



Compass, Connector, Catalyst

Re-imagining 8th & Berks Design Charrette

8th & Berks Streets | Philadelphia, PA 19122
April 2014 | Project Number 2013-50

COMMUNITY DESIGN
COLLABORATIVE

Strengthening neighborhoods through design

Compass, Connector, Catalyst

Re-imagining 8th & Berks Design Charrette

8th & Berks Streets | Philadelphia, PA 19122

April 2014 | Project Number 2013-50

Prepared for

Asociacion Puertorriquenos en Marcha

600 West Diamond Street

Philadelphia, Pennsylvania 19122

Rose Gray, Sr. Vice President, Community & Economic
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Prepared by

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Making progress? Please remember to share any news about your project with us and recognize our contribution to the project.

- Keep us informed about project milestones like approvals, funding, hiring design consultants, and construction.
- Invite us to groundbreakings and ribbon cuttings. Acknowledge our contribution in program remarks and collateral.
- Recognize our contribution to the project in press materials with a written acknowledgement.
- Notify us when using plans, renderings, or other illustrations from this report in press or marketing materials. Credit them, "Courtesy of the Community Design Collaborative."

For over twenty years, the Community Design Collaborative has demonstrated the importance of design in community revitalization. The Collaborative provides pro bono preliminary design services to nonprofit organizations in greater Philadelphia and offers meaningful volunteer opportunities to design professionals.

The Collaborative's early design assistance helps nonprofits succeed in the challenging arena of community and economic development. Our teams of volunteer design professionals work side-by-side with communities to put their visions down on paper and advance to the next stage: gaining support, raising funds, and building projects.

Founded in 1991 as a program of AIA Philadelphia, the Collaborative is an independent 501(c)(3) nonprofit organization. We have over 1,300 volunteers who have contributed more than 100,000 hours of community service and a portfolio of over 600 preliminary design projects for nonprofits.

The Collaborative relies on a variety of resources to carry out its mission. We receive support from the Philadelphia Office of Housing and Community Development, Philadelphia Department of Commerce, Philadelphia Water Department, Bank of America Foundation, PNC Bank Foundation, Wells Fargo Foundation, Connelly Foundation, Philadelphia Foundation, and AIA Philadelphia.

The Collaborative also relies on the individual and corporate donations through annual sponsorships, Community Champions memberships, our annual giving campaign, and the Bowling Ball, a night of bowling fun for firms, friends, and fans. Finally, the Collaborative's volunteers donate hundreds of hours of in-kind professional services each year.

The Community Design Collaborative's products are intended to provide visual concepts and to assist in the preliminary phase of project design and planning. All drawings and construction budgeting figures are limited to conceptual design and are neither intended nor may be used for construction. The Community Design Collaborative and our project volunteers assume no responsibility or liability for our services including the recommendations of our volunteers, the technical accuracy of our work product or for any unauthorized use.

To learn more about the Collaborative, visit cdesignc.org or connect with us at [facebook.com/cdesignc](https://www.facebook.com/cdesignc) and [@cdesignc_tweets](https://twitter.com/cdesignc_tweets).

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Introduction

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Re-Imagining 8th & Berks Design Charrette
2013-50

Overview

Background

In November 2013, with support from Asociación Puertorriqueños en Marcha (APM), LISC Philadelphia, and the City of Philadelphia Office of Housing and Community Development (OHCD), the Community Design Collaborative hosted a full-day design charrette that enabled designers, community leaders, public agencies, private developers, and other stakeholders to explore redevelopment strategies for a large vacant parcel at 8th and Berks Streets in Eastern North Philadelphia. This charrette, called **Compass, Connector, Catalyst: Re-imagining 8th and Berks**, was presented as part of AIA Philadelphia's annual Design on the Delaware Conference.

APM, LISC Philadelphia, and OHCD have worked together for over twenty years to transform the APM community in Eastern North Philadelphia from one of blight to one of choice. Their partnership continues with APM's Sustainable Communities Initiative (SCI) for Eastern North Philadelphia, which was created to implement a long-lasting, sustainable, and comprehensive strategy to meet the challenges facing this community. The redevelopment of the parcel at 8th and Berks will be part of APM's SCI-Eastern North strategy.

The Site

The focus of the charrette is a 1.8-acre, Philadelphia Redevelopment Authority-owned parcel of vacant land encompassing almost the entire block between 8th Street, Berks Street, Franklin Street, and Montgomery Avenue. The site, once home to scores of rowhouses, can serve as a transition between areas of the neighborhood that differ in density, land use, and audience.

Immediately to the west of the site is Temple University Station (Philadelphia's fourth-busiest transit station), an underutilized PGW facility, and Paseo Verde, a new sustainable, mixed-use development containing 120 rental units for low and moderate income families as well as 30,000 square feet of retail space. APM's successful, innovative Pradera Housing and Sheridan Housing developments are located on the blocks immediately to the east and north.

The site also lies between three focus areas for stormwater management planning: the Temple University, American Street, and Village of Arts and Humanities Stormwater Management Enhancement Districts. The site and the surrounding community are also located in the Lower North Philadelphia Planning District, which is currently undergoing a district planning process through the Philadelphia City Planning Commission.

Substantial public commitment has brought the APM community from a "zero market value" in the '80s to a fairly strong market value today. However, there is still a disparity in real estate market value east and west of Temple Station. Over the past decade, new university facilities and heightened demand for off-campus student housing and amenities has spurred private reinvestment and higher market value to the west. Properties to the east of Temple Station remain below market rate.

Goals of the Charrette

The intent of the charrette was to demonstrate how one parcel could make a difference—as a compass for community change, a connector of people and places, and a catalyst for building a diverse, sustainable, and equitable community. Charrette participants were to collaborate on subsidized or market-rate development scenarios that combined housing, retail, or other community amenities to bridge the community east and west of Temple Station and help reduce the existing disparity in market value.

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Overview

The initial goals of the charrette process were to:

- Host task force meetings to get community input on the reuse and programming for the site
- Engage representatives from the Eastern North Philadelphia community in envisioning the parcel's future
- Create proposals for redeveloping the parcel to meet community needs
- Address the unique development opportunities and challenges of the community
- Apply sustainable practices, including green stormwater infrastructure
- Propose redevelopment strategies that provide a physical and land use transition between Transit Oriented Development and the residential neighborhood

The Charrette Process

Once the charrette partners (APM, LISC, OHCD) and the site were identified, the Collaborative then recruited a volunteer team to document and analyze existing site conditions, research and help establish precedent, and lead teams on the day of the charrette. This team was composed of a combination of firm and individual volunteers, including architects, landscape architects, a planner, a civil engineer and a cost estimator. This multidisciplinary volunteer team compiled a resource packet for use by the charrette teams that included base materials, site photos, and precedents. The Collaborative volunteer team also presented a powerpoint presentation at the start of the charrette to provide background for the neighborhood and site and to frame the design issues.

More than 25 design professionals registered for the charrette, taking part in a unique opportunity that challenged participants to think differently, while keeping designs grounded in reality. Design professionals were split into four multidisciplinary teams, each of which also included representatives from the neighborhood and the partner organizations, as well as other key stakeholders in the neighborhood. Each team also was originally assigned two students from the Charter High School of Architecture + Design (CHAD), however, the CHAD students took the initiative to form their own team, creating a fifth charrette team. All five charrette teams addressed the entire site with the same parameters.

In preparation for the charrette, the Collaborative volunteer team met with APM, LISC, OHCD, and community and institutional stakeholders to discuss the community's goals and priorities for redevelopment of the site. Key considerations were identified:

- **Housing/Business Ownership:** Home ownership by individuals and families, as opposed to rental units, is preferred. However, as an exception to this would be the inclusion of rental apartments for seniors, with amenities and some supportive services on site.
- **Open Space:** Some form of open space should be included in the design as a community amenity. In addition, distinguishing public open space from private open space and/or being able to secure the open space within the site at night is important.
- **Revitalization, not Gentrification:** APM manages economic change through equitable development strategies that provide residents with opportunities, e.g., grants for stabilization and preservation of homes, financial workshops, etc.
- **Unique Quality of Assembled Site:** This site, assembled for another purpose which is no longer being considered, represents one of the last opportunities in this neighborhood to think holistically.

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- **APM is Active in Developing Germantown Avenue:** Commercial space that teams may propose for the project site would be for the immediate neighborhood and should not be intended to compete with Germantown Avenue.
- **Transportation Amenities:** The site is well-situated for Transit Oriented Development.
- **Unique Relationships with Cultural Institutions:** Village of Arts and Humanities, Taller Puertorriqueños, Mural Arts, Semilla and Philadelphia Horticultural Society have been active in the area.
- **Issues with “Suburban” Development:** City planners have warned that continuing the trend toward lower density development may no longer be able to support services such as bus routes, rec centers, neighborhood schools and parks, and retail. Sufficient residential density is also essential to making the economics of the probable funding strategies viable.
- **Scale of Adjacent Buildings:** The site is surrounded by a mix of 2-3 story residential to the north and east, large industrial, and a community center.
- **Relationship to Neighboring Districts:** The site feels the impact from neighboring Temple University.
- **Stormwater Management:** Green stormwater infrastructure practices can be integrated into proposed buildings and blended with public open spaces to provide the dual function of adding green space and managing stormwater.
- **Multigenerational Living:** Developing strategies within buildings, or through a mix of buildings, that would permit different generations of the same family to live close to one another.
- **Creation of a “Third Place”:** A locally owned and locally patronized retail/restaurant/café gathering place that will serve as a neighborhood anchor.
- **Neighborhood Node/Gateway:** Recognizing east-west pedestrian, bicycle and auto movement along Berks Street, there is the opportunity to design the northern part of the site to serve as a neighborhood node or as a gateway to the community.

Conclusions

At the end of an intensive day of design, the five charrette teams presented their schemes to a general audience and panel composed of experts in the fields of community development, urban design, placemaking, and real estate development. The key considerations listed above became criteria by which the schemes were reviewed by the members of the panel. All of the charrette teams honored these guiding principles in some way.

Subsequent to the charrette, the Collaborative design team, APM, LISC and OHCD representatives met to further review the schemes. From this colloquy emerged the directives needed for the Collaborative volunteer team to synthesize one overall concept which incorporates the most successful elements from all five charrette plans. In the final proposed scheme, all of the original guiding principles are reflected, with the following features being prominent in the proposed development strategy:

1. The scheme provides a combination of housing types:
 - Home ownership (condo apartments and/or cooperative housing)
 - Rental apartments for seniors with support services on site
 - Affordable housing
 - Market rate housing

One desired outcome would be to enable different generations of the same family to live close to one another on the same site with housing suited to the needs of each.

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2. Mixed use remains integral to the project, but with more modest goals. Ground floor retail square footage is concentrated around the plaza at Franklin and Berks. Some office space, as well as community rooms, can be included on the ground floor of the mid-rise buildings on 8th Street.
3. The western (8th Street) side of the site can, and should, support a greater density and somewhat taller building(s); the building(s) could create a more defined, if not continuous, edge to the site. In part, this is in response to the PGW site across the street.
4. The eastern side of the site should mediate between the two story, free-standing homes with yards across Franklin Street and the larger scale, denser buildings to the west. Secured, interspersed green spaces will allow “windows” into the interior of the site, retaining at least a sense of the park-like setting which has been the residents’ view for several years.
5. Ground floor space for retail has been concentrated at the northern end of the site facing onto a plaza. The location at once orients toward the APM community and welcomes those travelling between Temple University and the regional rail station to the west and the neighborhoods and Market-Frankford commuter line further east, creating an informal gateway or node. The retail space with corresponding plaza provides the opportunity to create the “third place” discussed in community meetings and discussions with stakeholders.
6. The lower scale eastern structures and the larger scale western structures are configured to create a landscaped pedestrian precinct that runs north-south for most of the length of the site. This interior part of the site can be secured by closing gates at night. At both ends, the park “dog legs” into a public space. At the northeast corner of the site (Franklin and Berks Streets) sits the plaza mentioned in number 3 above, where the combination of hardscape and plantings will accommodate events, outdoor dining, and other activities. At the southwest corner of the site (8th and Montgomery), a similarly sized space is proposed to be greener and shadier. The S-shaped plan of the park space connects the established neighborhood(s) to the north and east with the entry side of the community center just south of the site on 8th Street.
7. Some on-site parking is provided, at grade at the south end of the 8th Street buildings. But, overall parking capacity on-site is reduced significantly for three reasons. Building below-grade parking with buildings above adds significantly to the cost of the project, while at-grade parking competes with program space and landscaped areas. Given that a significant population of seniors will be living on the site, the number of cars will be lower. Street parking can accommodate a significant number of cars.
8. The stakeholders’ understanding of possible development funding suggested that construction should be phased. The organization of the site, with the park space essentially dividing the site in two, readily accommodates this need. The first stage would be construction of the mid-rise buildings on 8th Street, with provision of some landscaping, outdoor space and other site amenities. The second phase would be construction of the low-rise structures on Franklin Street. Completion of the park spaces and plazas could be in coordination with these two phases or might constitute a third phase.

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9. Stormwater capture coincides with a high degree of landscaped amenity throughout the site. The park that runs through the middle of the site, the plaza at the northeast corner of the site, the parklet at the southwest corner, the yards, and the 8th Street landscaping will all contribute to creating a green campus that also absorbs stormwater. All buildings are proposed to have vegetated roofs, while the midrise buildings will also include roof terraces.

10. Although technically beyond the purview of the charrette, all the teams reacted to the sterility and industrial character of the PGW site across 8th Street by proposing landscape treatments for the entire length of the block facing the APM site. Thus the consolidated scheme includes a green "wall" to replace the chain-link fence, which will screen the parking lot and service areas, a continuous line of street trees and a planted area bordering the curb, and possibly some vest-pocket green spaces carved out of the PGW parking lot.

The final proposed scheme, along with the corresponding opinion of probable cost information, as presented in this report, are intended to be the tools with which APM and LISC can raise support for the redevelopment of the area as a sustainable urban neighborhood that extends to its southwestern edges APM's transformation of the community. Working with both public and private stakeholders is critical to the success of this ambitious, but achievable plan.

DESIGN CHARRETTE

Compass, Connector, Catalyst: Re-imagining 8th and Berks



In Collaboration with APM, Philadelphia LISC, OHCD and AIA Philadelphia
Friday, November 1, 2013
Center for Architecture
1216 Arch Street, Philadelphia, PA

AGENDA

- 8:30 Welcome**
Antonio Fiol-Silva, FAIA, AICP, President-Elect, AIA Philadelphia
Paul Sehnert, Board Member, Community Design Collaborative/Director of Real Estate Development, University of Pennsylvania
- 8:40 The Vision**
Citywide Initiative
Melissa Long, Deputy Director, Philadelphia Office of Housing and Community Development
- Neighborhood Initiatives**
Nilda Ruiz, President and CEO, Asociación de Puertorriqueños en Marcha for Everyone
- 9:15 Introduction and Virtual Tour**
Collaborative Project Team:
Richard Winston, AIA, BWA Architecture+Planning
Tavis Dockwiller, ASLA, Viridian Landscape Studio
Dan Meier, PE, Duffield Associates
- 10:00 Design Charrette**
- 12:00 Lunch**
- 3:30 Pencils Down**
- 4:00 Welcome and Introduction of Panelists**
Melissa Long, Deputy Director, Philadelphia Office of Housing and Community Development
- 4:10 Charrette Team Presentations**
- 5:10 Panel Response and Discussion**
- 5:40 Audience Q&A**
- 5:55 Concluding Remarks**
Andrew Frishkoff, Executive Director, Philadelphia Local Initiatives Support Corporation
- 6:00 Reception**



DESIGN CHARRETTE

Compass, Connector, Catalyst: Re-imagining 8th and Berks



In Collaboration with APM, Philadelphia LISC, OHCD and AIA Philadelphia

Friday, November 1, 2013

Center for Architecture

1216 Arch Street, Philadelphia, PA

DESIGN CHARRETTE TEAMS

Names in bold are Collaborative project team members

Names in italics are community partners

Red Team

Kathy Lent - Leader
Jessica Brams-Miller
Naida Montes
Lamont Jefferson
Mark Brodsky
Sean Cuddahy
Chris Garrity
Vincent Gasper
Hanifah Jones
Joseph Mula

Yellow Team

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Zachary Cebenka
Luz Neida Crespo
Oscar Santos
Eugenia Gonzales
Alice Berman
Darnell Davis
Daniel Humes
Cathy Jan
Plato Marinakos, Jr.
Hannah Mazzaccaro
Muq Moseley
Emily Stewart

Blue Team

Dick Winston - Leader
Danielle Parnes
Angel Rodriguez
Paul Chrystie
Donald Price
Heather Coyne
Isis Kirton
Anna Levin
Richard Lyon
Alexander Messinger
David Pratt
Ken Sebra
Buck Simpers

Green Team

Suzanna Fabry - Leader
Snezana Litvinovic
Sarah Sturtevant
Gary Tumolo
Brooke Wiczorek
Marangeli Mejia Rabell
Jana Brink
Drui Caldwell
Mary Holland
Tiffany Nguyen
Richard Olaya
Andrew Schlesinger
Ian Smith

CHARRETTE RESOURCE ADVISORS

Garlen Capita, Urban Designer/Associate, Wallace Roberts & Todd, LLC
Stephanie Chiorean, Environmental Scientist, Office of Watersheds, Philadelphia Water Department
Jack Conviser, City Planner, Urban Design Division, Philadelphia City Planning Commission
Tavis Dockwiller, ASLA, Landscape Architect/Principal, Viridian Landscape Studio
David Fecteau, Lower North Philadelphia Community Planner, Philadelphia City Planning Commission
Andrew Frishkoff, Executive Director, Philadelphia LISC
Rose Gray, Vice President, Community & Economic Development, APM
Melissa Long, Deputy Director, Philadelphia Office of Housing & Community Development
Dan Meier, P.E., Civil Engineer/Senior Project Manager, Duffield Associates, Inc.
Llewellyn Wells, President & Founder, Living City Block
Lamar Wilson, Urban Planner/President, V. Lamar Wilson Associates, Inc.



