



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 508 Corporate Drive West | Langhorne, PA 19047 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: December 23, 2024

To: Alex M. Smith, Director of the Philadelphia Art Commission <Alex.Smith@Phila.gov>
Art Commission <ArtCommission@phila.gov>

From: Jordan Warner – Gilmore & Associates <jwarner@gilmore-assoc.com>
Corey Wilson, RLA, LLA – Gilmore & Associates <cwilson@gilmore-assoc.com>

cc: Brady Kokitus – Gilmore & Associates <bkokitus@gilmore-assoc.com>
John Keiser – Philadelphia Parks & Recreation <John.Keiser@Phila.gov>

Reference: Request for Administrative Approval – East Passyunk Community Recreation Center

We respectfully request administrative approval for open space improvements at the East Passyunk Community Recreation Center (EPCRC) at 13th Street and Mifflin Street, Philadelphia, PA 19148.

In 2018, the Community Design Collaborative completed a Conceptual Design for Open Space Improvements, stating a goal “to have an outdoor space that fosters community, maintains visibility and safety, promotes intergenerational activities, and relates to the neighborhood’s needs and demographics.” Since then, the grounds at EPCRC have received two isolated improvements: a sprayground and a set of musical play equipment, both of which will be preserved.

The current proposal comprises an overall redesign of EPCRC’s “front yard,” including an ages 5-12 play area (incorporating the existing musical equipment), an ages 2-5 play area, a picnic/seating area, seat walls, increased ADA accessibility across the site, and new plantings.

Much of the existing site material will be demolished, including: concrete and brick paving; curbs; planters; benches; trees; and fencing. The existing sculpture will be relocated to a sculpture garden in Cape May, NJ. The proposed playgrounds will include new play equipment and safety surfacing, including a terraformed play mound with embankment slide. The existing perimeter fence is not code-compliant (infill spaced wider than 4”) and will therefore be removed and replaced with a comparable, code-compliant alternative. While eight trees will be removed, 13 new native species trees will be planted. New concrete pavement will be installed across much of the site, graded for ADA accessibility wherever feasible. The existing flagpole will be relocated on-site. The existing light pole will be replaced by a new light pole which can also provide electricity for outdoor events at EPCRC.

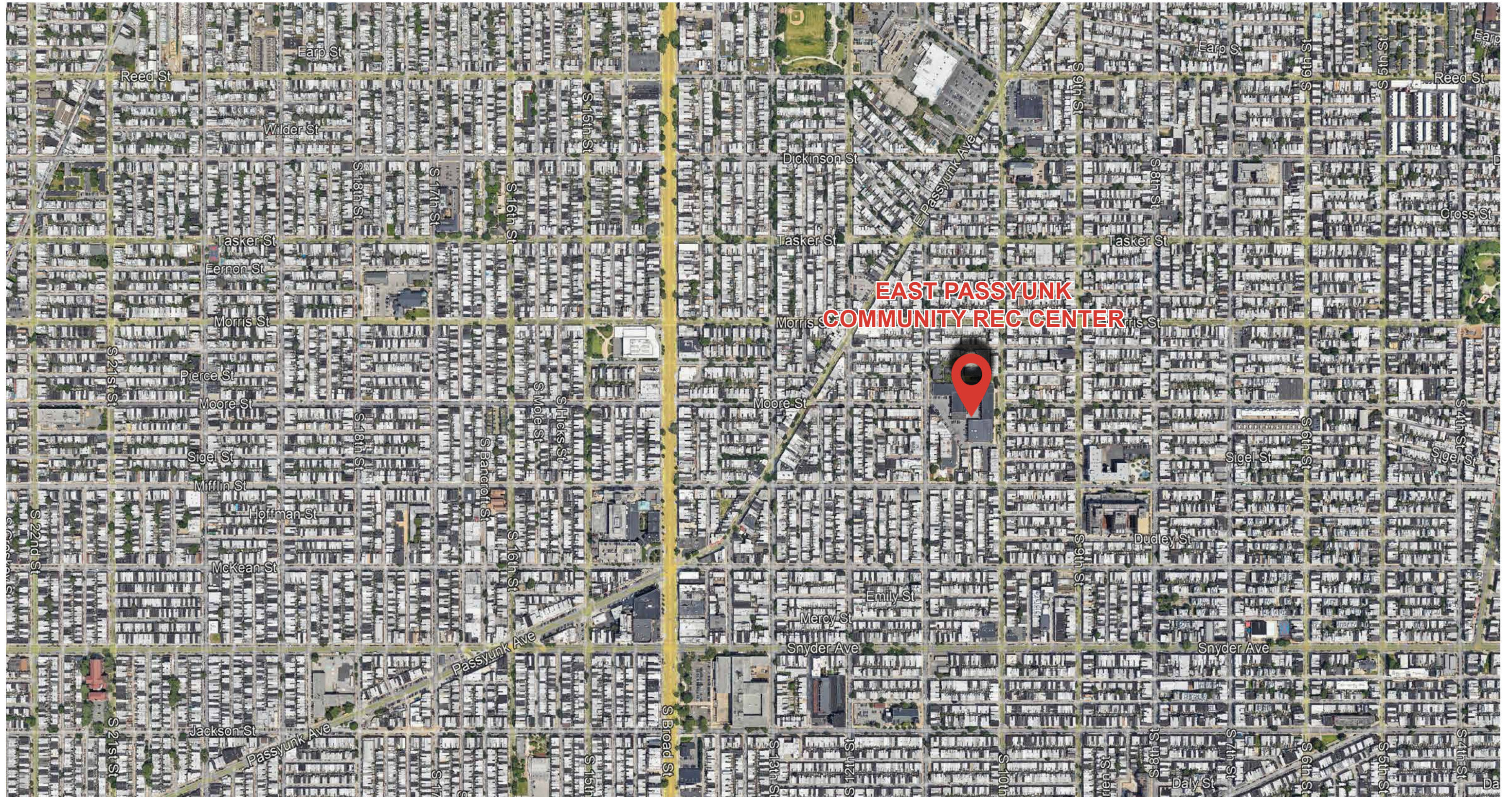
The project is supported by Philadelphia Parks & Recreation.

Thank you for your consideration.

