landing has created a location unlike any other along the Schuylkill River in Montgomery County.

The Ironworks *at* Pencoyd Landing is an outstanding innovative reuse project. This project successfully revived an underutilized industrial site into a modern day hospitality destination while bringing new purpose to the site's many unique industrial relics. This sustainable and publicly accessible riverfront project, a key component of a larger master plan to transform Lower Merion's riverfront and the ongoing regional planning for enhanced trail connections to Manayunk, Fairmount Park, and Laurel Hill Cemetery, will ensure the continued success of the riverfront as a vibrant destination.

Location

620 Righters Ferry Road
Lower Merion Township
Montgomery County

Project Data

Land Use

Hotel, Restaurant, Office

Tract Size

6.89 Acres

Zoning

Manufacturing & Industrial

Building Area

132,060 SF

Parking

282 Spaces

Key Features

- Brownfield Development
- Site Planning
- Adaptive Reuse
- Architectural Design
- Redevelopment

Owner/Developer/Land Planner

THE PENN GROUP
620 Righters Ferry Road
Bala Cynwyd, PA 19004

Architect

CosciaMoos Architecture
123 S. Broad Street, Suite 220
Philadelphia, PA 19109

Landscape Architect

DAVID RUBIN Land Collective
57 N. 2nd Street
Philadelphia, PA 19106



The metal framework of the former warehouse remains as an homage to the site's industrial heritage and links the several public spaces to the riverfront and trail.

Civil Engineer

Site Engineering Concepts
622 Lancaster Avenue
Berwyn, PA 19312

Structural Engineer

DCI + MacINTOSH Engineers
2 Mill Road, Suite 100
Wilmington, DE 19806

The annual Montgomery Awards recognize the best in planning, design, and advocacy in Montgomery County, Pennsylvania.

The program acknowledges the high-quality work and commitment of communities, organizations, and professionals.

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