DESIGN CHARRETTE

Compass, Connector, Catalyst: Re-imagining 8th and Berks

PARTICIPANTS

PROGRAM PARTNERS

Community Design Collaborative

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Heidi Segall Levy, AIA, Director of Design Services
Robin Kohles, AIA, Project Associate

Asociación de Puertorriqueños en Marcha for Everyone (APM)

Nilda Ruiz, CEO and Executive Director
Rose Gray, Senior Vice President, Community & Economic Development
Angel Rodriguez, Vice President, Community & Economic Development
Brooke Wieczorek, Community & Economic Development Intern

Philadelphia Local Initiatives Support Corporation

Andrew Frishkoff, Executive Director
Dana Hanchin, Deputy Director
Sarah Sturtevant, Program Officer

Philadelphia Office of Housing & Community Development

Deborah McColloch, Executive Director
Melissa Long, Deputy Director

AIA Philadelphia

John Claypool, FAIA, Executive Director
Pat Gourley, Director of Programs and Events

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BWA architecture + planning

Richard Winston, AIA
Thomas Kirchner, AIA
Kathy Lent, LEED AP
Morris Zimmerman, AIA, LEED AP

Atrium Design Group

Snezana Litvinovic, LEED AP

Viridian Landscape Studio

Tavis Dockwiller, ASLA
Zachary Cebenka
Suzanna Fabry

Duffield Associates, Inc.

Dan Meier, PE

V. Lamar Wilson Associates, Inc.

Lamar Wilson

Jessica Brams-Miller

SPEAKERS

Melissa Long, Deputy Director, Philadelphia Office of Housing & Community Development
Nilda Ruiz, President & CEO, Asociación de Puertorriqueños en Marcha for Everyone
Andrew Frishkoff, Executive Director, Philadelphia Local Initiatives Support Corporation

PANELISTS

Brian Abernathy, Interim Executive Director, Philadelphia Redevelopment Authority
Modesto Bigas-Valedon, AIA, Senior Associate, Wallace Roberts & Todd, LLC
Donna Bullock, Esq, Special Assistant to the Council President, Office of Councilman Darrell Clarke
Manny Citron, Assistant Managing Director, City of Philadelphia Managing Director's Office
Bev Coleman, Assistant Vice President for Community Relations & Economic Development, Temple University
Nancy Goldenberg, Chief of Staff, Pennsylvania Horticultural Society
Patrick Morgan, Chief of Staff, City of Philadelphia Parks and Recreation
Nilda Ruiz, President & CEO, Asociación de Puertorriqueños en Marcha for Everyone
Llewellyn Wells, President & Founder, Living City Block

Moderator

Melissa Long, Deputy Director, Philadelphia Office of Housing & Community Development



Introduction

Photos: The Charrette

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Introduction

Photos: The Presentation

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Introduction

Photos: The Panel

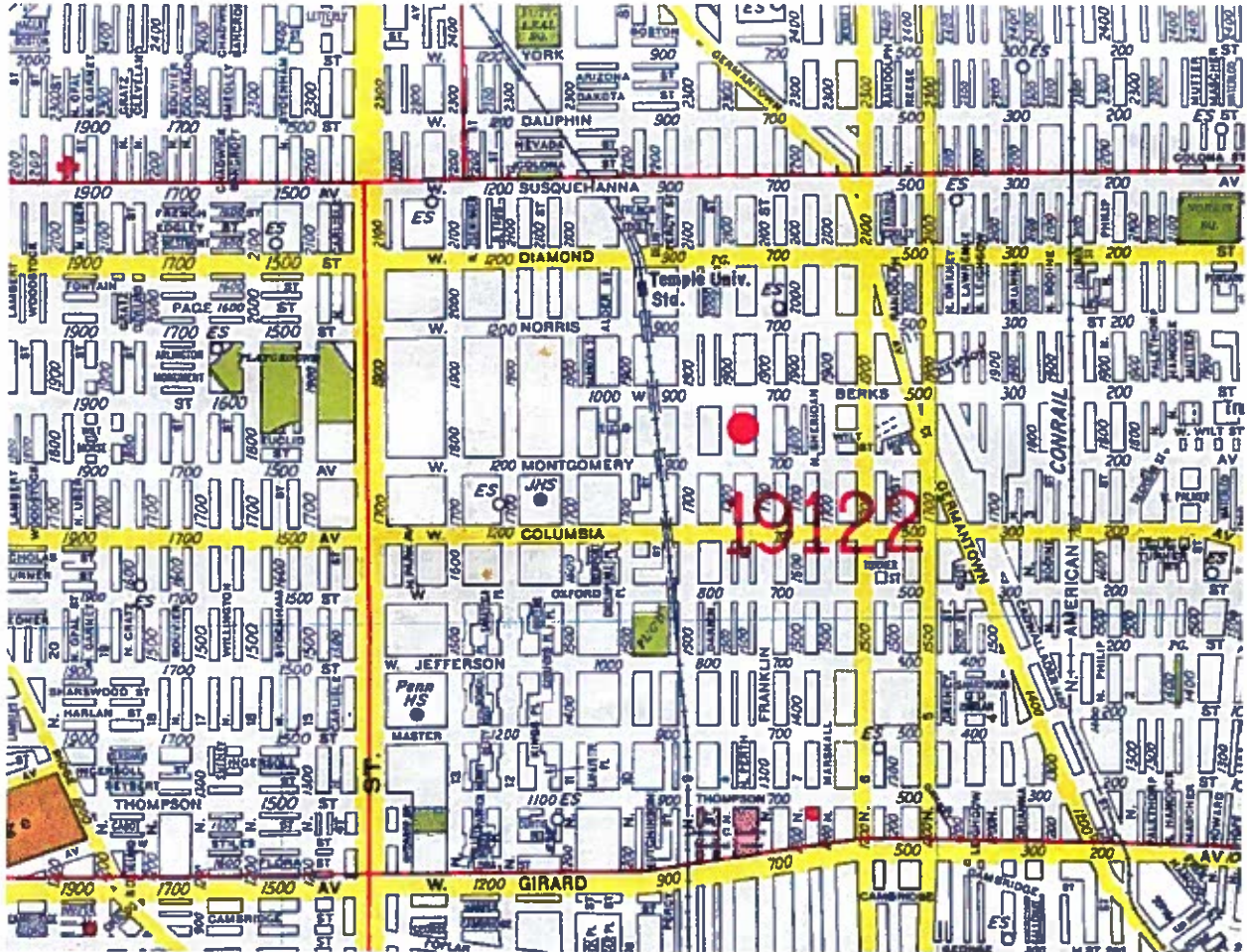
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Introduction

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Project Location



Vacant Lot

8th & Berks Streets | Philadelphia, PA 19122

Lower North Philadelphia

Client Category: Housing and Community Development

Project Category: Housing and Community Development

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Introduction

Context: Map

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Legend:

- Study Area
- Quarter Mile/5min Walk
- Bike Lane/ Pedestrian Corridor
- Potential Bike Route/ Pedestrian Corridor
- Train/Trolley Route
- Train/ Trolley Stop
- Open Space/ Recreation
- Playground/ Recreation Center
- School/Civic/Day-care
- Commercial/Housing
- Choice Neighborhood Transformation Plan
- Temple University Campus



Compass, Connector, Catalyst: Re-imagining 8th & Berks
 Community Design Collaborative Design Charrette
 Site Context Map



APM LISC Philadelphia
 Office of Planning & Community Development
 DUFFIELD viridian ASSOCIATES
 viridian landscape studio
 500 FEET

The Community Design Collaborative provides the design charrette process for the re-imagining of 8th & Berks. The charrette was held on 8/14/14 and was facilitated by the Community Design Collaborative. The charrette was held on 8/14/14 and was facilitated by the Community Design Collaborative. The charrette was held on 8/14/14 and was facilitated by the Community Design Collaborative.

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Context



SCI Eastern North boundaries



View of the site and surrounding context from the south



View of the site and surrounding context from the east



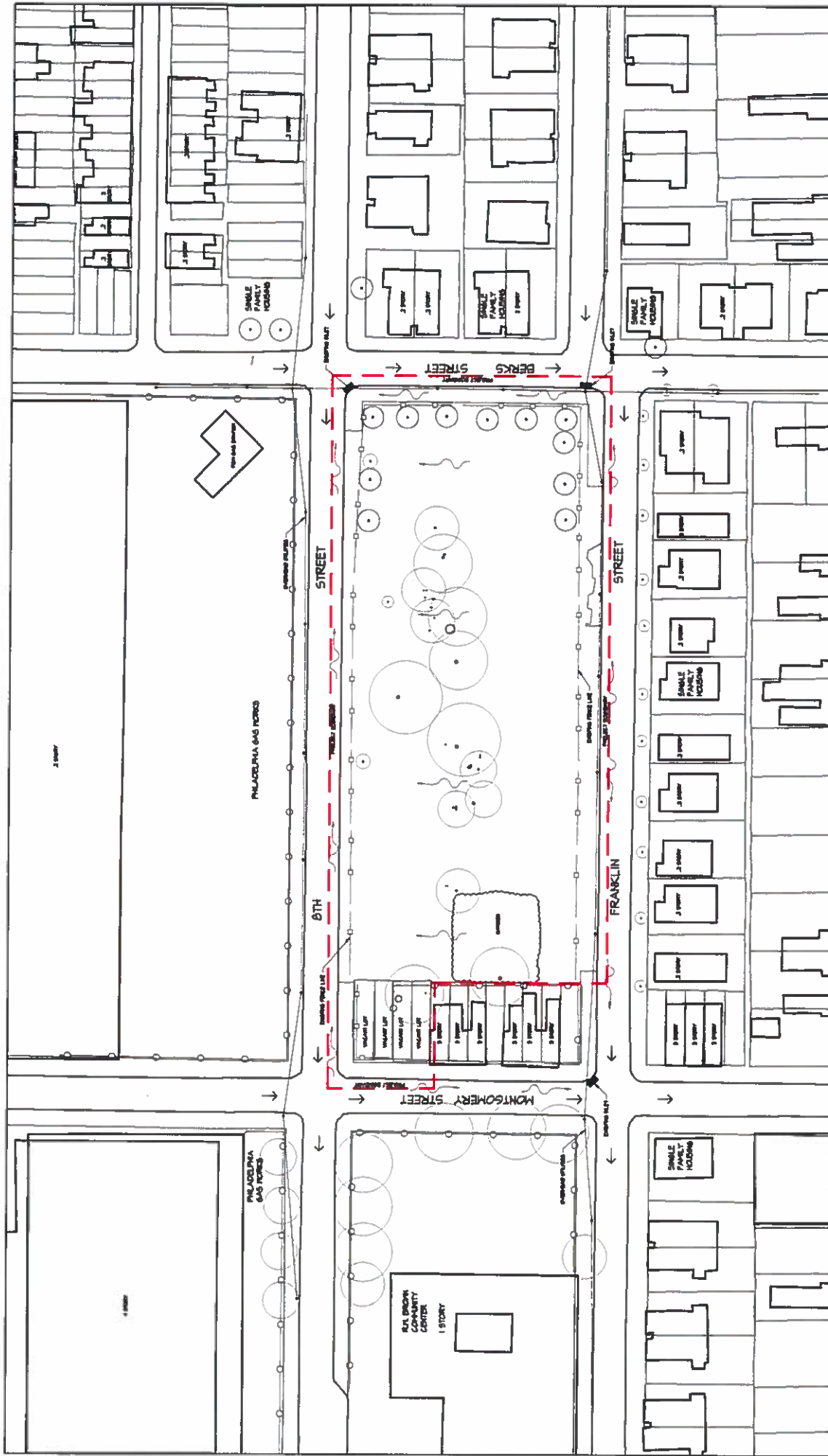
View of the site and surrounding context from the west

Existing Conditions

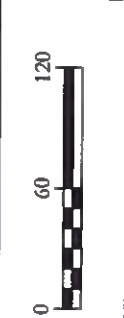
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Plan and Aerial Photo

Photos



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design on the software

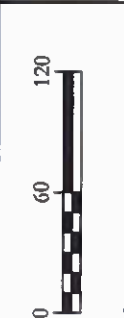
Compass, Connector, Catalyst:
Re-imagining 8th & Berks
 Community Design Collaborative Design Charrette
 Existing Conditions Site Plan

Project number: 2019-30
 Date: 11/21/19
 Scale: 1"=60'

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design collaborative
delaware

Compass, Connector, Catalyst:
Re-imagining 8th & Berks
Community Design Collaborative Design Charrette
Existing Conditions Aerial

Project number: 2019-30
Date: 11/19
Scale: 1"=60'

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Existing Conditions

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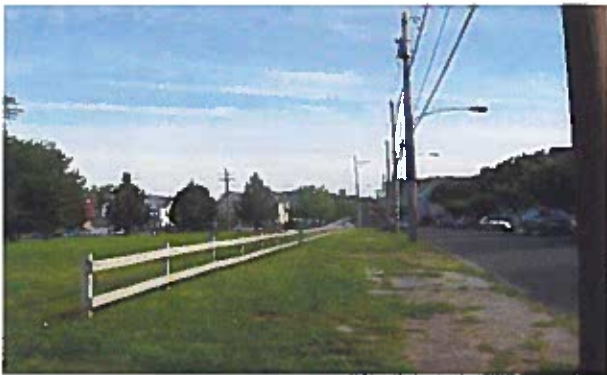
Photos



View of the northwest corner of the site



View of the northeast corner of the site



View of the the east side of the site along Franklin Street



View of the rears of the rowhouses on the south side of the site



View of the southwest corner of the site



View of the existing rowhouses on the southeast corner of the site

Conceptual Design

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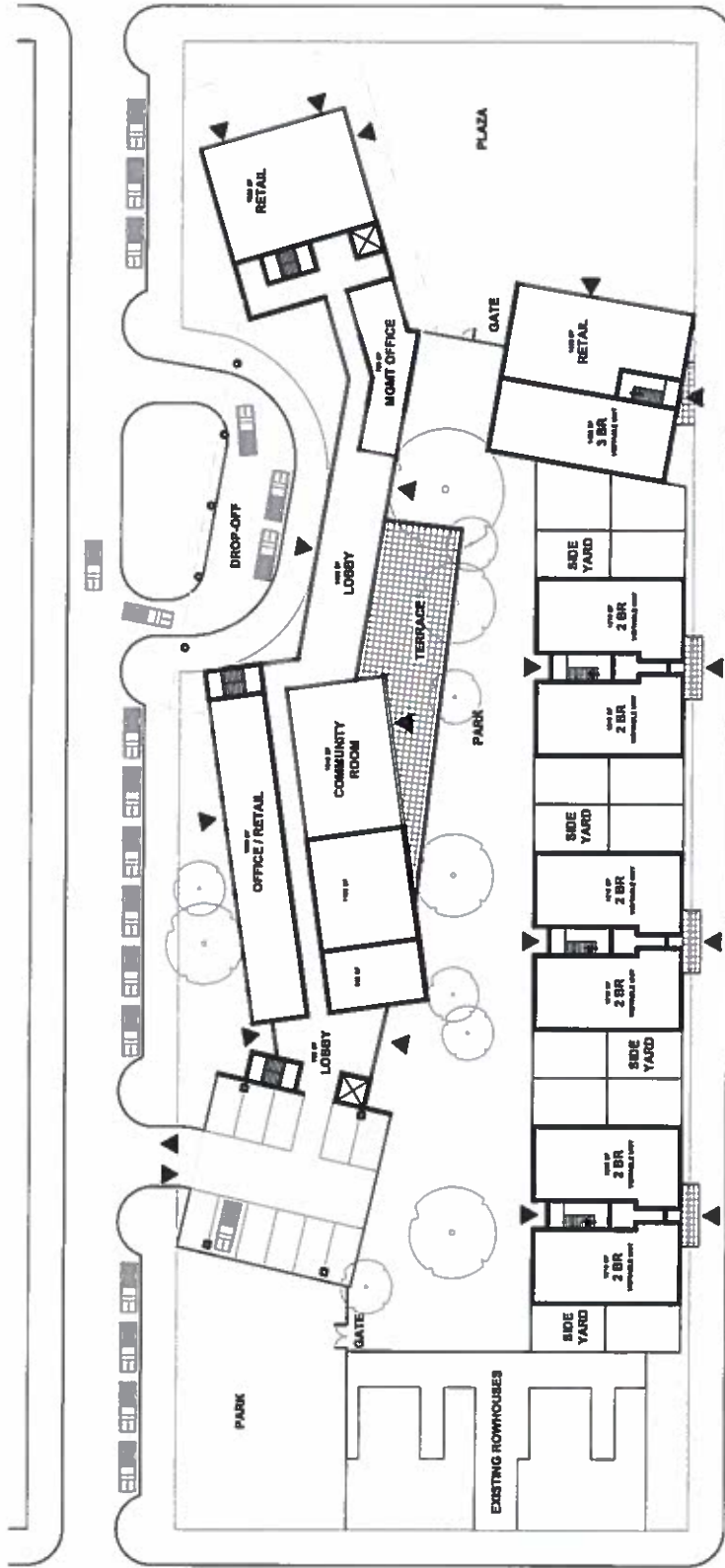
Proposed Scheme

Drawings

Opinion of Probable Cost

**PHASE 1
SENIOR HOUSING**

**PHASE 2
MULTI-FAMILY
HOUSING**



The Community Design Collaborative provides an integrated approach to planning and design. All drawings are based on a conceptual site plan and are not intended to be used for construction. The Community Design Collaborative is not responsible for the accuracy of any information provided by the City of Chamorro Park. All drawings are the property of the City of Chamorro Park.