Sincerely,
Jordan Warner, Landscape Designer
Corey Wilson, RLA, LLA, Landscape Architect
Gilmore & Associates



SITE CONTEXT



SITE CONTEXT



EXISTING SITE CONDITIONS



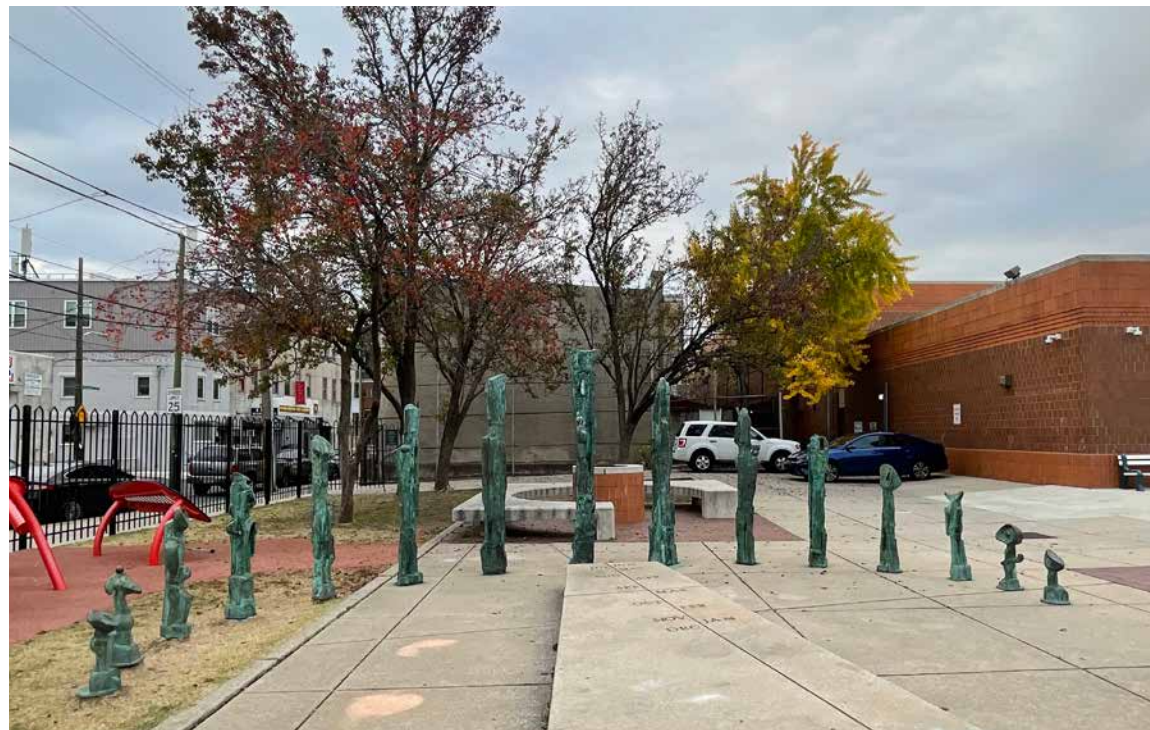
Existing flagpole to be relocated; existing lightpole to be replaced



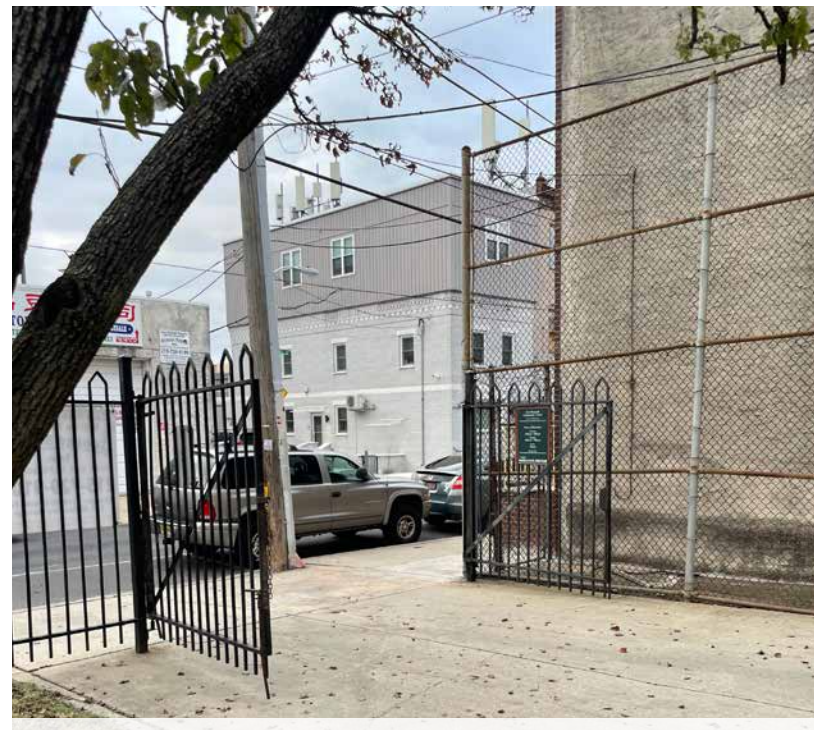
Existing benches and planters to be removed



Existing benches to be removed



Entire existing sculpture to be relocated to Sperlak Gallery and Sculpture Gardens in Cape May



Existing perimeter fence & gates non-compliant; remove and replace with compliant alternative



Existing asphalt to be demolished and be converted to ages 2-5 play area.

EXISTING SITE CONDITIONS



Existing playground equipment to remain



Existing Bradford pear trees in poor condition, to be removed



Existing gate to bocce area to be replaced



Existing perimeter fence & gates non-compliant (infill spaced wider than 4"); remove and replace with compliant alternative



Existing spray ground to remain

COMMUNITY ENGAGEMENT



EPCC

Conceptual Design for Open Space Improvements

1025 Mifflin Street | Philadelphia, PA 19148
May 2018 | Project Number 2017-18



Strengthening neighborhoods through design

In 2018, The Community Design Collaborative (CDC) completed a conceptual design, which included community engagement work.

The findings pointed toward design features such as play mounds, playground equipment, spray showers, seat walls, better lighting/visibility, table seating, and an overall sense of welcoming and accessibility.

Paraphrasing the CDC's report:

A Philadelphia Parks & Recreation (PPR) owned site, the East Passyunk Community Center (EPCC) officially opened its doors as a new community amenity in October 2015, which was a reopening and rebranding of sorts, since the former tenants of the site operated the building and its grounds under limited access with closed doors.

