



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: February 04, 2025

To: Henry Felsman, City Planner <Henry.Felsman@phila.gov>; Katherine Liss <Katherine.Liss@Phila.gov>; 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: John Keiser – Philadelphia Parks & Recreation <John.Keiser@Phila.gov>

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

Following concept approval at the Art Commission’s Jan 8th 2024 public meeting, we respectfully request final approval review for open space improvements at the East Passyunk Community Recreation Center (EPCRC) at 13th Street and Mifflin Street, Philadelphia, PA 19148.

This revised proposal responds to Art Commission questions and comments regarding:

- Art: Ownership of the “Sun Arc” sculpture
- Seating: Additional seating, especially for supervising adults at the 5-12 year old play area
- Trees: Preservation, replacement / zoning permit, species selection, and planting detail for optimum health
- Night Lighting: Information and analysis, including rendered plan illustrating distance and brightness of night illumination

The revised proposal also highlights the existing mural (installed in 2021) as an important piece of public art in the community. The overall design concept remains consistent. A few minor changes were made to the site layout since the concept review.

The project is still supported by Philadelphia Parks & Recreation.

Thank you for your consideration.

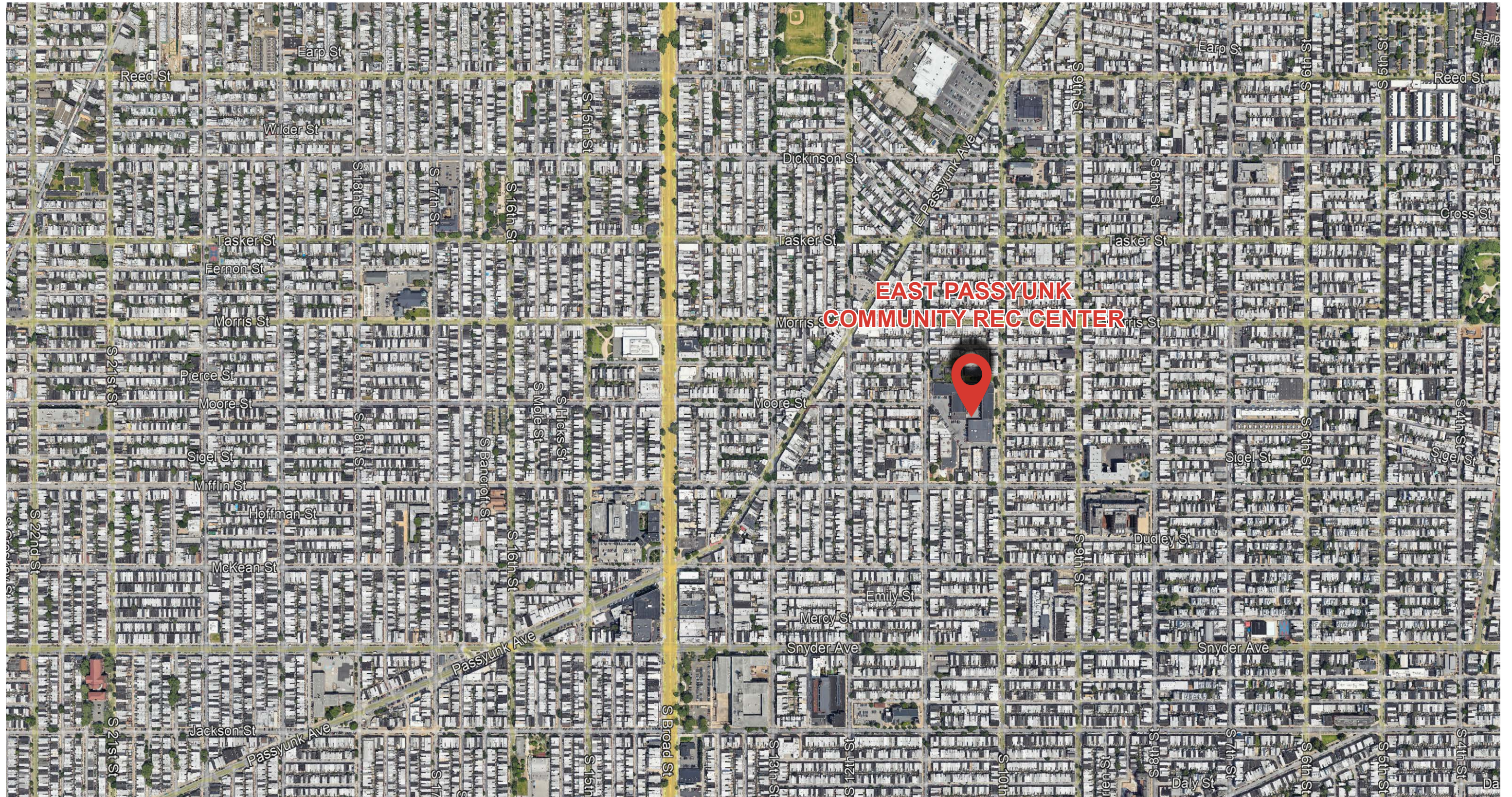
Sincerely,

Corey Wilson, RLA, LLA
Landscape Architect
Gilmore & Associates, Inc.

Jordan Warner
Landscape Designer
Gilmore & Associates, Inc.



SITE CONTEXT



SITE CONTEXT



EXISTING SITE CONDITIONS



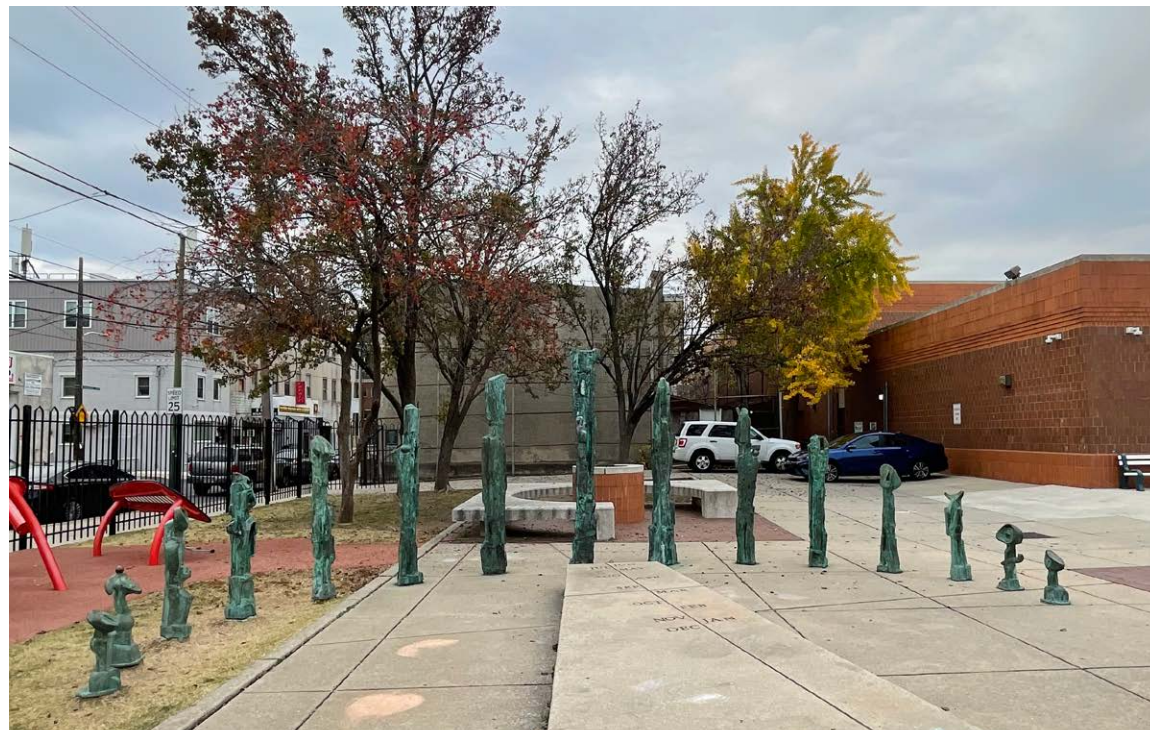
Existing flagpole to be relocated; existing lightpole to be replaced