APM LISC

viridian

DUFFIELD ASSOCIATES

City of Chamorro Park Community Development

LISC

APM LISC

viridian

DUFFIELD ASSOCIATES

City of Chamorro Park Community Development

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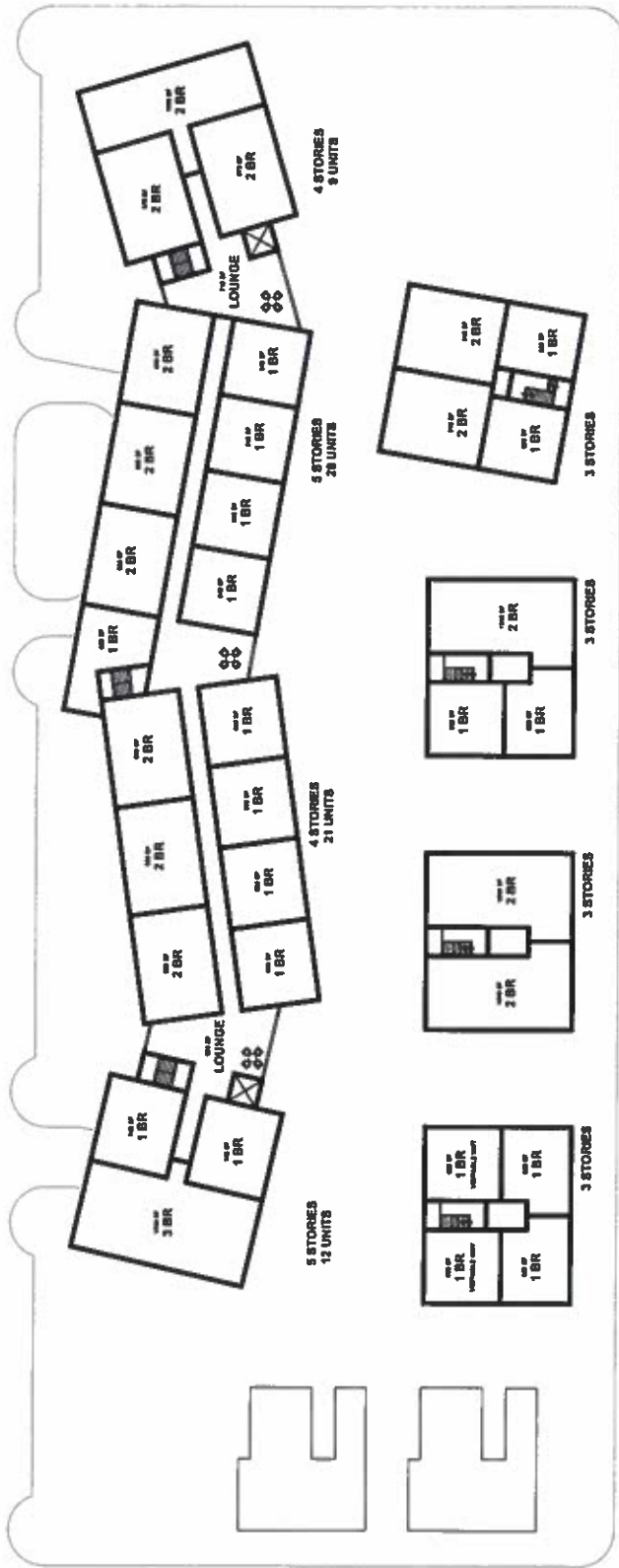
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City of Chamorro Park Community Development

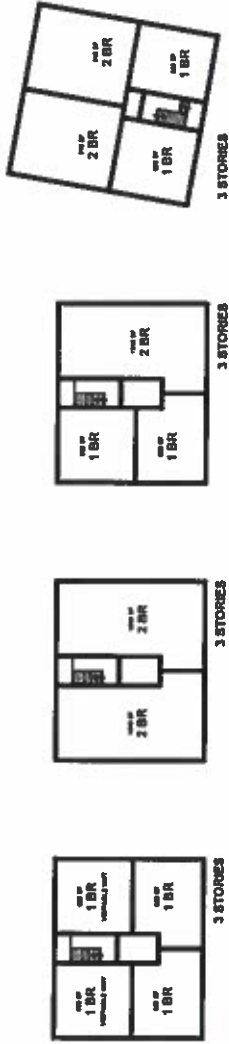
Compass, Connector, Catalyst: Re-imagining 8th & Berks
Community Design Collaborative Design Charrette
Proposed Ground Level Plan

COMMUNITY DESIGN COLLABORATIVE

**PHASE 1
SENIOR HOUSING**



**PHASE 2
MULTI-FAMILY
HOUSING**



The Community Design Collaborative project is supported by the City of Philadelphia. All content on this site is provided for informational purposes only. It is not intended to be used for any other purpose. For more information, please contact the City of Philadelphia at 215-686-1000.

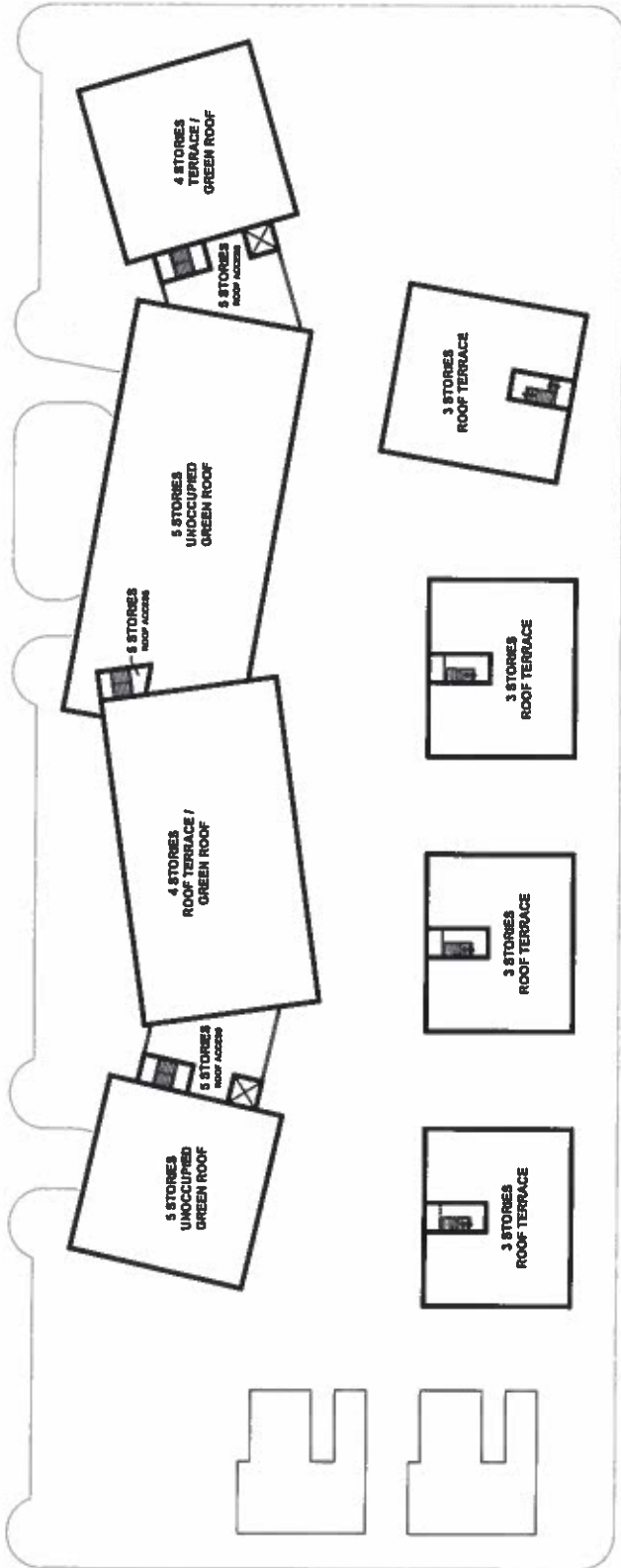


Compass, Connector, Catalyst: Re-imagining 8th & Berks
Community Design Collaborative Design Charrette
Proposed Mid-Level Plan

Project Name	
Client	
Phase	
Date	



**PHASE 1
SENIOR HOUSING**



**PHASE 2
MULTI-FAMILY
HOUSING**

The Community Design Collaborative provides an integrated approach to planning and design. All buildings are linked to a central green space and designed to be accessible to all. The design is based on the principles of the Community Design Collaborative and is intended to be a model for other developments in the area.



APM LISC



viridian
SUSTAINABLE DESIGN

DUFFIELD ASSOCIATES

Office of Housing & Community Development

LISC



Community Design Collaborative

Compass, Connector, Catalyst: Re-imagining 8th & Berks
Community Design Collaborative Design Charrette
Proposed Roof Level Plan

DATE	_____
BY	_____
FOR	_____
SCALE	1:1

COMMUNITY DESIGN COLLABORATIVE

CREATING A SENSE OF PLACE

The landscape plan for 8th & Berks creates a fun and useable urban green space for the residents and surrounding neighborhood to enjoy. The southern end of the site, near the existing row homes, includes a small pocket park with a walking path, large canopy trees for shade, and a lawn for passive recreation. As you enter the gate heading north between the buildings a meandering path leads one through the linear park space with lush plantings and interactive and playful sculptures that enliven the space and provide an opportunity for community engagement and identification. The northern end of the site takes its cues from the surrounding architecture to provide an accessible public plaza space along Berks Street. This plaza offers gathering space for residents and also invites those walking along Berks to stop and explore. The allée of trees frames space for public events, such as an art festival or food festival, where vendor tents can be temporarily arranged. Space for the retail stores is also provided in the plaza allowing for outdoor dining and socializing. All of these elements will create a fun and useable urban green space for the neighborhood and residents of Philadelphia to enjoy.



*The black arrow represents the important connection to the adjacent recreation center.

Site Plan

- Legend:
- Lawn
- Green roof
- Sidewalk/path
- Plaza walkways

VEGETATION

Vegetation can be multi-storied ecosystem style to create rich environments.



PLAY

Active play can take myriad forms.



ART

Sculptures can infuse spaces with life.



Photo credit: Laura Porter

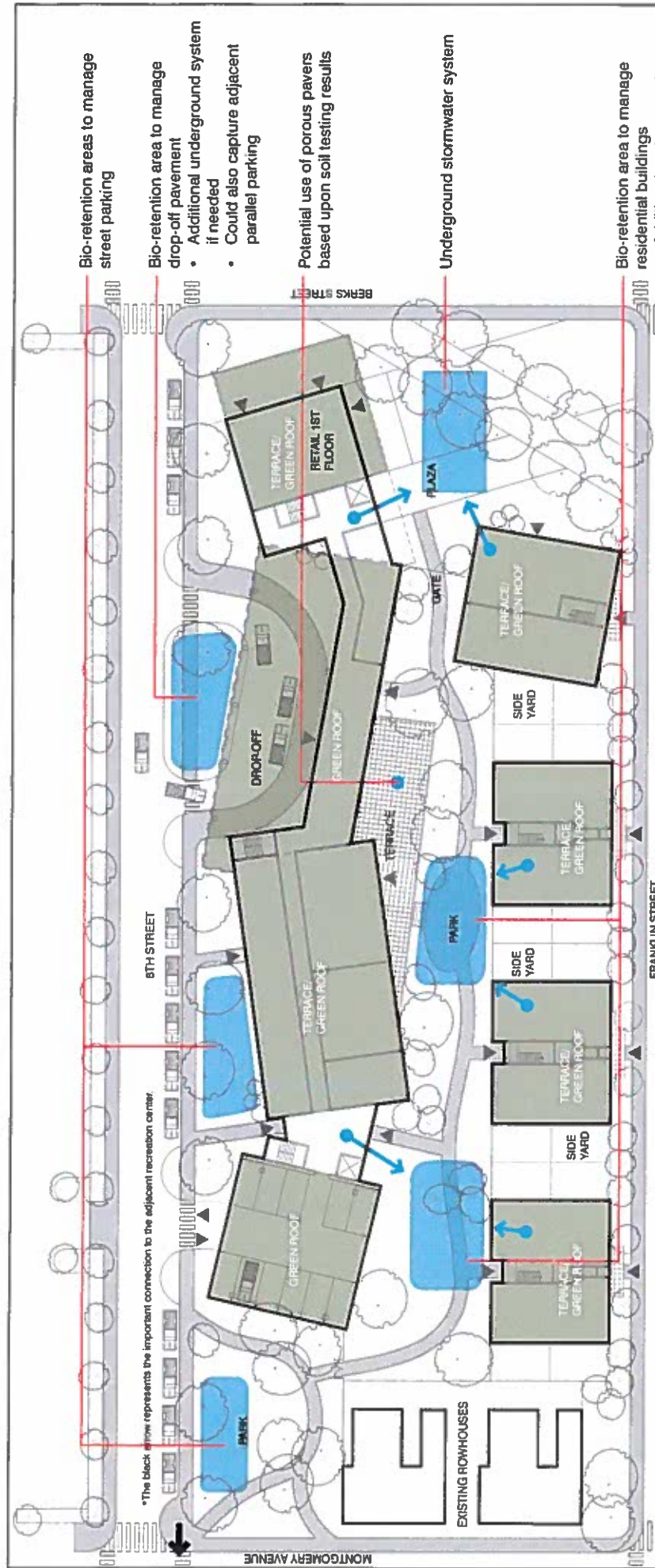
Photo credit: pnyonbagga



Compass, Connector, Catalyst: Re-imagining 8th & Berks
Community Design Collaborative Design Charrette
Site Plan



The Community Design Collaborative provides an important platform for community members to voice their ideas and concerns. All drawings are subject to change without notice. This site plan is a conceptual drawing and does not represent a final design. All drawings are subject to change without notice. This site plan is a conceptual drawing and does not represent a final design.



Stormwater Management Plan

The project site is located in the Delaware Direct Watershed and in a combined sewer area. Under the Philadelphia Water Department's (PWD) stormwater management regulations for this watershed, projects disturbing more than 15,000 square feet of earth during construction must provide stormwater management. Because of the amount of proposed impervious surfaces, the project will be required to comply with PWD's flood control requirement (management) of up to the 100-year storm event (approx. 8 inches of rain). The regulations require that the first inch of runoff from impervious surfaces must be infiltrated into the ground. Soil testing will be required to determine if the site's soils will allow infiltration.

Generally, the site drains from the southeast to the northwest. There are existing stormwater inlets located in the streets at the southeast, northeast, and northwest corners of the site.

The proposed stormwater management plan incorporates green stormwater infrastructure (GSI). The majority of the roof surfaces are proposed to have green roofs, some of which may be accessible by the buildings' occupants. Per the PWD stormwater management regulations, a green roof with a minimum 3-inch thick layer of growing medium addresses all stormwater management requirements for that roof. No additional ground-level management is required for the green roof area.

Stormwater runoff from non-green roof portions of the buildings and ground-level impervious surfaces will be managed by vegetated surface systems and underground infiltration/detention systems. Three depressed, vegetated bio-retention areas are proposed along 8th Street to manage the runoff from the proposed walkways and the drop-off pavement area. These systems could also potentially capture and manage runoff from the street and sidewalk plaza area will be managed by an underground infiltration

detention system located beneath the plaza.

Smaller bio-retention areas could be incorporated into the plaza landscaping, which would overflow into the subsurface system.

Depending on the feasibility for infiltration in the site's soils, the proposed terrace at the rear of the 8th Street building could be constructed with porous pavers, allowing runoff from the terrace to infiltrate into the soil beneath the terrace. In the event that infiltration is not feasible, the terrace could be designed to drain to the proposed adjacent bio-retention area.

Projects disturbing more than one acre of ground are required to obtain an NPDES permit from the Pennsylvania Department of Environmental Protection. The project does not appear to present specific obstacles to the granting of the permit.

community design collaborative

Project Name: _____
 Date: _____
 Scale: _____

Compass, Connector, Catalyst: Re-imagining 8th & Berks
 Community Design Collaborative Design Charrette
 Stormwater Management Plan

The Community Design Collaborative partners are pleased to announce the completion of the Stormwater Management Plan for the project at 8th & Berks. The project is a collaborative effort between the City of Philadelphia, the University City Watershed, and the University City Watershed Association. The project is a collaborative effort between the City of Philadelphia, the University City Watershed, and the University City Watershed Association.



The Community Design Collaborative provides an overview of the process and the role of the community in the design process. It is intended to be used as a guide for the community and the design team.

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Community Design Collaborative
 Community Design Collaborative
 Community Design Collaborative

Compass, Connector, Catalyst: Re-imagining 8th & Berks
 Community Design Collaborative Design Charrette
 View from Franklin and Berks Streets

Project Name: _____
 Date: _____
 Location: _____
 Scale: _____

Conceptual Design

► Compass, Connector, Catalyst
Re-Imagining 8th & Berks Design Charrette
2013-50

Opinion of Probable Cost Summary

PHASE 1 - SENIOR HOUSING

(ASSUME SQ FT PRICE INCLUDES GREEN ROOFS)

Ground Level Building including Parking & Commercial	17545 SF	
Second Floor	23855 SF	
Third Floor	23855 SF	
Fourth Floor	23855 SF	
Fifth Floor	13690 SF	
BUILDING TOTAL	102800 SF	
Lower Range Cost / SF	180	\$18,504,000
Upper Range Cost / SF	185	\$19,018,000
ASSUMES STEEL PODIUM FOR FIRST FLOOR WITH WOOD CONSTRUCTION ABOVE		
Ground Level Plaza at Commercial Storefront	2440 SF	
Ground Level Terrace at Central Park	2210 SF	
Ground Level Site up to 8th St. sidewalk edge	4670 SF	
SITWORK TOTAL	9320 SF	
Lower Range Cost / SF	12	\$111,840
Upper Range Cost / SF	15	\$139,800
Phase 1 Lower Range Cost		\$18,740,840
Phase 1 Upper Range Cost		\$19,262,800
Includes 1/2 total sitework figure for 8th St. curbcuts, turnaround, stormwater bumpouts		
Assume the rest of the site will be restored to grass		

ALL PHASES GRAND TOTAL RANGE

	\$25,086,820
	\$25,918,400
INCLUDES STREETSCAPE TOTAL WORK FIGURE	\$250,000

PHASE 2 - MULTIFAMILY HOUSING

(ASSUME SQ FT PRICE INCLUDES GREEN ROOFS)

Ground Level Building	12500 SF	
Second Floor	12500 SF	
Third Floor	12500 SF	
BUILDING TOTAL	37500 SF	
Lower Range Cost / SF	155	\$5,812,500
Upper Range Cost / SF	160	\$6,000,000
ASSUMES ALL WOOD CONSTRUCTION		
GROUND LEVEL SIDE YARDS	5760 SF	
Lower Range Cost / SF	12	\$69,120
Upper Range Cost / SF	15	\$86,400
Phase 2 Lower Range Cost		\$5,881,620
Phase 2 Upper Range Cost		\$6,086,400

Phase 3 - Option to Mix-and-Match projects into Phase 1 and Phase 2

PARK - SOUTHWEST CORNER		
		5080 SF
Lower Range Cost / SF	12	\$60,960
Upper Range Cost / SF	15	\$76,200
PARK - CENTRAL		
		14050 SF
Lower Range Cost / SF	12	\$168,600
Upper Range Cost / SF	15	\$210,750
PLAZA - NORTHEAST CORNER		
(Remainder of work after Phase 1 8th St. Project)		
		9150 SF
Lower Range Cost / SF	12	\$109,800
Upper Range Cost / SF	15	\$137,250
STREETSCAPES - Approx. remainder of work after Phase 1 8th St. Project		
Street trees and stormwater beds along Berks, Franklin, Montgomery, and west side of 8th Street at PGW site		
		\$125,000

Conceptual Design

► Compass, Connector, Catalyst
 Re-Imagining 8th & Berks Design Charrette
 2013-50