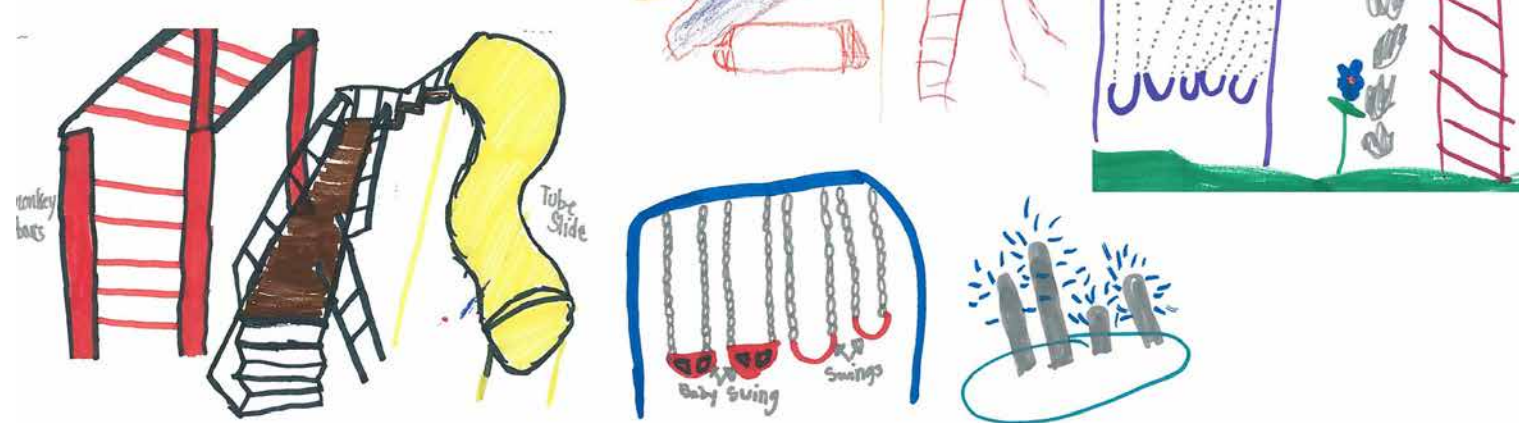
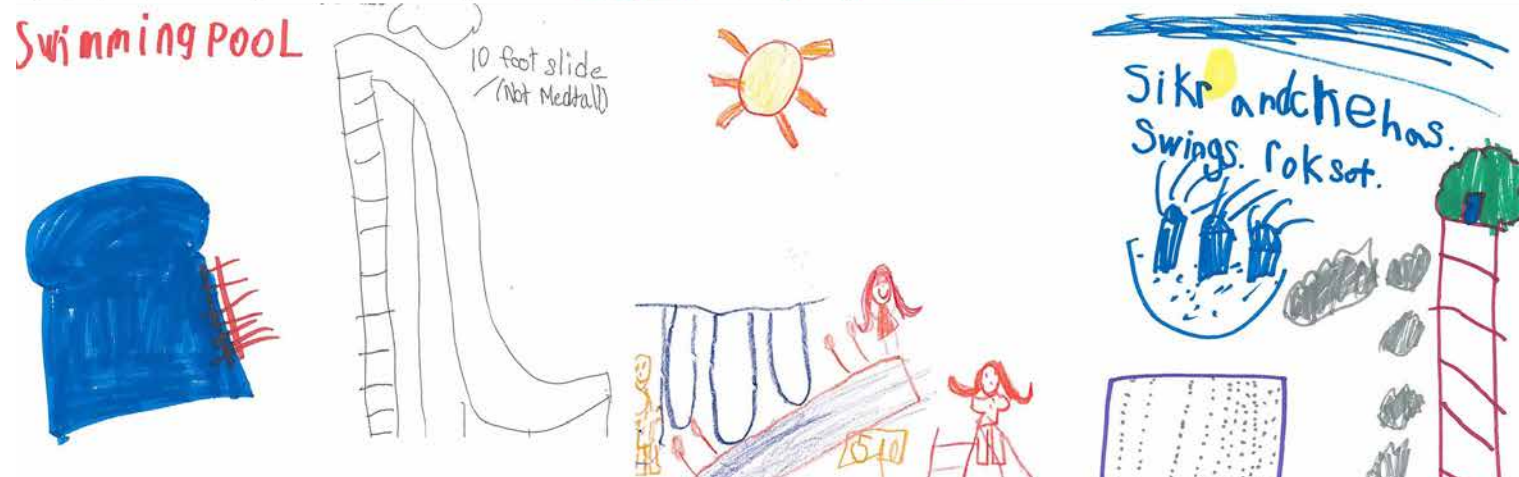
The immediate neighborhood lacks open space and playgrounds, and the site's past conditions made the community center similar to a fortress with tall shrubs, fences, and a windowless, signless building.

Visibility is a significant concern, as is adequate lighting, better signage, and improvements to the site entrances and building facade.

There is a desire to maximize the site's use for activities and a need to envision a better "front yard" of the community center.

The goal is to have a welcoming outdoor space that fosters community, maintains visibility and safety, promotes intergenerational activities, and relates to the neighborhood's needs and demographics.

COMMUNITY ENGAGEMENT



What do you remember most fondly from the town you grew up in?

the walk and open space	Kids playing safely on their street	Community spirit	Library	Library	Library
Community spirit	Having or to cover things with friends	the ability to play outside with minimal supervision in a safe environment	playing in the creek	riding bikes to see park	going strolling w/ friends
people on their bikes	THE PEOPLE	History (Philly)	Safe for children to play	riding bikes and spending time in woods with friends exploring	easy to bike/walk to meet friends
Always there for you.		Diversity	Riding bikes and spending time in woods with friends exploring		How kid friendly the adults and community were
		small tight community			not safe
					Community days, functions, gatherings

What does community mean to you?

DIFFERENT PEOPLE UNITED	UNITY, ACCEPTANCE, ALL AGES SURVIVE	Social gatherings	DIFFERENT PEOPLE UNITED	EVERYTHING	DIFFERENT PEOPLE UNITED
People of all background and ages coming together with a common goal of celebrating, relaxing	Helping others making friends	gatherings with friends, working toward a united goal, welcoming.	Individuals accepting differences & co-existing peacefully	Everything	Everyone coming together for fun, good times conversation
Keeping it real	Community is built on trust, respect, and good schools	A mix of people of all ages/races/etc.	Everyone coming together	Gathering Support Connection	seeing my neighbors
					meeting people
					Supporting all families

What is your most vivid memory of time spent in a park or playground?

Swings	Swings	Nature - Quiet	2 by wooden high climb like play structure	Swings
Meeting people who have since become friends	Swings, sliding, monkey bars	Cloud watching, stream playing, connecting to myself and my community.	Swings, slides, playing soft ball, relaxing	Swings
Swings at park	Swings, See saws, Monkey Bars	swings see saws	Swings	Swings
Grass, network, Swings, trees	Swings, climbing	rain walking on stone walls (injuries!)	Swings by the river in Cincinnati	Swings
		climbing + swings		

What is your favorite part of the existing space?

THE TREES LIGHT SHADE	THE PLAYERS	TREES	TREES	TREES
SAFETY FULLY SHADOWED TREES + SHADE ARE BESS, SOME GRASS	the players → the ability to plant gardens!	open-ended play space that is non-specific & lends itself to multi-purpose use.	the trees	the trees
Swing + slide	the trees	the trees	the trees	the trees
Natural shade from trees and grass	the trees	the trees	the trees	the trees

What activity or element would you most like to see added to the space?

