



ALDI Inc. – Philadelphia, PA Fairmount Avenue



ALDI was founded by the Albrecht family in 1961 in Germany, making ALDI the first discounter in the world.

Headquartered in Batavia, IL, ALDI now has more than 1,600 stores across the United States. They have been steadily growing since opening its first US store in Iowa in 1976.

Since 2008, APD has managed ALDI's US Prototype Program. This program has included numerous redesigns over the years.

Executive Summary

Working in an urban setting can be tricky and in the case of this particular ALDI, there were several challenges. 1300 Fairmount Ave is an exciting new mixed-use residential and retail project for Philadelphia. ALDI will be one of the anchor tenants for the site. Urban settings can offer an attractive set of benefits for a discount grocery store, however these sites also require intense coordination to resolve conflicts that arise from circumstances such as sharing space with other tenants, and complicated structural grids for multi-story buildings.

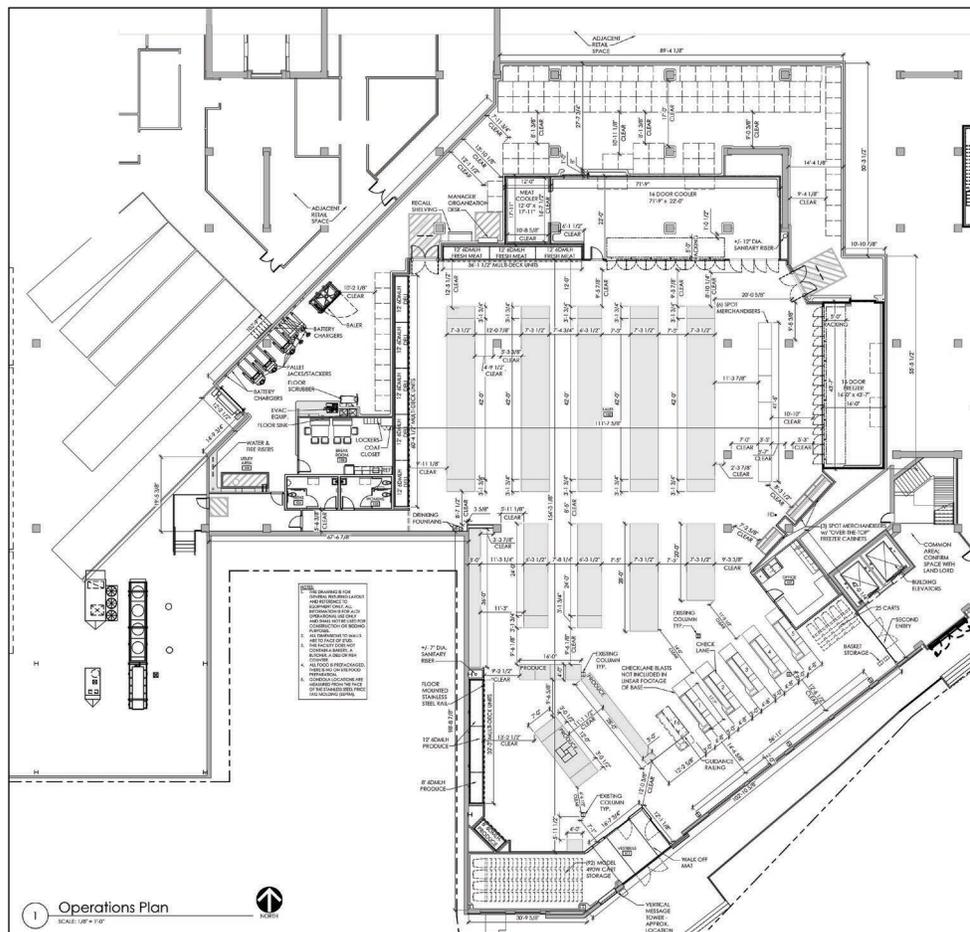
Challenges

One of the greatest challenges for the Fairmount site was overcoming the unusual shape of the site available and negotiating a layout that appropriately served the ALDI business model.

This was complicated by an intricate two part structural system that split down the middle of the ALDI space, which was part steel columns and joists and part concrete columns and sheer walls, resulting in a greater number of interior columns to work around than in a standalone ALDI.

Further conflicts included resolving access from a shared lobby, the storage of shopping carts on multiple levels, limited space available for ALDI rooftop refrigeration and HVAC equipment, revised graphics to account for atypical exterior conditions, and lower ceilings heights with greater-than-typical deflection because of a parking structure directly above part of the ALDI space (requiring modified construction details to avoid damage to ALDI equipment).

Additional coordination was required in order to resolve utilities from tenants above passing through the ALDI space, and also the installation of ALDI materials and equipment in non-prototypical context.



The Solution

In dealing with layout complicated by the existing columns, APD provided a variety of options for layouts to optimize the space. From these options, ALDI selected a preferred layout and APD worked to fine-tune it.

In order to solve the utilities issue, APD provided plans to guide the Landlord's installation of the concrete slab in advance of ALDI's own project schedule in order to accommodate the overall building construction schedule and reduce conflicts later in the process. This included tasks such as running ALDI's plumbing, electrical and HVAC systems through already-constructed space.

Results

This building is still in the process of being built. Due to the early coordination efforts between professional services the build-out is anticipated to progress smoothly.