Opinion of Probable Cost

Detail - Phase 1 Unit Counts

Summary of Project Areas						ACTUAL	TOTAL PROJECT GROSS SF
	AVG UNIT AREA	NUMBER OF UNITS	TOTAL NET AREA	TOTAL NET SF PER FLOOR	TOTAL GROSS SF PER FLOOR		140,300
PHASE 1 SR HOUSING - (with 2 and 3 bedroom flex for intergenerational)							102,800
Basement					0	-	NOTES
N/A			0				
First Floor					10700	17,545	SF
Lobbys / Management / Bathrooms			3000	SF			
Community Room			1700	SF			
Leasable Space (NET)			6000	SF			9 Spaces + 2 HC
Covered parking							
Covered drop-off / parking							
Terrace							
Second Floor					19550	23,855	SF
1 Bedroom	675	11	7425	SF			
2 Bedroom	925	9	8325	SF			
3 Bedroom	1700	1	1700	SF			
Informal Lounges	700	3	2100	SF			
Third Floor					19550	23,855	SF
1 Bedroom	675	11	7425	SF			
2 Bedroom	925	9	8325	SF			
3 Bedroom	1700	1	1700	SF			
Informal Lounges	700	3	2100	SF			
Fourth Floor					19550	23,855	SF
1 Bedroom	675	11	7425	SF			
2 Bedroom	925	9	8325	SF			
3 Bedroom	1700	1	1700	SF			
Informal Lounges	700	3	2100	SF			
Fifth Floor					11075	13,690	SF
1 Bedroom	650	8	5200	SF			
2 Bedroom	925	3	2775	SF			
3 Bedroom	1700	1	1700	SF			
Informal Lounges / Roof Access	700	2	1400	SF			
Roof Area							
PHASE 1 UNIT TOTALS							75 UNITS
1 Bedroom		41					
2 Bedroom		30					
3 Bedroom		4					

Conceptual Design

► Compass, Connector, Catalyst
 Re-Imagining 8th & Berks Design Charrette
 2013-50

Opinion of Probable Cost Detail - Phase 2 Unit Counts

Summary of Project Areas						ACTUAL	TOTAL PROJECT GROSS SF
	AVG UNIT AREA	NUMBER OF UNITS	TOTAL NET AREA	TOTAL NET SF PER FLOOR	TOTAL GROSS SF PER FLOOR		140,300
PHASE 2 Multi Family HOUSING							37,500
BLDG 1					9,000	SF	
First Floor				2420	3,000		
2 Bedroom	1210	2	2420	SF			
Second Floor				2440	3,000		
1 Bedroom	610	4	2440	SF			
Third Floor				2440	3,000		
1 Bedroom	610	4	2440	SF			
BLDG 2					9,000	SF	
First Floor				2420	3,000		
2 Bedroom	1210	2	2420	SF			
Second Floor				2420	3,000		
2 Bedroom	1210	2	2420	SF			
Third Floor				2420	3,000		
2 Bedroom	1210	2	2420	SF			
BLDG 3					9,000	SF	
First Floor				2420	3,000		
2 Bedroom	1210	2	2420	SF			
Second Floor				2430	3,000		
1 Bedroom	610	2	1220	SF			
2 Bedroom	1210	1	1210	SF			
Third Floor				2430	3,000		
1 Bedroom	610	2	1220	SF			
2 Bedroom	1210	1	1210	SF			
BLDG 4					10,500	SF	
First Floor				3150	3,500		
<i>Leasable Area</i>			1700	SF			
3 Bedroom	1450	1	1450	SF			
Second Floor				3080	3,500		
1 Bedroom	615	2	1230	SF			
2 Bedroom	915	2	1830	SF			
Third Floor				3060	3,500		
1 Bedroom	615	2	1230	SF			
2 Bedroom	915	2	1830	SF			
PHASE 2 UNIT TOTALS							33 UNITS
1 Bedroom		16					
2 Bedroom		16					
3 Bedroom		1					

Description of Services

▶ **Compass, Connector, Catalyst**
Re-Imagining 8th & Berks Design Charrette
2013-50

Value of Services Donated

Letter of Agreement

Client Application

Value of Services

► **Compass, Connector, Catalyst**
 Re-Imagining 8th & Berks Design Charrette
 2013-50

VOLUNTEER	PROFESSION	HOURS	RATE*	VALUE
Thomas Kirchner, AIA	Senior Architect	2	\$110	\$220
Kathy Lent	Architectural Designer	182	\$100	\$18,200
Richard Winston, AIA	Senior Architect/Principal	73	\$175	\$12,775
Morris Zimmerman, AIA	Senior Architect	24	\$175	\$4,200
Snezana Litvinovic, AIA	Senior Architect/Principal	30	\$125	\$3,750
Jessica Brams-Miller	Architectural Designer	30	\$100	\$3,000
Ian Smith, AIA	Senior Architect/Principal	12	\$105	\$1,260
Tavis Dockwiller, ASLA	Sr. Landscape Arch/Principal	56	\$135	\$7,560
Suzanna Fabry	Landscape Arch. Designer	37	\$115	\$4,255
Zachary Cebenka	Landscape Arch. Designer	138	\$100	\$13,800
Dan Meier, PE	Civil Engineer	24	\$164	\$3,936
Lamar Wilson	Planner	5	\$200	\$1,000
Brad Springer	Cost Estimator	4	\$85	\$340
STAFF				
Heidi Segall Levy, AIA, Project Manager	Senior Architect	170	\$100	\$17,000
TOTAL VALUE OF DESIGN SERVICES (COLLABORATIVE)				\$91,296
21 Design Professionals (participating on teams)		168	\$100	\$16,800
TOTAL VALUE OF DESIGN SERVICES				\$108,096

Billable Hourly Rates in the Philadelphia area for 2008

Principal (\$125 to \$220)

Senior Architect/Designer (\$100 to \$135)

Architect/Designer (\$70 to \$90)

Intern Architect/Designer (\$50 to \$65)

Senior Landscape Architectural Designer (\$100 to \$135)

Landscape Architectural Designer (\$70 to \$90)

Intern Landscape Architectural Designer (\$50 to \$65)

Planner (\$90 to \$115)

Historic Preservationist (\$90 to \$115)

Engineer (\$100 - \$150)

Cost Estimator (\$100 to \$135)

Senior Interior Designer (\$90 to \$135)

Interior Designer (\$50 to \$80)

Billable hourly rates are based on the 2005 American Institute of Architects Compensation Report and a survey of a representative sample of local design professionals. Revised in January 2008.

COMMUNITY DESIGN
 COLLABORATIVE

COMMUNITY DESIGN
COLLABORATIVE

June 13, 2013

Rose Gray
Sr. Vice President, Community & Economic Development
Asociación Puertorriqueños en Marcha
600 West Diamond Street
Philadelphia, PA 19122

RE: Project 2013-50
Design Charrette: Compass, Connector, Catalyst: Re-imagining 8th and Berks

Dear Rose:

We are pleased to inform you that your application for services has been accepted. It is our understanding that Asociación Puertorriqueños en Marcha (APM), with support from program partners Philadelphia LISC (LISC) and the Office of Housing and Community Development (OHCD), is interested in using the Community Design Collaborative's (Collaborative) design charrette process to engage with the community to identify the best type of development for the vacant land located at 8th and Berks Streets.

APM, LISC and OHCD have worked together for over twenty years to transform the APM community in Eastern North Philadelphia from one of blight to one of choice. Their partnership continues with APM's Sustainable Communities Initiative (SCI) for Eastern North Philadelphia, which was created to implement a long-lasting, sustainable, and comprehensive strategy to meet the challenges facing this community.

The redevelopment of a 1.8-acre, city-owned parcel at 8th and Berks will be part of APM's SCI-Eastern North strategy. Questions to be addressed during the charrette process include: how can we best engage the community in envisioning the site's future? What unmet community needs will be the right match? And how can one parcel make a difference—as a compass for community change, a connector of people and places, and a catalyst for a sustainable community?

The charrette will be held at the Center for Architecture during AIA Philadelphia's Design on the Delaware annual conference on Friday, November 1, 2013. In this full-day design charrette, designers, community leaders, public agencies, and other stakeholders will collaborate on conceptual plans for redevelopment of the vacant parcels located between N. 8th Street, N. Franklin Street, W. Berks Street and W. Montgomery Avenue. Current conditions and proposed future development of the surrounding area will be considered in the design of the project. Charrette design concepts will be presented to a panel of experts in affordable housing, urban design, sustainable design and real estate development.

Collaborative staff will manage program elements for partner meetings, volunteer team recruitment, scope of services, participant solicitation, event coordination and product delivery. APM, LISC and OHCD will work with Collaborative staff to identify sponsors, a keynote speaker, panelists and other key participants. This letter outlines the work that the partners and the Collaborative will perform as part of the charrette program.

Collaborative Program Staff

Collaborative staff will manage program elements for partner meetings, volunteer team recruitment, scope of services, participant solicitation, event coordination and product delivery. The Collaborative Staff will provide the following products and services:

1. **Site Selection/Partner Site Visit.** Collaborative staff will perform a site visit with members of APM and LISC to identify an appropriate scope of services and to confirm the focus area to be used as the basis for design.
2. **Neighborhood Development Partners.** Collaborative staff will work with APM, LISC and OHCD to identify potential key neighborhood development partners who will serve on the community stakeholder task force.
3. **Partner Meetings.** Coordination of partner meetings with APM, LISC and OHCD, as needed, to plan the charrette program.
 - a. **Keynote, Panel, Public Agency and Resource Advisor Recruitment:** Collaborative staff, with assistance from APM, LISC and OHCD, will identify, recruit, and coordinate a panel of experts in affordable housing, urban design, sustainable design and real estate development. Members of this group may provide a keynote speech and/or may act as team members or resource advisors to the charrette teams during the charrette, as well as review the design teams' work at the presentation at the end of the charrette.
 - b. **Moderator:** Collaborative staff will coordinate with APM, LISC and OHCD to identify an individual to serve as program champion and moderator.
 - c. **AIA Philadelphia:** Collaborative staff will work with the AIA Design on the Delaware program coordinator to coordinate registrants for the charrette.
 - d. **Communications Strategy:** Collaborative staff will coordinate promotion to generate visibility and press for the charrette program.
2. **Volunteer Team Recruitment and Management** (see below for Volunteer Team scope). The Collaborative will recruit a team of design professionals to provide their services, pro bono, to assist with preparation, implementation and wrap-up of the charrette products.
 - a. The charrette volunteer team will consist of at least five (5) members which are to be a combination of architects/intern architects, urban designers/planners, landscape architects/stormwater management consultants, and a cost estimator. Other volunteer design consultants, as needed, may also support the volunteer team.
 - b. The Collaborative staff will coordinate a volunteer team kick-off. The introductory meeting will prepare the volunteer team to begin work on the charrette. Included will be the volunteer team and Collaborative staff.
 - c. Collaborative staff will provide coordination support for the scheduling of the volunteer team site visit and interview with APM and LISC, as well as the meeting with the stakeholder task force.
 - d. Collaborative staff will collect and review all materials produced by the volunteer team for the charrette and for the final report.

4. **Charrette Program.** Coordination and implementation of the event will be by Collaborative staff with assistance from AIA Philadelphia. The Collaborative will coordinate participant recruitment and make team assignments. The day-long program is divided into three segments as follows:
 - a. **Introduction.** The first segment consists of the introduction of the design problem to participants with an issue brief by partners, “Virtual Tour” of the site by the volunteer team, and a Charge from the Keynote.
 - b. **Design Charrette.** The second segment consists of the design charrette. Participants are assigned to one of four (4) design teams, each of which is composed of a representative sample of the disciplines and interests present. Teams will include stakeholder task force and community members, agencies and, possibly, students.
 - c. **Public Presentation.** The third segment consists of presentations by the individual teams to a panel of experts, invited guests, and the public, followed by a reception.
5. **Final Products.** Within two to four months of the design charrette, the Collaborative will prepare the following products:
 - a. **Bound Report.** Designs produced during the charrette will be packaged into an 8-1/2 x 11 bound report. It includes a comprehensive overview of the specific design problem as well as documentation of the charrette process and products. The package of design concepts is intended for use by client groups and may be circulated to partners, participants and public agencies. Materials include:
 - **Written Introduction/Executive Summary:** Providing background information on the charrette topic, client team and site, the design challenge, and the design charrette process
 - **Project Location Map:** Indicating the site location within the city
 - **Volunteer Team Background/Base Materials**
 - **Volunteer Team Final Products**
 - **Value of Services:** Documentation of the total value of design services donated
 - **List of Partners, Participants, Panelists and Sponsors**
 - **Precedents/Resources**
 - **Media coverage**

APM (in coordination with LISC and OHCD)

APM will work with Collaborative staff on identification of the site boundaries, client partners, sponsors, keynote speaker and panelists. APM will be responsible for providing the following:

1. **Site Selection.** Identification of a site to be the focus of the design charrette. Coordination of initial site visit with Collaborative staff and client team to identify an appropriate scope of services and to confirm the site to be used as the basis for the design charrette.
2. **Partner Meetings.** Participation in partner meetings, as needed, as coordinated by Collaborative staff.
 - a. **Selection and identification of keynote speaker, panelists, public agency participants and resource advisors to attend and participate during the charrette day.**
 - b. **Identification and solicitation of sponsorships.**

3. **Task Force.** Identify, recruit and coordinate community stakeholders to serve as the task force for the site. They will meet with and provide input to the Collaborative volunteer team during their preparation of the base/background materials for the charrette. *This list of the task force members is to be provided to the Collaborative prior to the in-house team kick-off due by middle of July 2013.*
 - a. Selection and coordination of APM, LISC and OHCD staff/board who will participate on the four (4) charrette design teams. On each of the four (4) teams, there is to be one (1) APM, LISC or OHCD representative (staff or board) and two (2) stakeholder task force representatives, one of which must be a community resident.
4. **Site Materials.** Provide base documentation to be used by the volunteers in preparing material for the charrette.
 - a. Site information including addresses, ownership, zoning, new development, etc.
 - b. Base plan drawings for the site as well as the surrounding area: electronic and hard copy
 - c. Information about neighborhood history, fabric, previous studies and development, and current community needs
5. **Volunteer team meetings.** Scheduling of the initial meeting/site visit and task force meeting with the Collaborative volunteers
6. **Communications.** Promotion of the charrette to the greater development community.
 - a. Invitations for participation in the presentations and reception at the close of the charrette program
 - b. Review of press releases and products, as needed
 - c. Dissemination of products
 - d. Acknowledgement of partnership in organizational materials (annual report, website, e-news, conferences etc)
7. **Follow up meetings/activities.** Attendance at meetings held after the charrette.
 - a. Attendance at a minimum of one follow up meeting following the charrette to debrief and review concepts produced at the charrette and to determine direction for the final proposed plan
 - b. Attendance at a follow-up meeting at the Collaborative office to review the final report
 - c. Completion of a questionnaire evaluating the performance of the Collaborative staff and volunteers

Volunteer Team

Design professionals volunteering through the Collaborative will provide the services and products listed below:

1. **Site Visit.** Attendance at one site visit to assess the existing conditions of the site and to document those conditions.
 - a. The team may use plans, as provided by APM, as a basis for documenting existing conditions. These plans will be marked up to reflect current conditions.
 - b. This initial meeting will also serve as an opportunity to meet with APM and LISC to discuss the history and current needs, priorities and goals of the community.

2. **Stakeholder Task Force Meeting.** Attendance at one meeting with the stakeholder task force, as coordinated by APM, to discuss the groups' issues and concerns with the volunteer team and to reach a consensus in terms of their priorities for redevelopment of the site. The volunteer team will use the direction given at this meeting, as documented in meeting minutes provided by APM, as a basis for preparing their background information for the charrette.
 - a. If key stakeholders are unable to attend the group meeting, the volunteer team may follow-up with up to three (3) individual stakeholder interviews.
3. **Charrette Materials.** The volunteer team will prepare background/base material for use by the teams during the charrette. This material will include:
 - a. Existing condition photos of the site (virtual tour)
 - b. Existing site plan to be used as a base for the design
 - c. Information from APM and the stakeholder task force about the community's needs and the neighborhood fabric
 - d. Information regarding previous studies done for the neighborhood and any current and proposed development
 - e. Resource material, including precedents and standards, which may inform the designs
 - f. All above products are to be included in a power point presentation. Large scale plans and photos are also to be provided as base drawings
3. **Design Charrette.** Participation in the charrette on Friday, November 1, 2013, from 8:00 am – 6:00 pm. Participation is to include:
 - a. A presentation at the start of the charrette to introduce the design issue, provide a virtual tour of the existing site, and present neighborhood background information, the goals of the stakeholders, as well as other base information prepared for the design teams.
 - b. One to two (1-2) designers from the volunteer team will act as a facilitator for each of the four design teams during the charrette.
 - c. All other volunteers from the team and the cost estimator will either be assigned to design teams or will be "floaters" during the charrette. "Floaters" will act as resource advisors to the four design teams during the charrette process.
4. **Charrette Report Products.** The volunteer team will collect, coordinate, and finalize the design work produced during the charrette. Final products may include, as appropriate:
 - a. Conceptual Drawings: Proposed plans and perspectives for each of the schemes as produced during the charrette
 - b. Conceptual Drawings: As appropriate, one preferred site plan and corresponding perspectives to be presented as the final proposed plan.

- c. Narratives: Regarding design strategies for the four charrette team plans as well as for the final proposed plan. Proposed strategies may include site development opportunities, future site development opportunities, community programs, streetscape improvements, landscaping, energy efficiency, stormwater management, and neighborhood identity.
- d. Opinion of Probable Cost: Preliminary cost estimate for the final proposed plan only. This estimate may be based on cost per square foot numbers.

Qualifications & References. Good design can be used to great advantage in realizing community stabilization/revitalization goals. The Community Design Collaborative is a volunteer-based community design center which provides *pro bono* preliminary architectural, planning, landscape and engineering services to nonprofit organizations; offers design professionals a unique way to volunteer their skills; and promotes best practices in community design.

The Collaborative has a strong track record of success in leveraging pro bono design services, convening multiple actors in an engaging manner around critical neighborhood planning issues, and serving as a voice for quality design and development. Since its inception, the Collaborative has connected more than 1,000 socially responsible designers with more than 500 area nonprofits in the early stages of conceptualizing ideas for community development. In 2012, the Collaborative assisted 60 nonprofit organizations, facilitating nearly \$725,000 and 7,700 volunteer hours in pro bono preliminary design services to community-based nonprofit organizations throughout greater Philadelphia.