PLEASE TO SEE SWINGS TREES	WATER	WATER	WATER	WATER
PARK OPEN GREEN SPACE SITTING OR GATHERING AREA "PLAYGROUND"	WATER	WATER	WATER	WATER
More natural/amen elements	WATER	WATER	WATER	WATER

What is your biggest concern about changing the rec center site?

losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops
losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops
losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops
losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops

What activity or element would you most like to see added to the space?

PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES
PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES
PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES
PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES	PLEASE TO SEE SWINGS TREES

What is your biggest concern about changing the rec center site?

losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops
losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops
losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops
losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops	losing features that can adapt over time as community develops

COMMUNITY ENGAGEMENT

Dot-voting by Community Members to gauge interest in various design ideas

● Interested

● Not Interested

Water Play



Play Equipment for Younger Kids



Nature Playgrounds



Play Elements for Older Kids



COMMUNITY ENGAGEMENT

Dot-voting by Community Members to gauge interest in various design ideas

- Interested
- Not Interested

Multi-Generational Play Spaces



Courtyard Spaces with Seating



Adult Recreation



Seating Elements



COMMUNITY ENGAGEMENT

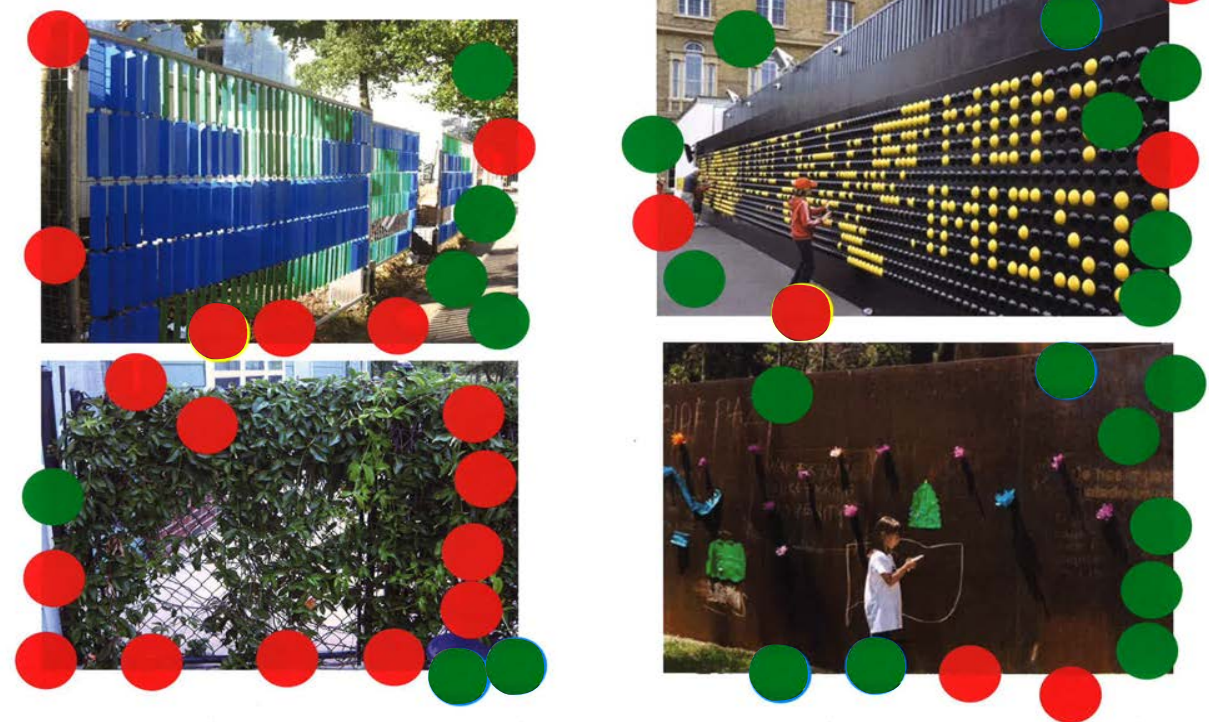
Dot-voting by Community Members to gauge interest in various design ideas