Liability. Collaborative products are intended to provide visual concepts and to assist in the preliminary phase of project design and planning. All drawings and construction budgeting figures are limited to conceptual design and are neither intended nor may be used for construction. Although we will endeavor to provide the highest quality volunteer services for this project, the Collaborative and our project volunteers assume no responsibility or liability for our services including the recommendations of our volunteers, the technical accuracy of our work product or for any unauthorized use. In addition, Asociación Puertorriqueños en Marcha and its program partners agree to indemnify, defend and hold harmless the Collaborative and its officers, directors, employees, agents and volunteers (including, but not limited to, any firm or other business entity which provides services or products as a volunteer, or which permits its employees to provide volunteer services or products) (collectively the "Collaborative volunteers") from and against all claims, demands, losses, suits, damages and expenses (including attorneys' fees and court or other costs) arising from any act or omission, or services or products, provided by Collaborative volunteers under this letter of agreement or otherwise.

Publisher. The Collaborative shall be deemed the publisher of all reports, drawings, specifications and other documents prepared by the Collaborative volunteers for this project, and as such, shall retain all common law, statutory and other reserved rights, including copyrights, in and to them. Your organization and the program participants will be provided with copies of the Final Report Document, which you may retain and use for information, reference and distribution in connection with this project. Asociación Puertorriqueños en Marcha, its program partners, and/or the program participants may not alter, revise or amend the Final Report Document, either directly or indirectly, or use them for any purpose other than for this project, without the express written consent of the Collaborative. All parties will have the right to use the Final Report Document, and to distribute copies of them, for educational, promotional or other purposes.

Timeline. The scope of service described in this letter of agreement will be completed in approximately nine (9) months after the letter of agreement is signed and authorization to proceed is received. It must be noted that

inclement weather and unforeseen circumstances in a volunteer's schedule could delay this project. ***This letter must be returned within thirty (30) days of the date of this letter to remain eligible for the services described.***

I trust this letter of agreement captures recent discussions with, and the interests of, Asociación Puertorriqueños en Marcha and its program partners. If so, please sign, date and return this letter of agreement to me, confirming our understanding.

If you have any questions regarding the agreement outlined above, please contact me at the Collaborative offices at 215-587-9290.

Sincerely,

Accepted and agreed:

Elizabeth K. Miller
Executive Director
Community Design Collaborative

Rose Gray
Sr. Vice President, Community & Economic Development
Asociación Puertorriqueños en Marcha

Date

Cc: Andy Frishkoff, Philadelphia LISC
Deborah McColloch, Philadelphia Office of Housing and Community Development
John Claypool, AIA, AICP, AIA Philadelphia

**COMMUNITY DESIGN
COLLABORATIVE**

Strengthening neighborhoods through design

Service Grant Application

Date: 3/25/13

ORGANIZATIONAL PROFILE

- 1. Organization Name: Asociacion Puertorriquenos En Marcha (APM)
- 2. Address: 4301 Rising Sun Avenue
City: Philadelphia State: Pa Zip: 19140
- 3. Phone: 215-235-6070 4. Fax: 215-259-3751
- 5. Website: www.apmphila.org
- 6. Executive Director: Nilda Ruiz, President and CEO
- 7. Project Contact: Rose Gray Title: Senior Vice President of Community and I
Phone (day): 215-235-6070 Phone (eve): _____
Phone (cell): 267-808-5340 Email: rose.gray@apmphila.org
Fax: 215-825-5365
- 8. Briefly state your mission and describe your services:

Mail Completed
Application to:
**COMMUNITY
DESIGN
COLLABORATIVE**

1218 Arch Street, 1st Floor
Philadelphia, PA 19107

APM is a Latino Based, Health , Human Services , Community and Economic Development Non-Profit Organization Helping Philadelphia Area Families Achieve Their Full Potential in Life.

- 9. Does your organization have a Board of Directors? yes no
Board Chair: Pelayo Coll Financial Officer: Rasak Azeez Senior VP CFO
- 10. When was your organization founded? 1971
- 11. Does your organization have 501(c)(3) status? yes no
What year was 501(c)(3) status established? 1971
- 12. Operating budget for current year: 11,021,266
- 13. Total number of staff: 120 Full Time: 120 Part Time: _____ Volunteer: _____
- 14. What are your organization's current sources of funding?
Public, Private and governmental sources depending on program
- 15. What neighborhood(s) does your organization serve? Eastern North Philadelphia for CED Philadelphia Re
depends on service area
- 16. Total number of clients served by your organization in the last fiscal year: _____
- 17. What organizations, public agencies, and/or elected officials have assisted your organization?
LISC, TRF, PHS, OHCD, Commerce Department, PIDC, State of Pa DCED, PHFA, Mayor, Senator Kitch
- 18. Has your organization ever received services from an architect, landscape architect, planner or engineer?
 Yes No
If yes, identify who and describe services: APM participated in a infill charrette with the design collaborative in 2008
- 19. Has your organization completed other capital development projects?
List projects with completion dates: APM developed 210 units of affordable housing, 150 units of affordable home ownership, 44,000 sq ft retail, credit union and currently working on a 48 mil TOD.

Questions?
Contact us at:
215.587.9290 ph
215.587.9277 fx
info@cdesignc.org
www.cdesignc.org

**COMMUNITY DESIGN
COLLABORATIVE**

Strengthening neighborhood through design

Service Grant Application

PROJECT PROFILE

20. Project Title: 8th and Berks Street Charrette
21. Describe the project's scope, timetable, and importance to your organization:
- APM in collaboration with LISC and the City of Philadelphia would like to bring the community, planners, stakeholders and government officials to the table to discuss the best use for the site at 8th and Berks Street. The site is surrounded by home ownership units (150) and is two blocks away from APM's TOD development.
22. What preliminary design services are you seeking?
- Planning, design and community/stakeholder input.
23. Project Address: Vacant Lot at 8th and Berks Street
City: Philadelphia State: PA Zip: 19122
Neighborhood: Eastern North Philadelphia Census Tract: 377/1402
24. Project Type (check all that apply) New Construction Renovation Expansion Other
25. Lot and/or building size: _____
26. Current Use: Vacant Lot
27. Do you: Lease Own Plan to Acquire
28. If you lease, note the property owner and term of the lease:

29. If you plan to acquire, list the current property owner(s) and describe your acquisition strategy and timetable:
The land is currently being held by the RDA
30. Do you have plan drawings of the lot and/or building? Yes No
31. Proposed project budget: _____
How did you determine this? _____
32. Is funding available for the project? Yes No
If yes, please note funding sources and amounts:

33. What other fundraising strategies are being considered?:
this will be determined when concept is agreed upon
34. Are there fundraising deadlines or other time constraints related to this project?
no
35. Has your organization contacted other groups, consultants, or contractors to assist you with the project?
no
36. Who referred you to the Community Design Collaborative?
We are a past client

**Mail Completed
Application to:**

**COMMUNITY
DESIGN
COLLABORATIVE**

1216 Arch Street, 1st Floor
Philadelphia, PA 19107

Questions?

Contact us at:

215.587.9290 ph

215.587.9277 fx

info@cdesignc.org

www.cdesignc.org

Appendix

► **Compass, Connector, Catalyst**
Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A

Charrette Schemes

Appendix B

Charrette Resource Materials

Appendix

► **Compass, Connector, Catalyst**
Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A: Charrette Schemes

CHAD Team

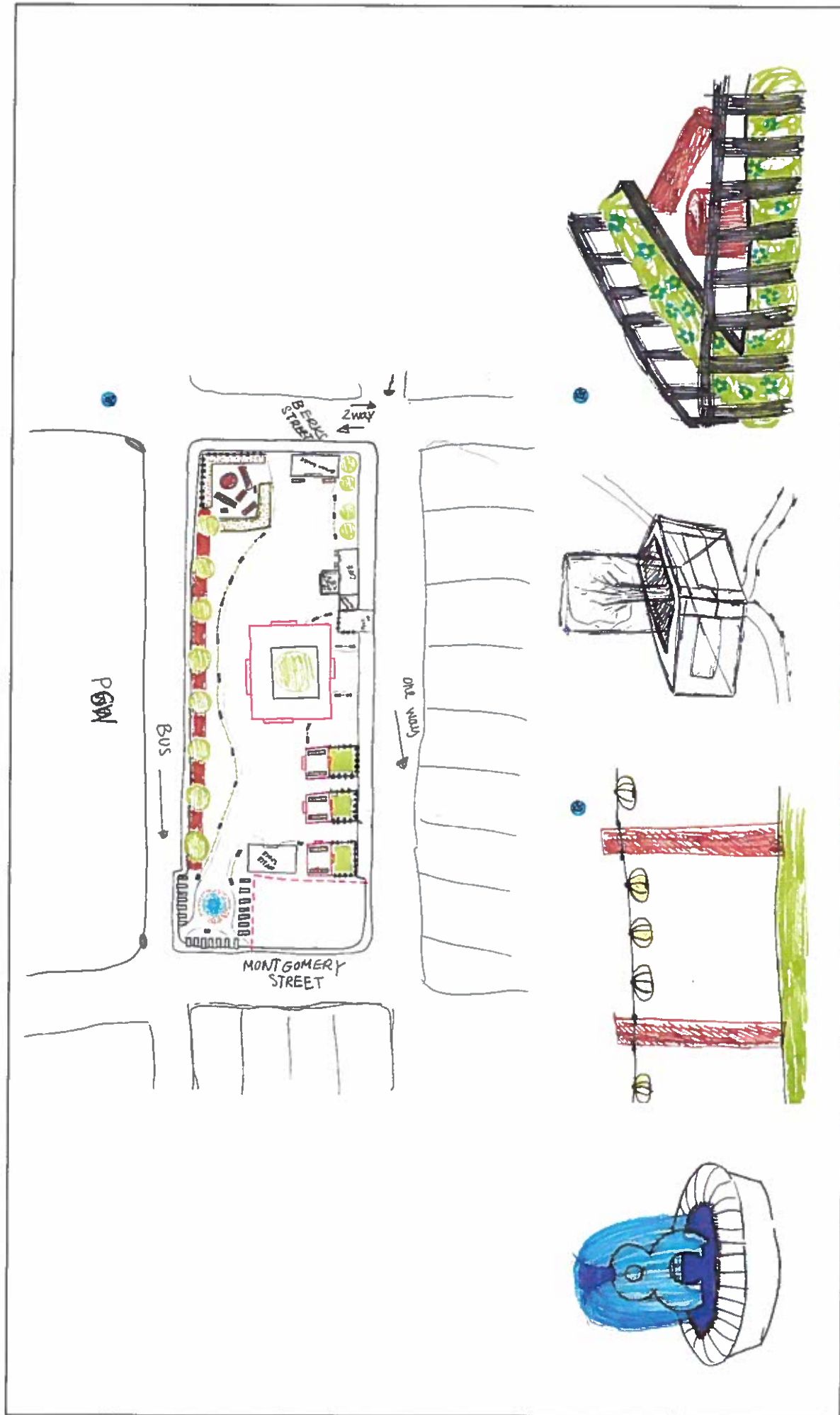
Cultural Center

The students from the Charter High School for Architecture + Design (CHAD) developed a scheme in which the focus was on celebrating the diverse cultures of the community surrounding the site. It was crucial to the team that the design reflect the culture of the residents in the neighborhood. Another key aspect of their design was that an eco-friendly environment be created.

The team's design was very focused on the programming of the site and the opportunities that these program ideas would present to the community. The programmatic elements proposed in the scheme are based on the needs expressed by the community. At the heart of the scheme, tying all of the components together, is a community cultural center, built around an existing large tree which would be preserved through the redevelopment. The center would offer English and Spanish classes, as well as programs for seniors.

Also included on the site are a green house, seasonal farmers' market and café. The green house crops would support both the farmers' market and the café. The crops could also serve other independently owned restaurants in the neighborhood. The scheme also includes mixed-use structures – commercial on the ground floor with residential apartments above. The stores would be locally owned and would provide business and employment opportunities for the neighborhood.

Green, open space, designed for use by the community, is also a key component of this scheme. The proposed plan includes a pop-up garden for passive recreation, as well as a fountain surrounded by garden plots to be cared for by the community. The fountain provides an opportunity to incorporate mosaic artwork that reflects the culture of the neighborhood and ties the diverse cultures together, as a symbol of the community's journey. Meandering through the site is a greenway, providing leisure, fitness and recreational activities for the community. In addition, there is flexible open space which can be used for festivals and movie nights. Contributing to the eco-friendly aspect of the scheme are bike racks and energy efficient lighting – solar and/or LED – incorporated into lanterns which would represent the community culture while providing beautiful night time illumination of the site.



Appendix

► **Compass, Connector, Catalyst**
Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A: Charrette Schemes

Red Team

Neighborhood Crossroads

The Red Team's overarching goal was to provide a gathering space to promote community health: nourishing for the body, mind, and soul. Listening carefully to the neighborhood experts, the idea of boundaries became very important; they were clear that any new development should be both welcoming to all and respectful of the surrounding community.

The defining features of this scheme are a public plaza and gateway building facing Berks Street that open onto, and provide controlled access into, an interior-block green space. The residences planned for the east and west edges of the site will have views into this linear park, whose location both accommodates the preservation of existing mature trees and links public spaces at the northern and southern ends of the project block.

With the existing guerilla garden on the site so carefully tended by neighbors, the group thought it important to provide a designated community garden. Located at the southwest corner of the site, the garden could improve nutrition for neighborhood residents, capture and clean stormwater for irrigation, and strengthen the site's connection to the R.W. Brown Community Center. The team imagined this corner at 8th and Montgomery would serve as a "front door" to a new senior community space at the western edge of the project site, differentiated from, but related to the kid-and-teen-focused R.W. Brown Community Center. The group also agreed that the Community Center should restrict parking on its basketball courts, activating and opening the north end of that site for pedestrian movement across Montgomery Avenue toward the project site.

The team determined that a bakery-café-sandwich shop located on the ground level at the northeast corner of the site could serve an unmet need in the neighborhood and also be visible and attractive to people walking from the regional rail station and along the Berks Street transit corridor. This facility could use food from the community garden and provide employment for neighborhood residents. This establishment would open onto a public plaza that could be used for flexible purposes including a farm stand and performances by local community groups. Above and adjacent to the café, the group imagined flexible incubator space, where fledgling businesses could take advantage of nearby funding resources like Finanta or the Temple University Small Business Development Center to test their business ideas in a bricks-and-mortar setting. On the northeast corner of the site are a first floor community gallery and upper-level art and music education space that could be active, but not a nuisance, to neighbors. The art inside the gallery and planted walls on the exterior of the building could create a beautiful streetscape for passersby. Additionally, the plaza would serve as a sustainability showcase, displaying green roofs, solar panels, and stormwater management strategies. With wifi access, outdoor seating, signage, and lighting, this plaza would provide a true community amenity and improve the pedestrian experience along Berks Street from the transit station to the commercial corridor at Borinquen Plaza.

Along the west edge of the site the team planned senior apartments above a senior center and ground level retail targeting health, dental, or professional offices. These businesses would also enjoy frontage on the central park crossing through the site. Along the east edge of the site, new multi-level duplex homes are arranged to react to the spacing of, but provide a more urban reaction to, existing single family houses across Franklin Street. Rather than build a wall of new housing, the creation of side yards will allow a visual connection to the center of the site, retaining a vestige of the view to which neighbors have become accustomed and indicating to passersby the presence of the central park just beyond. Balconies on the senior apartments and rear patios on the single family homes would create a natural

Appendix

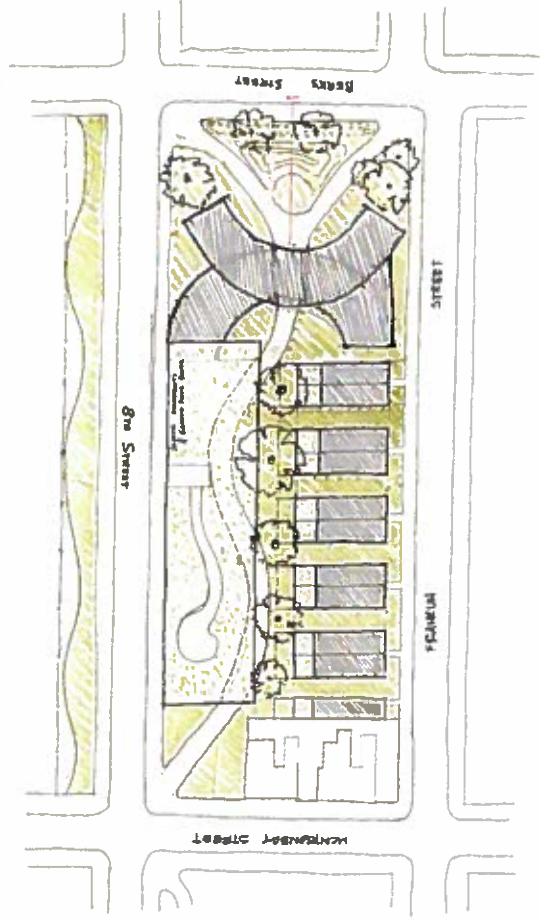
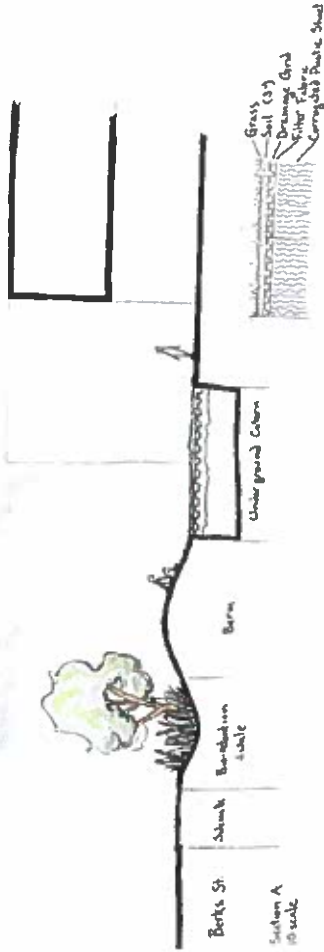
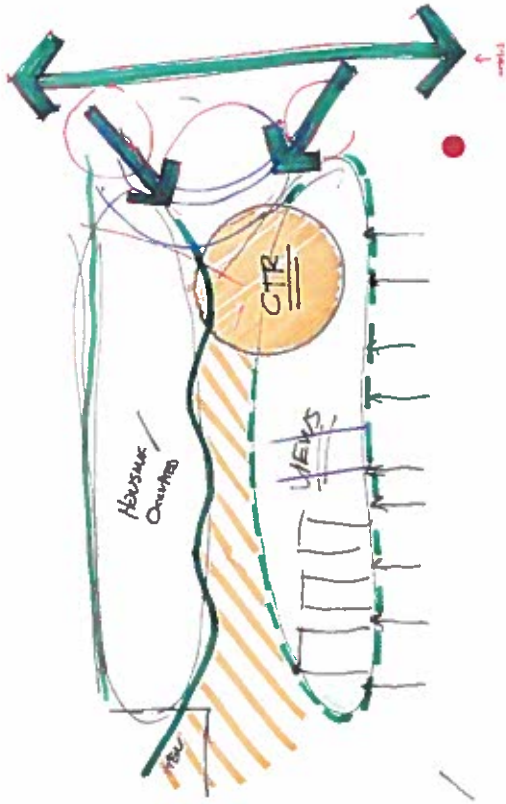
► **Compass, Connector, Catalyst**
Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A: Charrette Schemes

Red Team

multigenerational space to interact with neighbors. The scale of both new residential building types is respectful of the existing housing, responding to neighbors' concerns about changing the character of their community: two and three stories for the duplexes along Franklin Street, two-stepping-up-to-three stories at the commercial spaces facing Berks Street, and three-to-four stories for the senior housing above retail along 8th Street.

Finally, the team recommended softening and greening the streetscape along the western edge of 8th Street, the visually unattractive barrier that is the PGW site. This design scheme does not accommodate any parking on site, assuming that, as a "Neighborhood Crossroads," residents and customers will be arriving by foot, bicycle, or public transit.



COMMUNITY DESIGN
- ILLUSTRATIVE

Compass, Connector, Catalyst: Re-imagining 8th & Berks
Community Design Collaborative Design Charrette
Red Team Sketches

APM
LISC
LISC
LISC

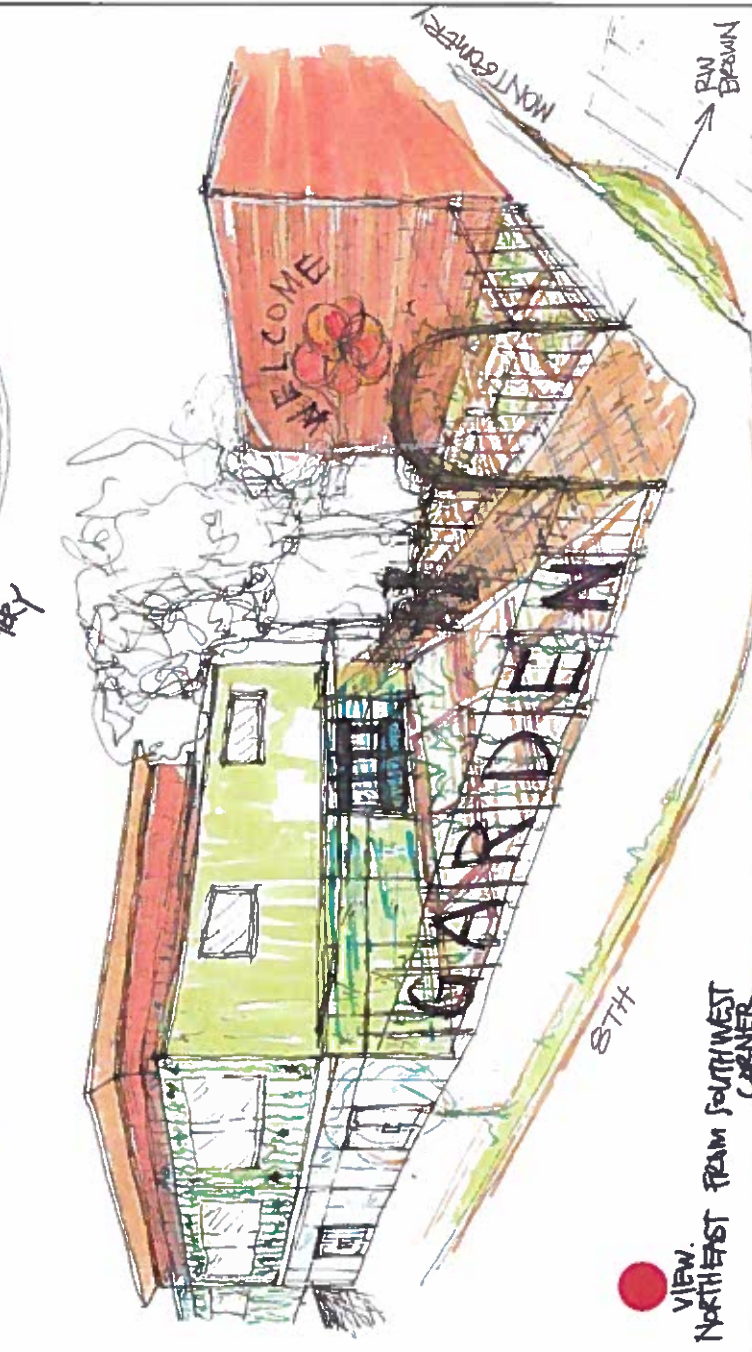
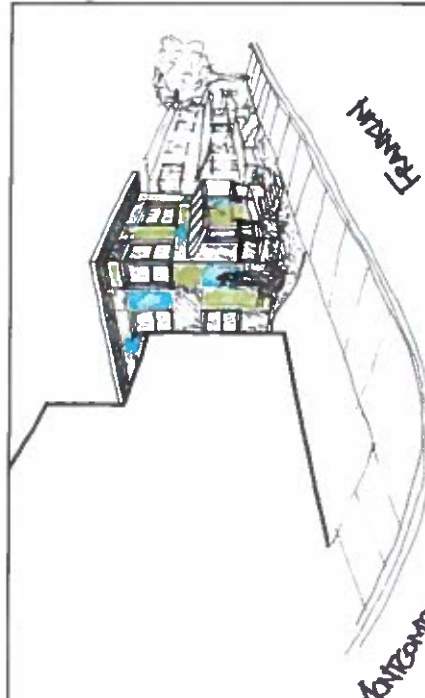
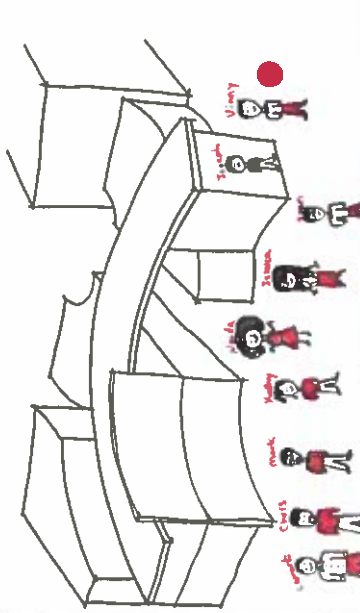
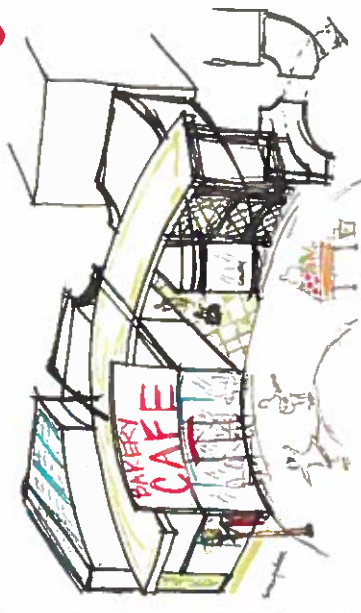
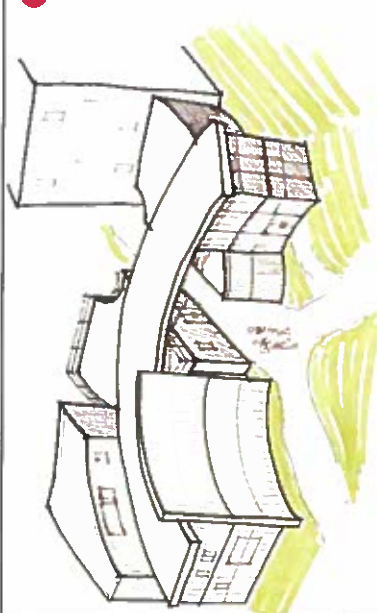
Office of Municipal
Community Development

DUFFIELD ASSOCIATES

viridian
ARCHITECTS

THE UNIVERSITY OF PENNSYLVANIA

The University of Pennsylvania Collaborative includes the following members: The University of Pennsylvania, the City of Philadelphia, the Office of Municipal Community Development, Duffield Associates, Viridian Architects, and the University of Pennsylvania. This project is a collaborative effort and the University of Pennsylvania is not responsible for the content of the sketches or the final design.



COMMUNITY DESIGN COLLABORATIVE

Address: _____
 Date: _____
 Scale: _____

Compass, Connector, Catalyst: Re-imagining 8th & Berks
 Community Design Collaborative Design Charrette
 Red Team Sketches



The Community Design Collaborative provides an opportunity for community members to share their ideas and input on the future of the neighborhood. The charrette was held on Monday, August 14, 2017, from 10:00 AM to 4:00 PM. The charrette was held at the University of Pennsylvania, 3801 Locust Walk, Philadelphia, PA 19104. For more information, please contact the Community Design Collaborative at 215-974-7300 or visit our website at www.cdccollab.com.

Appendix

► Compass, Connector, Catalyst
Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A: Charrette Schemes

Yellow Team

Intergenerational Living

The Yellow Team's focus was inspired by fundamental program items, including the need to keep a clear connection to neighborhood scale, elements and pathways which influence the site form and flow, and the need to provide an efficient building design based on current fundable models. The team acknowledged that the most interesting models of Federal and LIHTC funded housing across the country are pushing the traditional constraints of building and unit forms that are based on over- simplified needs and outdated resident profiles. Expanding the model of current LIHTC housing by providing flexibility into the built elements is key to supporting the intergenerational program. This large block will offer the scale necessary to provide sufficient traditional housing based on current models with new types seamlessly mixed together.

In Philadelphia and other cities across the country, it is clearly understood that many seniors are also active family members providing needed support in a multitude of ways. Many seniors, in their role as grandparents, are assuming either temporary or permanent custody of their grandchildren. In some cases, this activity is by choice and careful planning, and in other cases, it is a result of some traumatic series of events. Too many times, the current models of acceptable "senior housing" excludes the ability for all generations to participate in meeting the needs of families and limits housing support and services that senior housing typically offers to those that might need it most. Multigenerational housing is a real need for the aging population in this neighborhood as relationships between seniors, adults and children all may have fluid roles and responsibilities that shift over short periods of time. Allowing for this flexibility can add significant support which will lead to stability, both for the extended families and the family members most directly involved.

For the Yellow Team's solution, they began with an approach which would start to "heal" the site. Existing row homes, which currently stand in isolation on the south side of the site, need special attention to correct the edge and provide the proper framework for the new development. It was decided that new market rate homes, which could be developed by others or could be built as rental homes reserved for families that have grandparents living in the senior housing, could be wrapped into the southeast and southwest corner of the site and provide a buffer to the rear yards that remain, while linking the southwest corner of the site to the neighboring community center. This move allows for a small public garden with built elements, to be designed as a community space by artists working with the neighborhood (similar to the current Spaces program funded by the Knight Foundation in collaboration with the Village of Arts and Humanities) and to be tended by neighbors and residents. This link to the community center was considered to be one of the primary organizing elements and continues as an internal pathway in the building where it then forks to direct pedestrians to the plaza in the north and northeast corner of the site and to the pedestrian entrance on the northwest corner, which reaches out to the Septa Regional Rail station. This linking pathway which continues in the public areas of the first floor of the main building, also serves as a divider between the lower housing facing east and the taller portion to the west which serves as the efficient seniors' building. A few other organizing site features that influenced the Yellow Team's solution include the more industrial use to the west, low housing on Franklin Street, the partial alley of Maple trees and the increased pedestrian and bike activities on Berks Street.

The main building, which is a series of interlocking buildings, adapts in scale to the limitations and opportunities of the surrounding neighborhood. The team felt it was important to increase density of the site to assure success of the

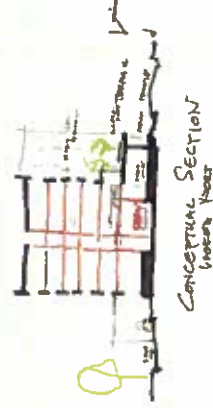
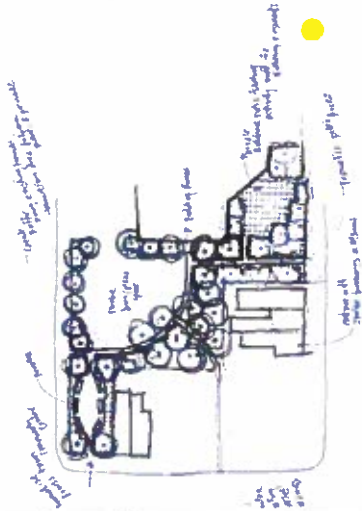
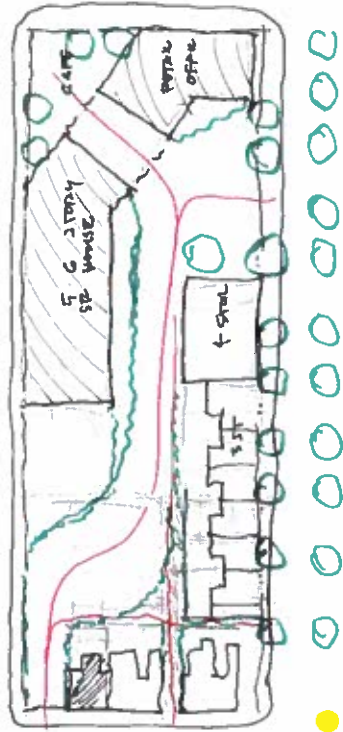
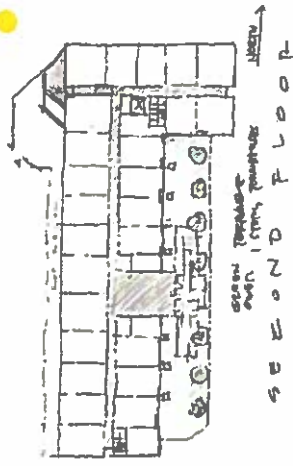
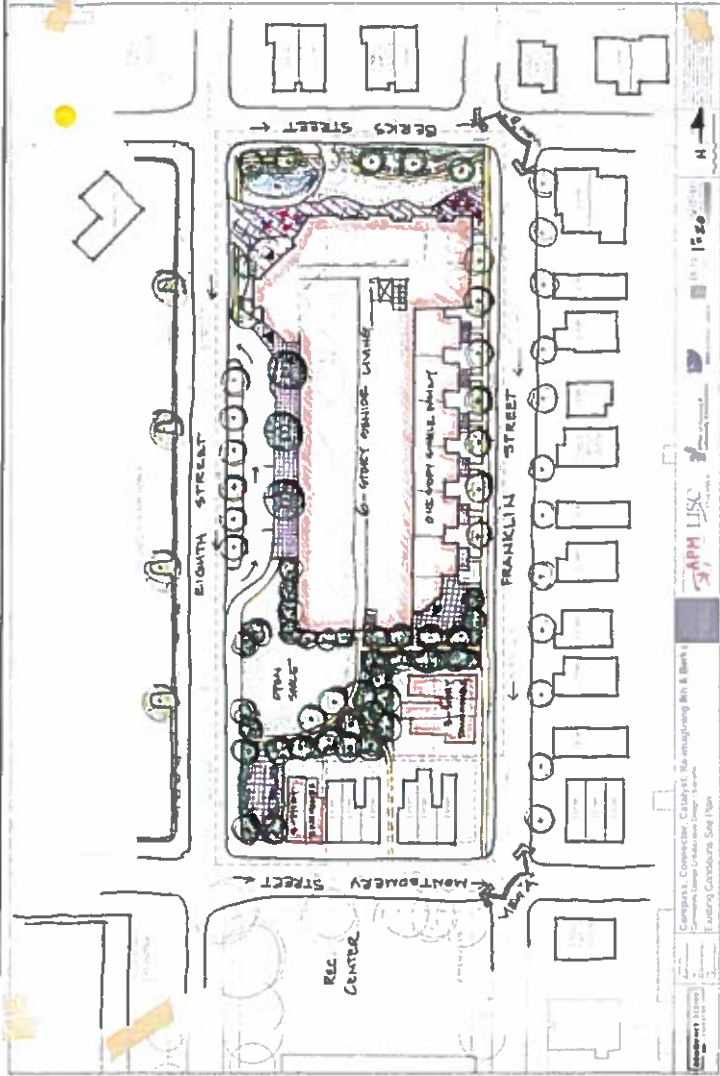
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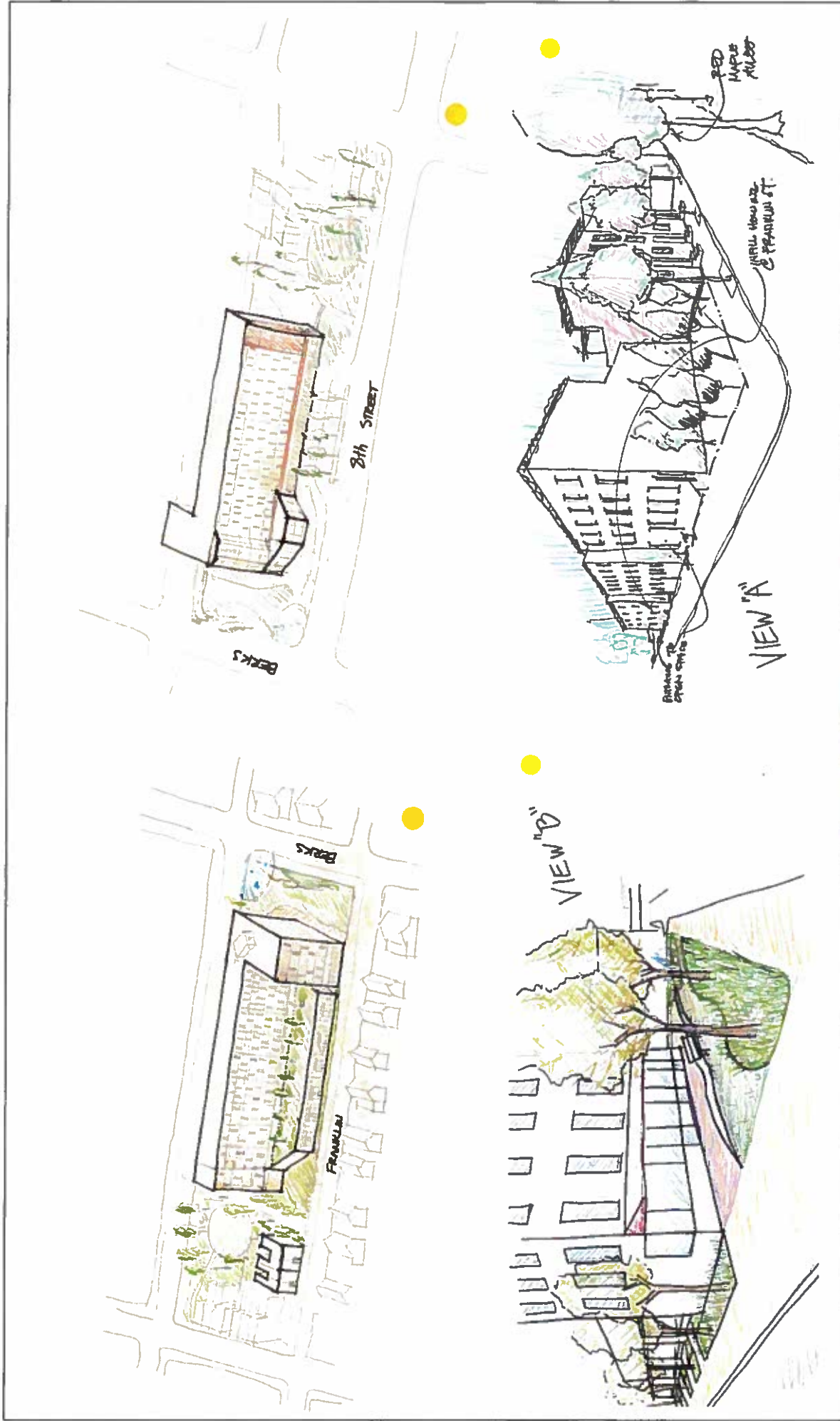
► **Compass, Connector, Catalyst**
Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A: Charrette Schemes

Yellow Team

commercial spaces that focus on the varied requirements of seniors and, hence, built up the west side to 6 stories. The commercial uses that the team envisions include professional services and a local diner/ coffee shop which looks over the northern plaza. The Yellow Team felt that current models of senior housing could be altered to satisfy this need by incorporating flexible lower units (to the east) connected with a more traditional senior housing building. The team would create a true seniors' village with possibilities of offering flexible unit plans for changing extended family needs in both the lower buildings and in certain designated areas of the larger building. The roof of the lower buildings facing Franklin would serve as a green roof and public terrace for all seniors on the site.