- Interested
- Not Interested

Building Facades and Entrances



Fencing Treatments



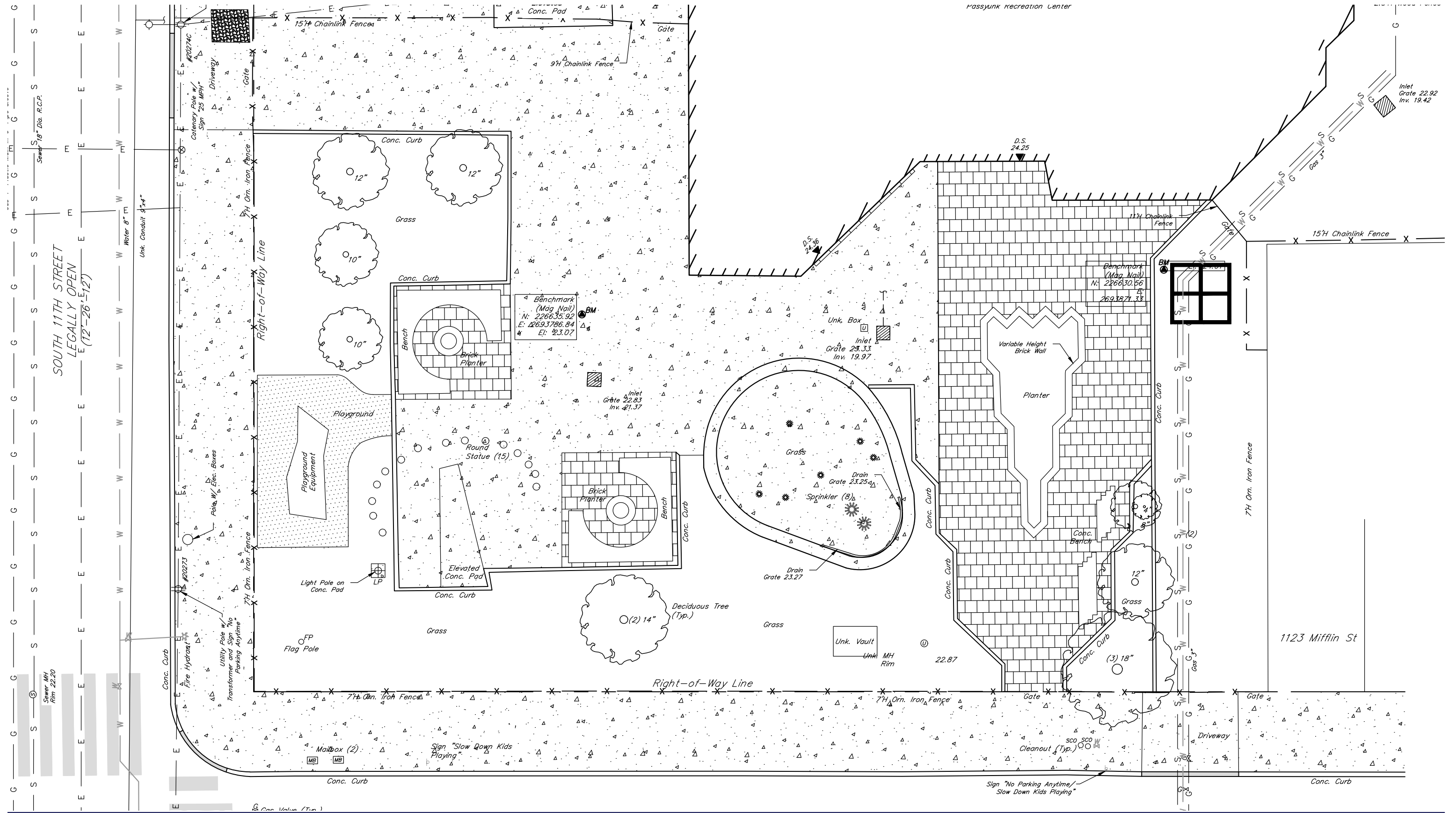
Outdoor Structures



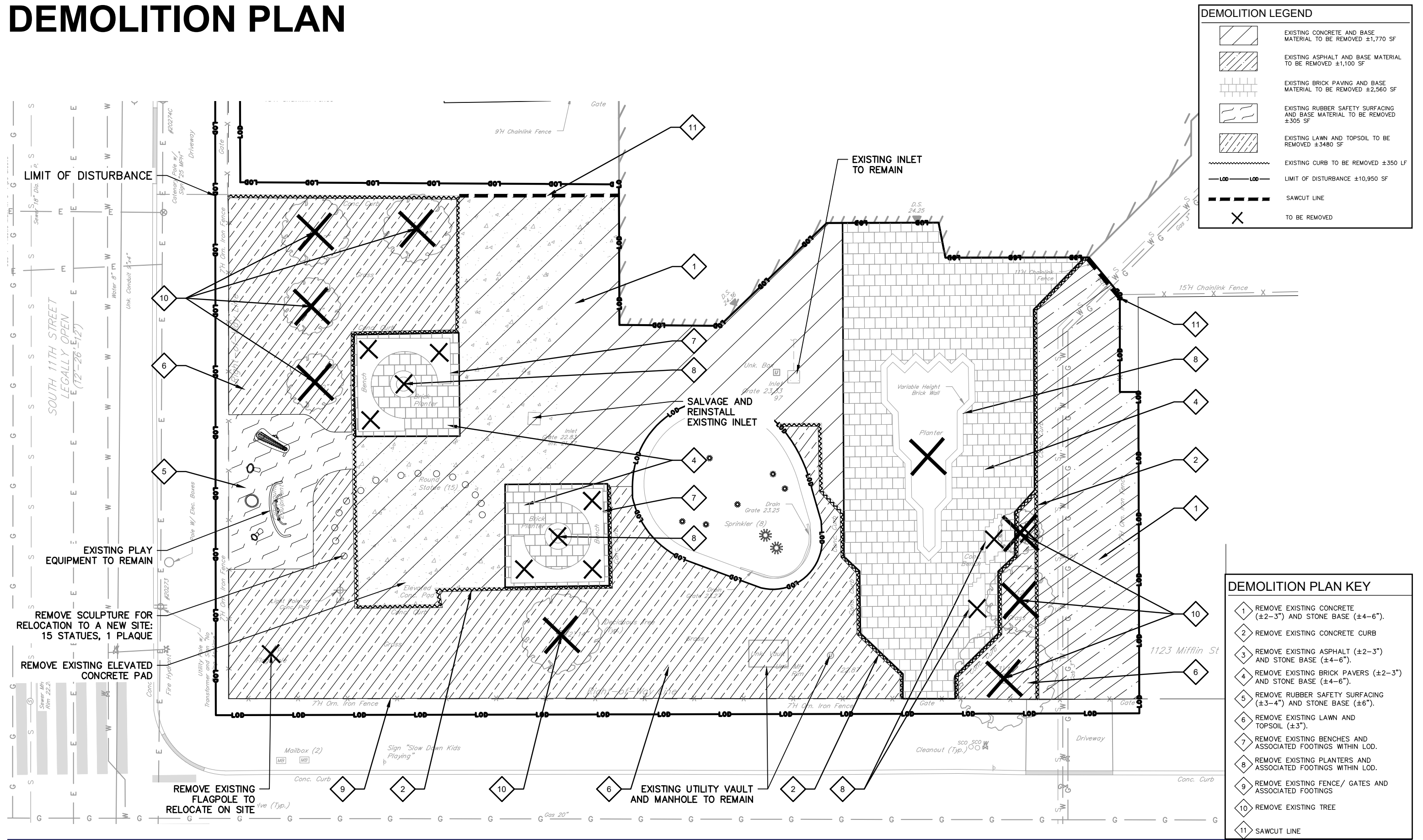
Lighting



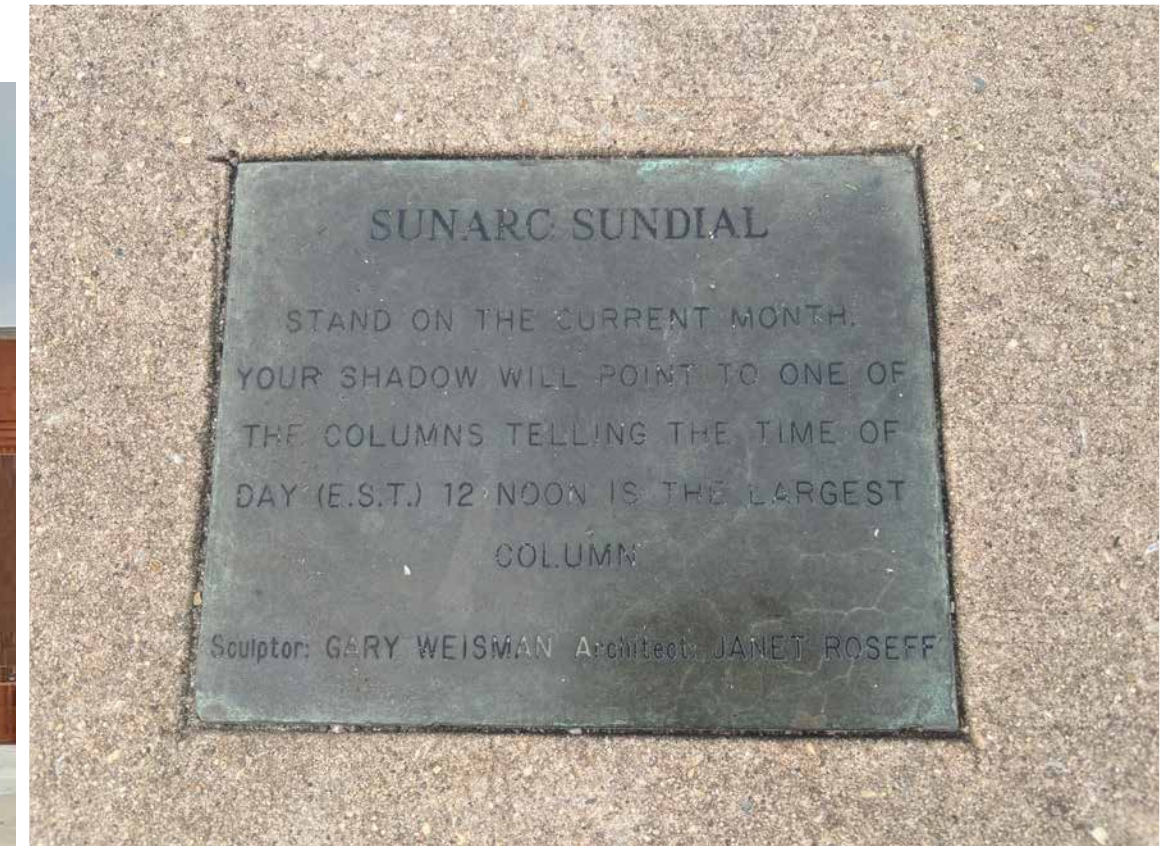
EXISTING CONDITIONS PLAN



DEMOLITION PLAN



EXISTING SCULPTURE RELOCATION



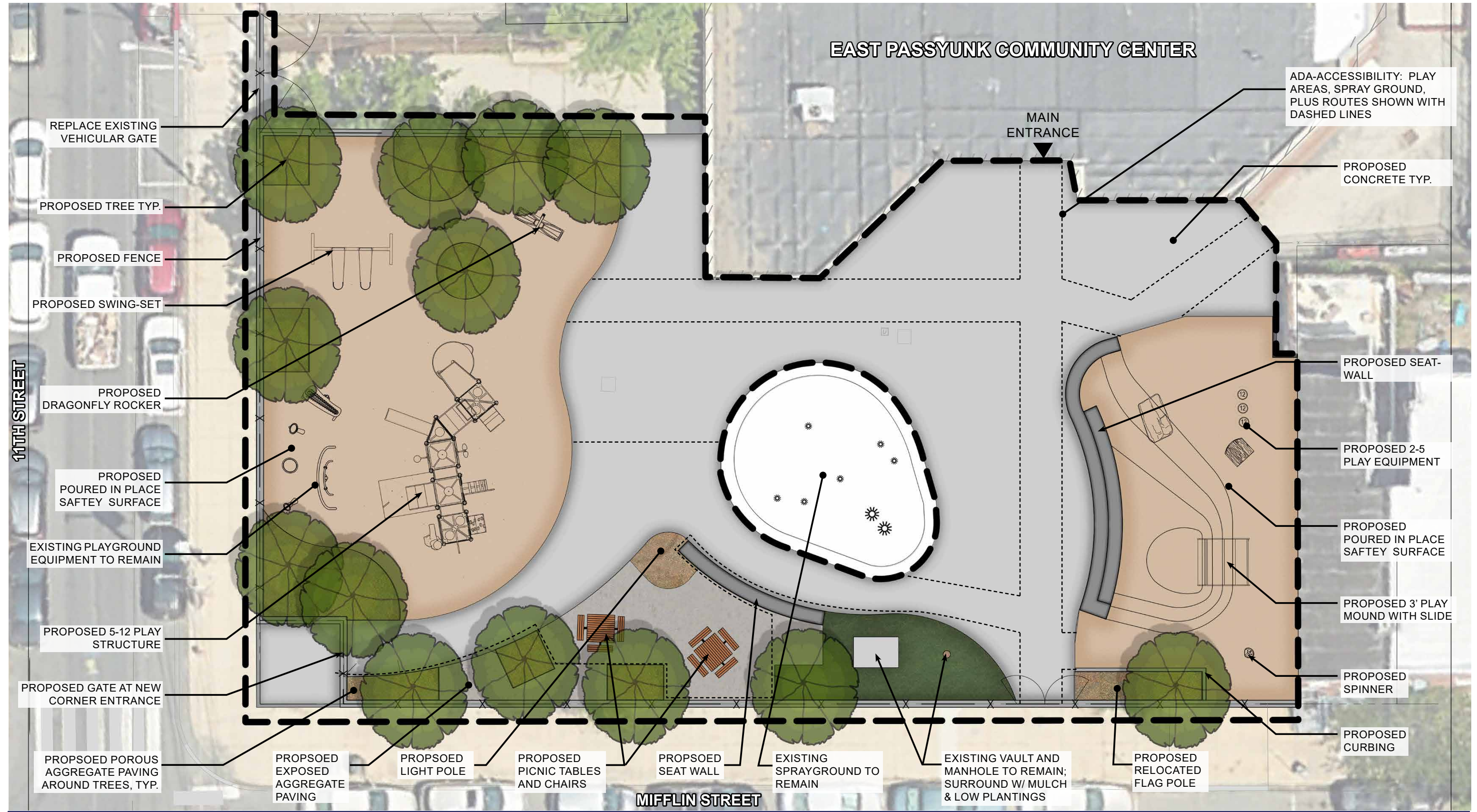
All metal elements to be salvaged: 15 Statues, Interpretive Plaque, Lettering, and Lines.

Relocation Site: Sperlak Gallery and Sculpture Gardens in Cape May, NJ

Re-installation to follow artist's original concept; original construction drawings are available. Concrete will be recreated by the artist at no cost to the City.

Ownership: the art installation was part of the East Passyunk Community Center before EPCC was acquired by the City and it is not part of the City Art Collection. PPR already asked Margot Berg when she was Director of the OACCE and confirmed that the City inquired with the artist who expressed desire to have it relocated. Email records are available.