Appendix

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Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A: Charrette Schemes Blue Team

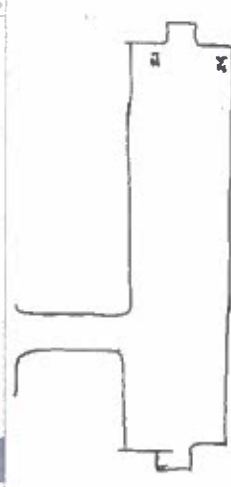
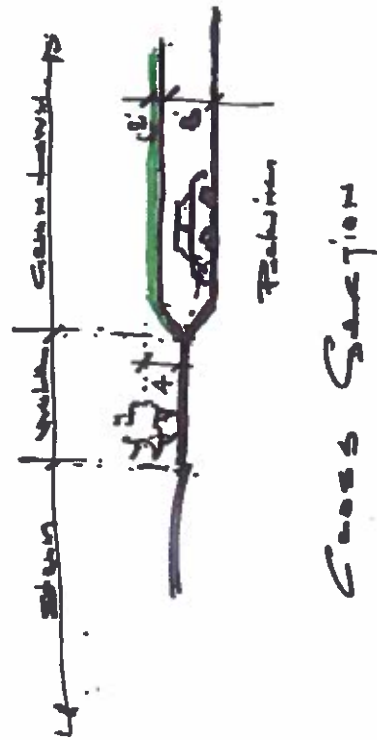
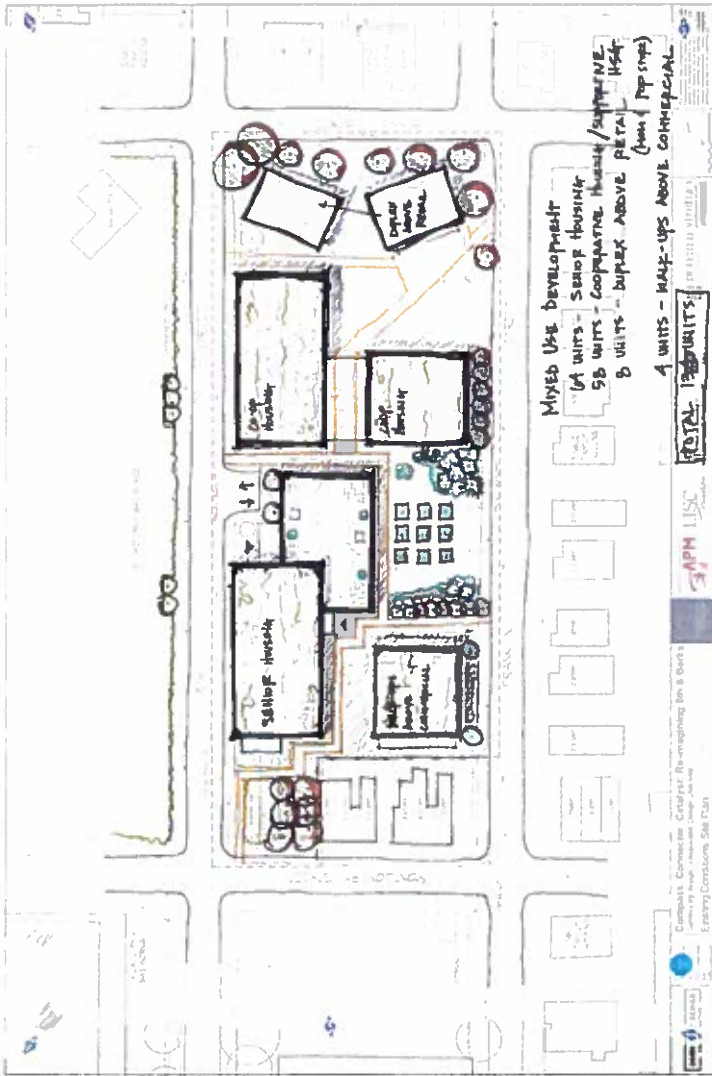
The Village - Movement through site, connecting one community node to another

The main driver for development of the site is a combination of uses that would be fundable through established programs and relationships which APM has nurtured with partner organizations. Among the major outcomes, the project should:

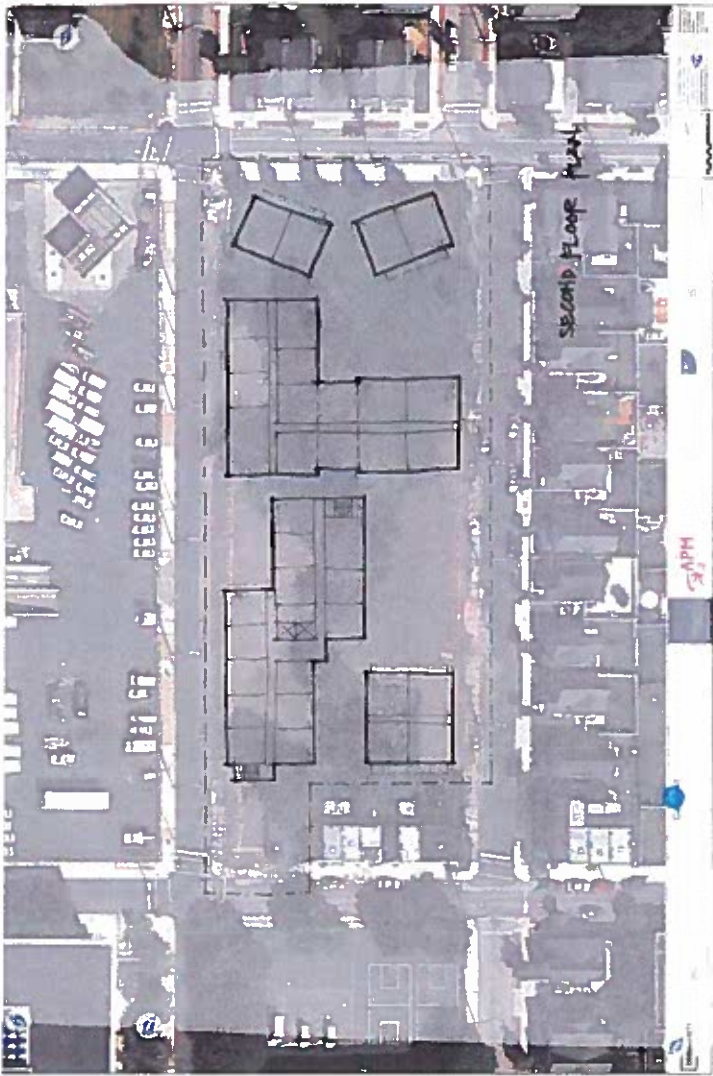
- Provide a mix of housing types: home ownership (condo apartments and/or cooperative housing); rental apartments for seniors with support services on site; residences for families with the hope that different generations could be housed in different buildings on the same site; affordable housing ; market rate housing. Overall result:
 - a. Senior housing would be 4-5 stories (4 with a roof terrace) – 64 units
 - b. “L”-shaped co-op housing for families – 58 units
 - c. 3-story structures: retail below, housing above – 8 duplex units and 4 walk-up
- Plan for a mixed use development with first floor retail and commercial spaces scaled for immediate neighborhood needs that will energize the public spaces.
- Fulfill the neighborhood’s need for a “third place” - a locally owned and locally patronized café or restaurant where people relax, socialize, come together informally.

The Blue Team’s approach to the site was to make it “porous,” inviting the community to enter, while providing surveillance by making sure that buildings face each public space. A loose assemblage of buildings, which vary in scale, they are positioned to organize the site with several objectives in mind:

- Define three generous public spaces by the placement of the proposed buildings. This treatment will respect near neighbor preferences for maximizing the park-like qualities which they have enjoyed for the past several years while, at the same time, providing buildings which achieve the program density that will make the development feasible. Two plazas would face Franklin Street. They could have different purposes or could change their functions over time: public piazza with café and casual seating, farmer’s market, event space, landscaped green space, community garden, etc. The third space would be a parklet at the corner of 8th and Montgomery that will serve to connect ways through the site with the community center across Montgomery Avenue. The plazas and connecting walkways would be elevated approximately four feet above sidewalk level but the design would include ramps for accessibility.
- Establish frontages on Franklin, 8th and Berks Streets that reinforce the street edge without creating a continuous wall that would divorce the interior of the site from the public.
- Build smaller, splayed structures on Berks which would define a landscaped zone adjacent to the street, recognize the east-west movement along Berks, inviting views into the plaza and respond to the scale of the existing houses on the opposite side of Berks.
- Place taller building(s) at the west side of the site and step down going east and north.
- By virtue of elevating the plazas and green space, construct below-grade parking under plazas and some buildings.
- Provide landscaped green roofs throughout, with the taller buildings also having roof terraces with stair and elevator access.
- Keep as much green space as possible and design the green spaces to recharge stormwater.
- On the PGW side of 8th Street, create a green wall and mini pocket parks with trees.



45 TOTAL SPACES



Compass, Connector, Catalyst: Re-imagining 8th & Berks
 Community Design Collaborative Design Charrette
 Blue Team Sketches



The Community Design Collaborative provides an opportunity for community members to share their ideas and input on the future of the neighborhood. The charrette is a public meeting where community members can share their ideas and input on the future of the neighborhood. The charrette is a public meeting where community members can share their ideas and input on the future of the neighborhood.

Appendix

► **Compass, Connector, Catalyst**
Re-Imagining 8th & Berks Design Charrette
2013-50

Appendix A: Charrette Schemes Green Team

The Plaza

The Green Team's investigations focused primarily on methods of employing this site as a catalyst for further development of the neighborhood and elements of the site as dynamic activators for the development of the whole site. In this, the goal was to provide incidental communal space, commercial and recreational, which would address the neighborhood need for a community magnet, while remaining local and maintaining continuity of the neighborhood in character and fabric density.

The development is to acknowledge the transit function of this area in the broader urban context, due to nearby regional rail and adjacent bus lines, but it is to remain self-contained. In programming, complementary goals have been to: promote diversity and multi-generational interaction; stress flexibility and adaptability in space use and in physical structures; maximize sustainability; and be aware of asset management throughout site – budget, maintenance, etc. Some specific site concerns based on existing conditions which needed to be reconciled with the basic goal were: the need to soften the eyesore of PGW's facility by dialogue, rather than camouflage, and to acknowledge the value of the existing green space for the community.

The team envisioned the site's program as a mix of residential, commercial and community assets.

The scheme is built around the interaction between two distinctly different, yet equally open and flexible outdoor spaces, providing ample provision for festivals, farmers' markets and other pop-up community events. One is an urban corner plaza at the northeast, in extension of the city grid, and the other is the linear central green stretching from the plaza to the southwest corner of the site.

Residential content is to be varied, in accordance with the goal of diversity, and to include mixed rental units (market rate and affordable) and ownership (market and income restricted), as well as senior housing, multi-family and single family attached housing. The team's discussion led to a vision where, aside from the distinction in massing between single family and collective housing, the plan should not define generational and income differences through spatial zoning or expression. The approach is to combine housing types as much as practicable, so as to develop a coherent, diversified community. The western boundary of the site, across from PGW, is to be defined as full street line with 3-5 story buildings, higher toward the north and stepping down to the south. This is to be mixed collective housing on upper floors, with multiple entrances both from the street and from the central green space.

At the east, lower (2-3 story) townhomes cluster along Franklin Street. Entries to units are from the street and from side yards, i.e., green spaces between the clusters which also serve as quiet pedestrian approaches to the central green. Walk-up units will also occupy upper floors around the plaza.

Commercial and recreational content weaves through the site at various degrees of density and vibrancy, complementing the residential component and adjacent urban flows. It inhabits lower levels of structures, with housing above and beside. The northeastern plaza is framed at first-floor level by small-scale retail and a café with outdoor seating and activity space. The central green incorporates a nature walk, a green multipurpose plateau in the center of the site, and community gardens to the south. The first and second floors of the mid-rise buildings to the west are to be flexible work/ studio/ lab spaces, with entry and convenient loading from 8th Street.

Appendix

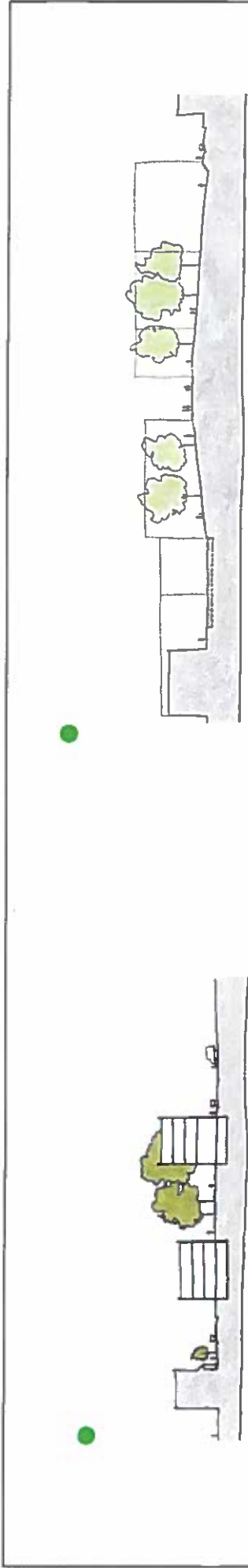
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Appendix A: Charrette Schemes Green Team

A significant element of the scheme is the stormwater management swale, which extends from the central activity plateau in the middle of the green spine toward the south where it feeds the community gardens, and toward the north where it ends in an educational/aesthetic water feature at the sunken urban plaza. Most of the site's stormwater runoff is directed to this swale. Other proposed sustainable features include: pervious paving; passive educational programming at the nature walk; green and blue roofs; recycled and other "green" building materials; energy efficient design.

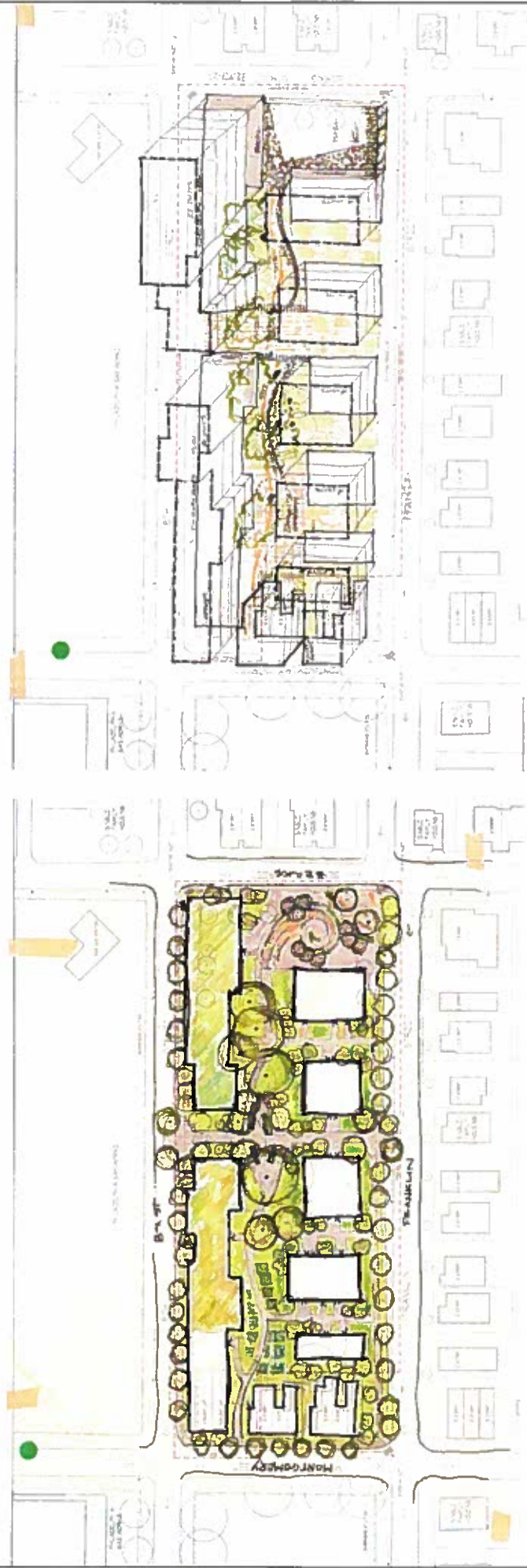
One of the goals of this scheme was to provide plentiful and diverse vegetation, including the preservation of existing large trees on the site (although there is the understanding that they are not of exceptional value). With consideration of maintenance and security issues related to open green spaces, the team discussed configurations which would naturally define dedicated ownership of these spaces, and explored the revenue implications of actively linking commercial content to open spaces.

Structured parking can be incorporated under the collective housing along 8th Street.



SITE SECTION

SITE SECTION



COMMUNITY DESIGN
— **STILLBURN** —

Project:
Date:
Scale:
Sheet:

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Community Design Collaborative Design Charrette
Green Team Sketches

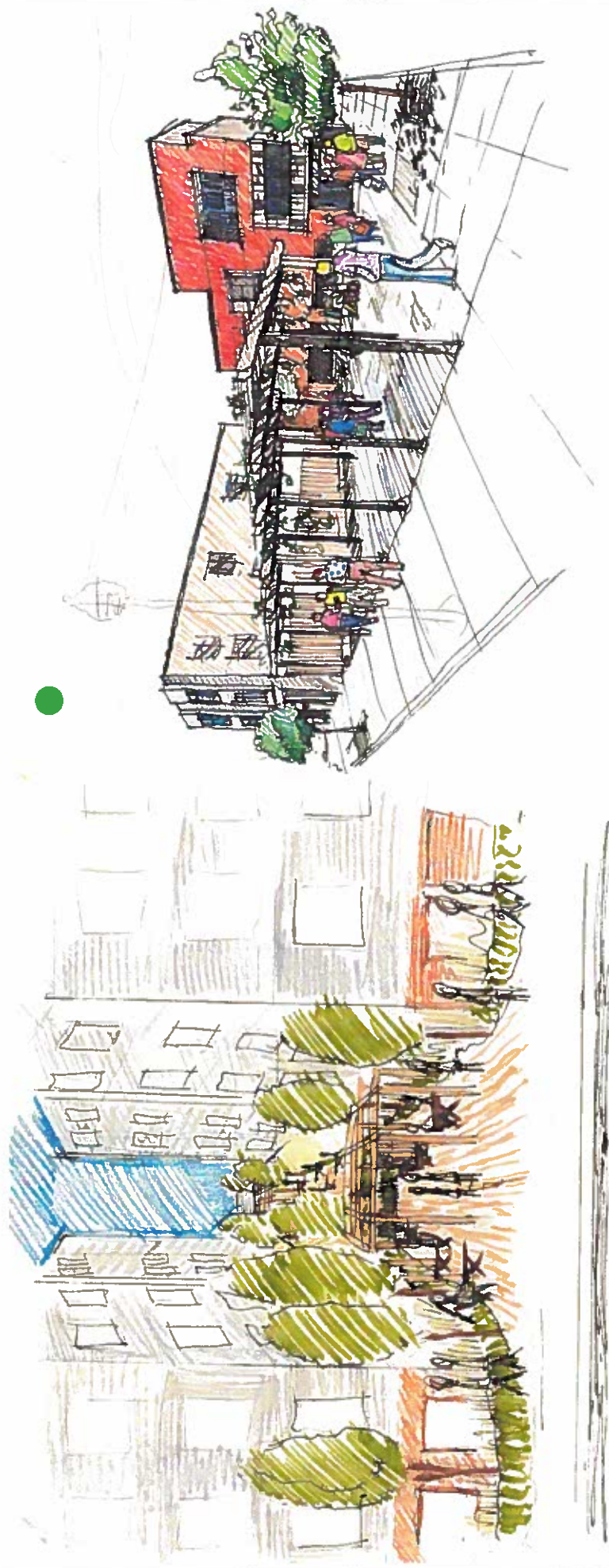
APM LISC *Thinksigma*
Office of Housing & Community Development

DUFFIELD *ANNE JAMES*

viridian *urban design*

2014 *urban design + planning*

The Community Design Collaborative is a non-profit organization that provides a platform for community members to voice their concerns and ideas for the future of their neighborhood. The Collaborative is a partnership between the City of Stillburn and the University of Wisconsin-Stout. The Collaborative is a key component of the City's Comprehensive Plan and is essential to the success of the Community Design Charrette process.



Project Name: _____
 Date: _____
 Scale: _____
 Author: _____



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 Community Design Collaborative Design Charrette
 Green Team Sketches



The Community Design Collaborative provides an integrated approach to planning and design. We bring the best of the community design and planning worlds together to create a more vibrant and sustainable future for the region. We are currently seeking individuals who are interested in the field of community design and planning. For more information, please contact us at 215-977-1234.

Appendix

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Appendix B: Charrette Resource Materials - Site Fact Sheet

Site Location

Bounded by: N. 8th Street to the West
W. Berks Street to the North
N. Franklin Street to the East
W. Montgomery Avenue to the South
(where not bordering existing rowhomes)

Neighborhood Lower North Philadelphia

Site Area Approx. 1.8 acres

Dimensions

East-West Approx. 175 feet
North-South Approx. 440 feet
Corner Lot Approx. 60 feet x 60 feet

Neighborhood Context

Challenge Relation to Germantown Avenue Commercial Corridor
Challenge Neighbors' desire for open space
Challenge Scale, massing, and density in relation to adjacent buildings
Opportunity Large, assembled site
Opportunity Proximity to Temple Train Station, bus, and bike routes
Opportunity Serve larger population in collaboration with existing community and cultural institutions

Program Givens

Multi-use, ownership-focused residential and commercial
Provide "Third Places" with multi-generational appeal
Green Stormwater Infrastructure & Green Streets strategies LEED ND requirements

Existing Zoning

RM-1 Permitted Uses: Detached, Semi-Detached, or Attached single, two-family, or multifamily housing with one on-site parking space per family dwelling unit
CMX-2 Permitted Uses: Small scale neighborhood residential and ground floor commercial mixed use (eg. professional office, restaurant, retail sales)

Note: Teams should consider where an approach involving variances would serve the community while being sensitive to context.

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Appendix B: Charrette Resource Materials - Program

Key Considerations

- **Housing/Business Ownership:** Home ownership by individuals and families, as opposed to rental units, is preferred. Rental units for senior housing and residential co-ops or condos are acceptable. APM has had great success in developing owner-occupied, lower density housing throughout the neighborhood(s) to the east of the site. Residents love having landscaped yards, driveways...open space. However, in light of other considerations listed below, design teams should focus on solutions with higher density. Small amounts of office and retail space may support the needs of residents (see #2 in Guidelines below).
- **Open Space:** Some form of open space should be included in design as a community amenity.
- **Revitalization, not Gentrification:** APM manages economic change through equitable development strategies that provide residents with opportunities, e.g., grants for stabilization and preservation of homes, financial workshops, etc. Past neighborhood development projects have successfully focused on strategies for helping residents to stay in the neighborhood.
- **Unique Quality of Assembled Site:** This site, assembled for another purpose which is no longer being considered, represents one of the last opportunities in this neighborhood to think holistically. Real estate speculation and small lot dimensions have made similar site assemblies unlikely in the future.
- **APM is active in developing Germantown Ave.:** This is the commercial corridor that serves the neighborhood. It needs considerable investment in revitalization. Commercial space teams may propose for the project site would be for the immediate neighborhood and should not be intended to compete with Germantown Avenue.
- **Transportation Amenities:** The site is well-situated for Transit Oriented Development. TODs allow residents easy access to broader employment opportunities. Higher density is desirable. Bus lines and regional rail connects serve the site directly. The site is 1 ½ blocks east, along Berks, from the SEPTA regional rail station. Yet not too many people from the neighborhood use it. The #47 bus route runs southbound along 8th Street and northbound on 7th Street. The Market Frankfurt El is 7+ blocks to the east and the Broad Street subway is 5 blocks to the west.
- **Unique Relationships with Cultural Institutions:** Village of Arts and Humanities and Taller Puertorriqueños offer model of successful open space. Mural Arts and Semilla have also been active cultural organizations. The site has benefited from vacant land stabilization by Philadelphia Horticultural Society.
- **Issues with "Suburban" Development:** Multiple low density projects have been very successful options for families, but city planners have warned that continuing the trend toward lower density development may no longer be able to support services such as bus routes, rec centers and neighborhood schools and parks.
- **Scale of Adjacent Buildings:** The site is surrounded by a mix of 2-3 story residential to the north and east, large industrial, and a community center. PGW is a very large presence occupying three city blocks directly to the west and the southwest of the site. Immediately abutting 8th Street and across from the site is PGW parking and a service yard. The R.W. Brown Community Center is just south of the site, across Montgomery Street. Given the benefits of creating density on the site, how does one mediate between the lower density and smaller scale of the houses to the north, east and south and what could potentially be a significantly larger scale solution?

Appendix

Appendix B: Charrette Resource Materials - Program

- **Relationship to Neighboring Districts:** The site feels the impact from neighboring Temple University. Temple is a large and growing presence to the west of the SEPTA train line. The main impact within the neighborhood is students parking there and walking west, as well as students arriving on the El or living in neighborhoods to the east cycling or walking to Temple. Development to the southeast can be characterized as hipster/gentrification. The district to the north is similar to our district with fewer stabilizing institutions. Berks is an east-west route for pedestrians, bikes and cars, connecting people with Temple and the train station to the west and, far to the east, with the Market Frankfurt station at Front Street.
- **Stormwater Management:** The City of Philadelphia has implemented the “Green City, Clean Waters” plan to address the City’s combined sewer overflow problem. The plan seeks to reduce stormwater flow to the City sewer system by incorporating “green stormwater infrastructure” (GSI) practices into private and public land development projects. These practices include green roofs, porous pavements, rain gardens, bioswales, underground infiltration systems, and cisterns designed to capture roof runoff for reuse inside buildings. These practices can be integrated into proposed buildings and blended with public open spaces to provide the dual function of adding green space and managing stormwater. “Green streets” can be created by incorporating landscaped areas as curb “bumpouts” or “tree trenches” designed to capture and manage street and sidewalk runoff. Green streets also provide shade for pedestrians and can contribute to traffic calming.
- **Other Considerations:**
 - o **Low crime rate near site:** Although the immediate neighborhood has relatively low crime rates, the blocks around the site are largely deserted at night. People tend to come home and stay in.
 - o **Ferguson Elementary School:** Ferguson Elementary School and school yard are one block north of the site along Franklin Street. The School District just closed Ferguson. The future uses of the property are unknown but could add more residents to the neighborhood. The school yard is still used actively by children whose homes are nearby.
 - o **Need for modest “third places”:** Commercial corridors and hubs, cultural nodes, public amenities and services are beyond what might be characterized as the immediate walkable neighborhood. Therefore providing focal points or “third places” that serve the immediate neighborhood would be desirable.

Programs that would provide initial (funding) support for the creation of modest public spaces and commercial/retail “third places” are rare. The ongoing subsidizing of these kinds of community amenities and services would likewise be a challenge.

So non-housing items do not have ready funding sources through city, state or federal grant programs. This means that the goals and features your team includes must be modest and neighborhood-scaled. The ability to sustain these services, businesses and amenities will be improved if the site builds more neighborhood density.

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Appendix B: Charrette Resource Materials - Program

- **Local shopping options:** Cousin's Supermarket is five blocks east of the site. Most do not walk, but drive there instead. For other goods and services, most residents will drive to the big box stores on South Columbus Blvd or to stores in the Northeast.
- **Site currently used as a park for near neighbors:** The nearby residents like the park that they have had outside their doors for several years. In addition, APM has attained LEED ND status for the area near Paseo Verde. How does one balance the need for placing a substantial amount of program on the site with the preference for landscaped open space?
- **Need for more activity/pedestrians, especially at night**
- **Need to achieve higher density while respecting scale of neighboring buildings**

Stated Undesirable Uses

Stakeholders have been working hard on defining what is the best "fit" in this area and specifically what will not work for various reasons. Although new amenities listed below might be necessary, it has been deemed that this site is not the ideal location for any of the following uses:

- **Larger destination restaurants/bars:** Residents discourage establishments that are noisy and open late.
- **Most forms of chain cafes/retail:** Inflated prices tend to make the residents feel as though they cannot afford the products for sale.
- **Large retail/grocery store:** Neighborhood already had previous success of adding locally controlled grocery store on Germantown Ave.
- **Community/Recreation Center:** Already elsewhere in the neighborhood
- **Library:** Already elsewhere in the neighborhood
- **School:** Already elsewhere in the neighborhood

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Appendix B: Charrette Resource Materials - Program

General Design Guidelines for All Teams

Desired Uses: A mixture of uses may be desirable, but they must be compatible with the neighborhood and residents' preferences and needs. The kinds of uses that community partners would encourage include:

1. **Housing (with associated parking)**
 - a) **Owner-occupied housing** - (If designers choose to add this housing type, the following are suggested densities)
Full Site: Min. #. of Units - 36 (20 un/ac) - No Max
Half Site: Min. #. of Units - 18 (20 un/ac) - No Max
 - b) **Senior Rental housing** - (If designers choose to add this housing type, the following are suggested densities)
Full Site: Min. #. of Units - 54 (30 un/ac) - Suggested Max # Units - 108 (60 un/ac)
Half Site: Min. #. of Units - 27 (30 un/ac) - Suggested Max # Units - 108 (120 un/ac)
2. **Small office or commercial spaces to support neighborhood residents—general practice doctor, dentist, optometrist, podiatrist etc. Co-op and Condo spaces preferred.**
Min # of Units - 0 Suggested Max # Units - 25
3. **Place for locals to gather - "Third Places"**
 - a) **Café / small food service establishment, preferably operated by a community resident**
Min # of Units - 0 Suggested Max # Units - 8
 - b) **Park space - Private control - by homeowner association or business**
 - c) **Flexible Space for arts event, farmer's market or other regular uses**
4. **Open Space/Garden maintained, run, or supported by third-party group such as Urban Tree Connection.**
5. **Other? Feel free to explore....**

Note: Numbers above reflect an attempt to afford the greatest freedoms for designers while acknowledging the stated preferences of the community. The unit numbers and densities are given as guidelines and are not intended as absolute requirements.

Appendix

Appendix B: Charrette Resource Materials - Neighborhood Culture

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The Village of Arts & Humanities (image: Eastern University Campolo College of Graduate & Professional Studies)



Semilla Arts initiative (image: growth.blogspot.com)



Taller Puertorriqueno Cultural Center ("Workshop") 5th & Lehigh (image: Google Streetview)



Mural Arts (image: wikipedia)



Philly Earth: The Village of Arts & Humanities (image: PhillyEarth.org)



Philly Earth: The Village of Arts & Humanities (image: PhillyEarth.org)

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Appendix B: Charrette Resource Materials - Neighborhood Housing Types



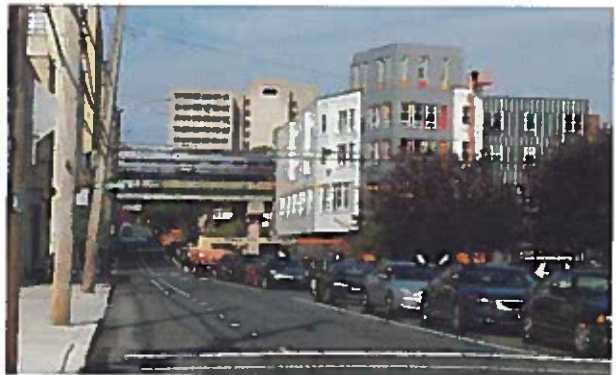
Existing rowhouses (image:BWA)



Paseo Verde (image:BWA)



Pradera Phase 1 (image:BWA)



Paseo Verde (image:BWA)



APM townhouses
(image:BWA)



PHA Ludlow Homes
(image:BWA)

Appendix

Appendix B: Charrette Resource Materials - Transit-Oriented Development Precedents

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Paseo Verde
(image:PaseoVerdeApts.com/www.RoseCompanies.com)



Norris Apartments (image:Hidden City)



Norris Apartments (image:BWA)



Norris Apartments (image:BWA)



Nicetown Court I (image:UniversalCompanies.org)



Nicetown Court I (image:UniversalCompanies.org)

Appendix

Appendix B: Charrette Resource Materials - Multi-Use Housing Precedents

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Ridge Flats (image:The Architects Newspaper)



Ridge Flats (image:NBC Philadelphia)



Cyber Village (image:BWA)



Friends Housing Co-op (image Community Design Collaborative)



Oxford Mills (image:TheOxfordMills.com)



Weaver's Way Food Co-op (image:BWA)

Appendix

Appendix B: Charrette Resource Materials - Open Space Precedents

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PHS Pop-Up Park (image:Yong Kim)



PHS Pop-Up Park (image:April Saul)



PHS Pop-Up Park (image:April Saul)



San Francisco Parklet
(image:Steven Kyle Weller, Mark Boster/Los Angeles Times)



Urban Tree Initiative Farm
(image:Community Design Collaborative)



Urban Tree Initiative Farm
(image:Community Design Collaborative)

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Appendix B: Charrette Resource Materials - Green Stormwater Infrastructure Tools

Plants and Stormwater Management

Plants, animals, and humans help regulate water on Earth—this through recycling rain drops on their bodies and through various life processes. The stormwater infrastructure is a tool to help manage stormwater runoff and help to regulate water on the planet. The stormwater infrastructure is a tool to help manage stormwater runoff and help to regulate water on the planet. The stormwater infrastructure is a tool to help manage stormwater runoff and help to regulate water on the planet.

Green Roof *University of Pennsylvania, Philadelphia, PA*

Rain Barrel/Cistern *Reynolds Rain Barrel, Philadelphia, PA*

Rain Garden *Wissahamun Charter School, Philadelphia, PA*

Downspout Planter *Philadelphia, PA*

GREEN STORMWATER INFRASTRUCTURE TOOLS

Stormwater Tree Trench *Mill Creek Tree Trench, Philadelphia, PA*

Stormwater Planter *Collaborative Garden, Philadelphia, PA*

Stormwater Dump-out *Queen Lane, Philadelphia, PA*

Permeable Pavement *Mill Creek, Berwyn, PA*

Philadelphia Water Department : Green City, Clean Waters
 Green Infrastructure Tools

Philadelphia Water Department : Green City, Clean Waters
 Green Infrastructure Tools



Potential for Green Streets

▶ 1216 Arch Street | First Floor | Philadelphia, PA 19107
ph 215.587.9290 | fx 215.587.9277
cdesignnc.org

The Community Design Collaborative

is a community design center that provides *pro bono* predevelopment design services to nonprofit organizations, offers unique volunteer opportunities for design professionals, and raises awareness about the importance of design in community revitalization.