CONCEPT PLAN



MATERIALS



Proposed Signage



Proposed Westmoreland II - Mayfair Fencing



Proposed Concrete Seatwall



Two Proposed Picnic Tables --
Both to include checkerboards; one to include an ADA spot

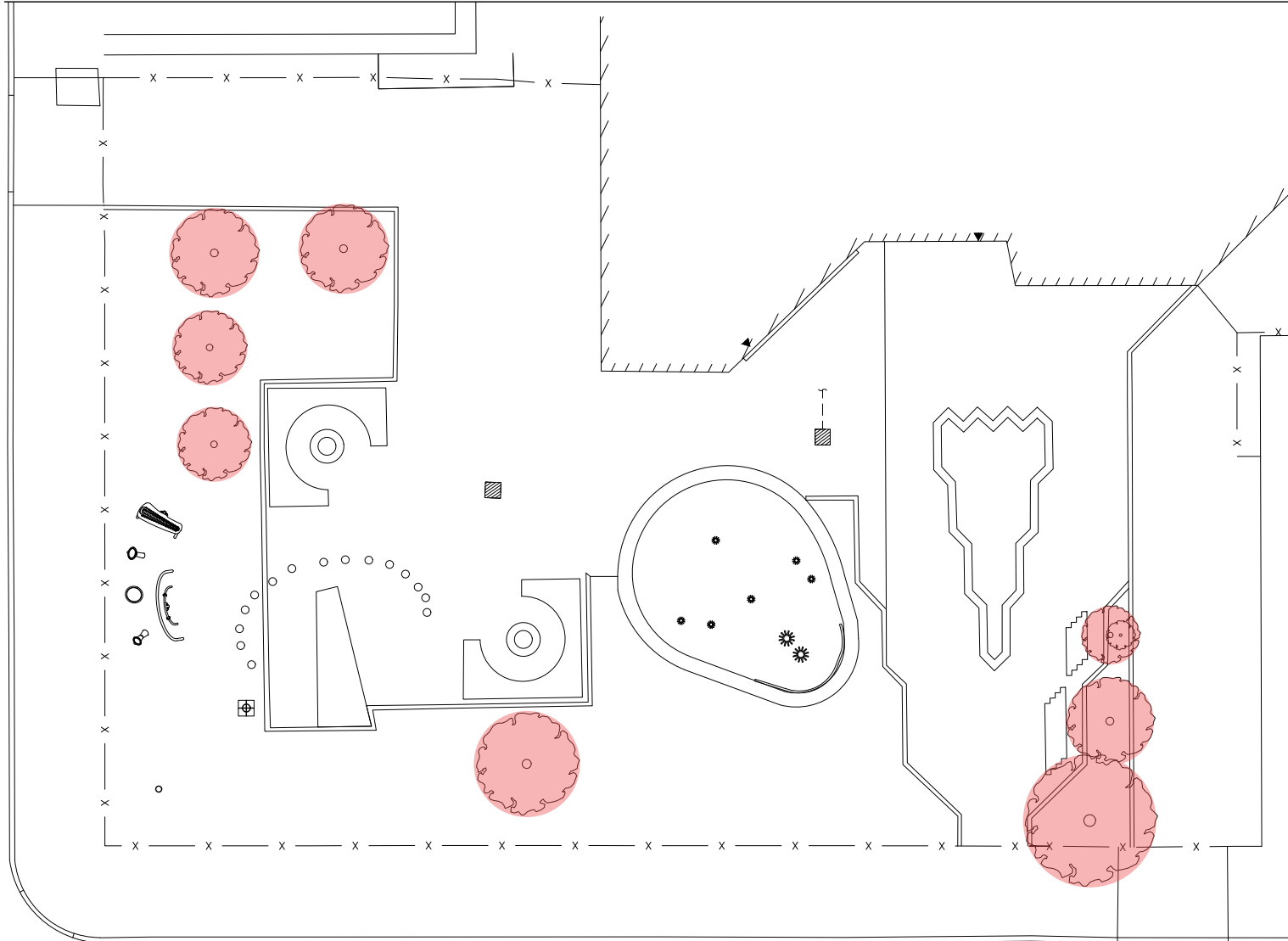


Proposed Porous Resinous Paving in Tree Pits



DuMor - Receptacle 157

TREE REPLACEMENT PLAN

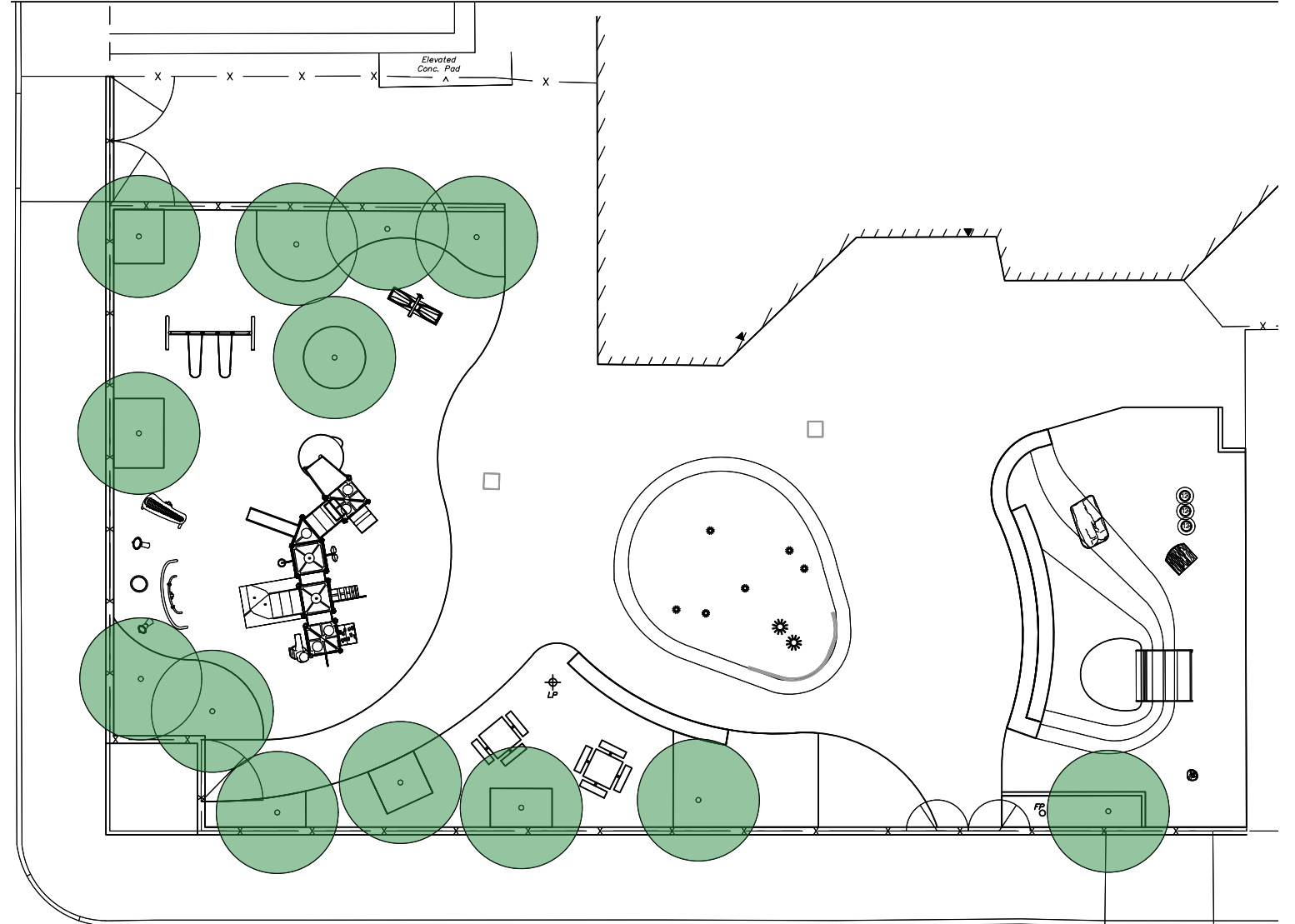


EXISTING: 8

3 Bradford Pear, 5 Hawthorne

All to be removed

DBH of existing trees ranges from
appx. 5" to 18"



PROPOSED: 13

Native ornamental,
pollinator-friendly,
understory species

PLANT PALETTE



Crape Myrtle - *Lagerstroemia indica* 'Muskogee'



Tree-form Serviceberry - *Amelanchier canadensis*



Eastern Redbud - *Cercis canadensis*



Fragrant Sumac Groundcover - *Rhus aromatica* 'Gro Low'



Ornamental Switch Grass - *Panicum virgatum*

PLAY ELEMENTS



Little Tikes - Solo Spinner



Little Tikes - 3.5" Arch Swing



Kompan - 3' High, 6' Wide Embankment Slide



Little Tikes - Dragonfly Rocker

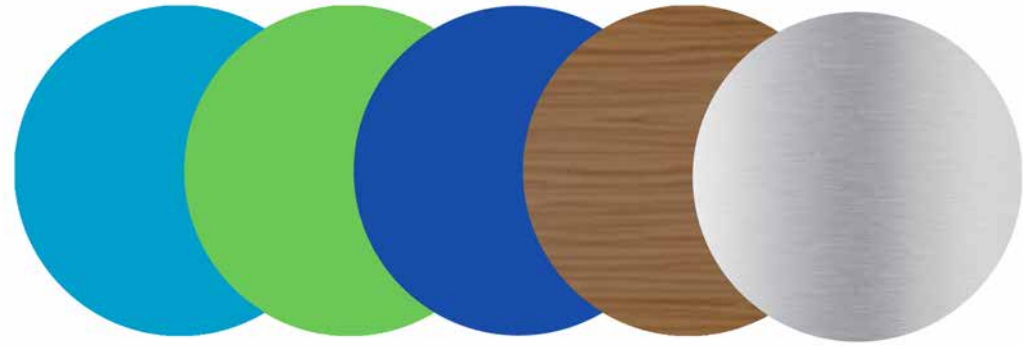


Little Tikes - Pine Tree Stumps

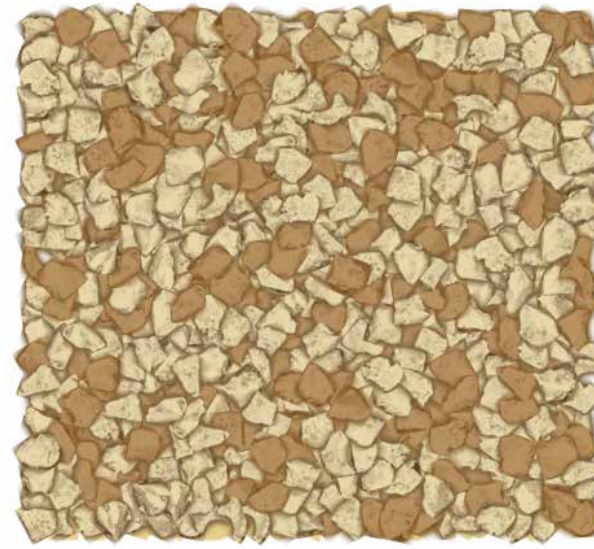


Little Tikes - Crawl Log

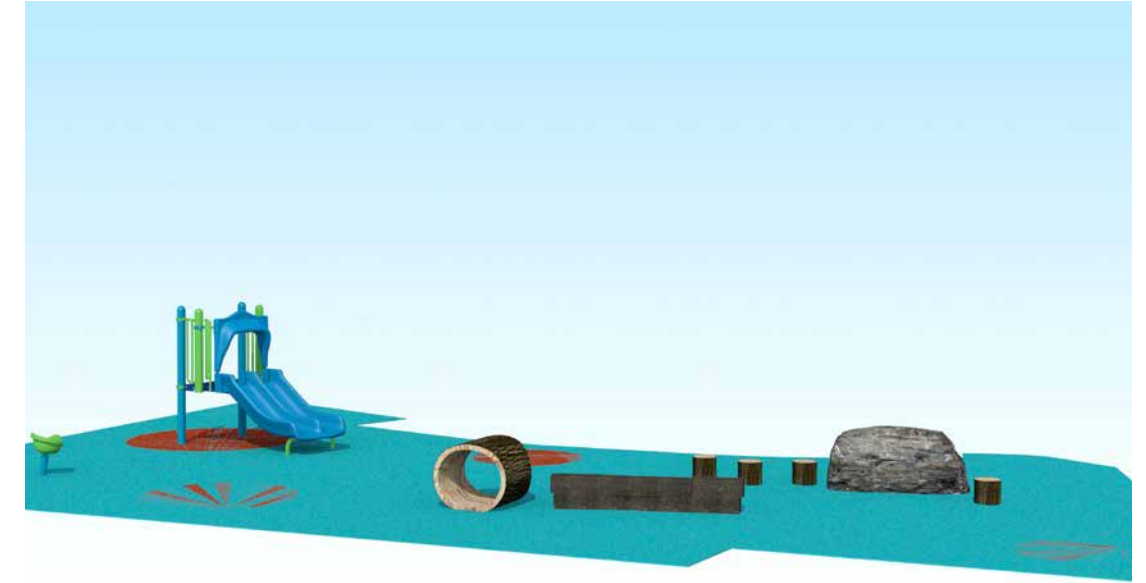
PLAY EQUIPMENT



Play Equipment color palette



Safety Surface color swatch*



Ages 2-5 Play Equipment



Ages 5-12 Play Equipment, view A



Ages 5-12 Play Equipment, view B

*Color of safety surface in play equipment renderings is not up-to-date with latest design decisions.