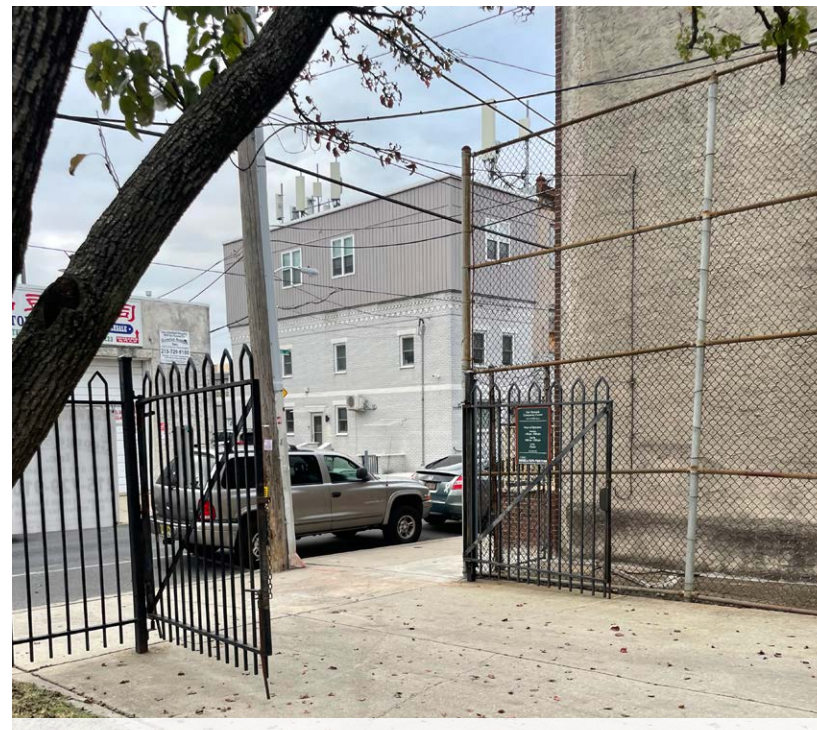
Existing benches and planters to be removed



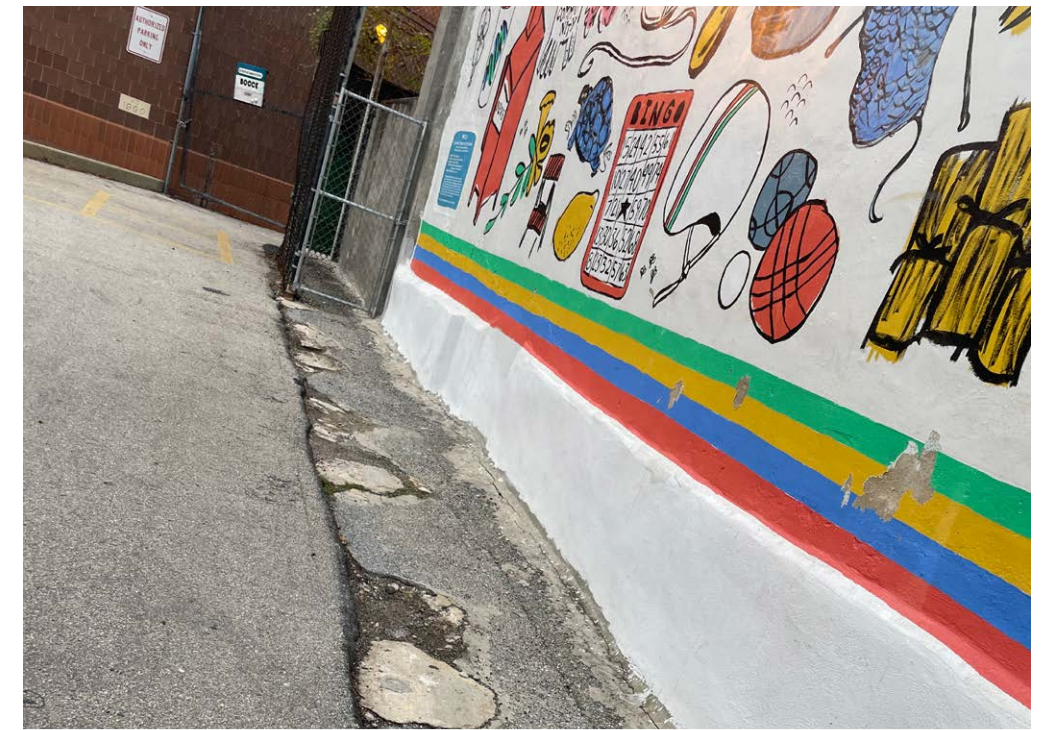
Existing benches to be removed



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.

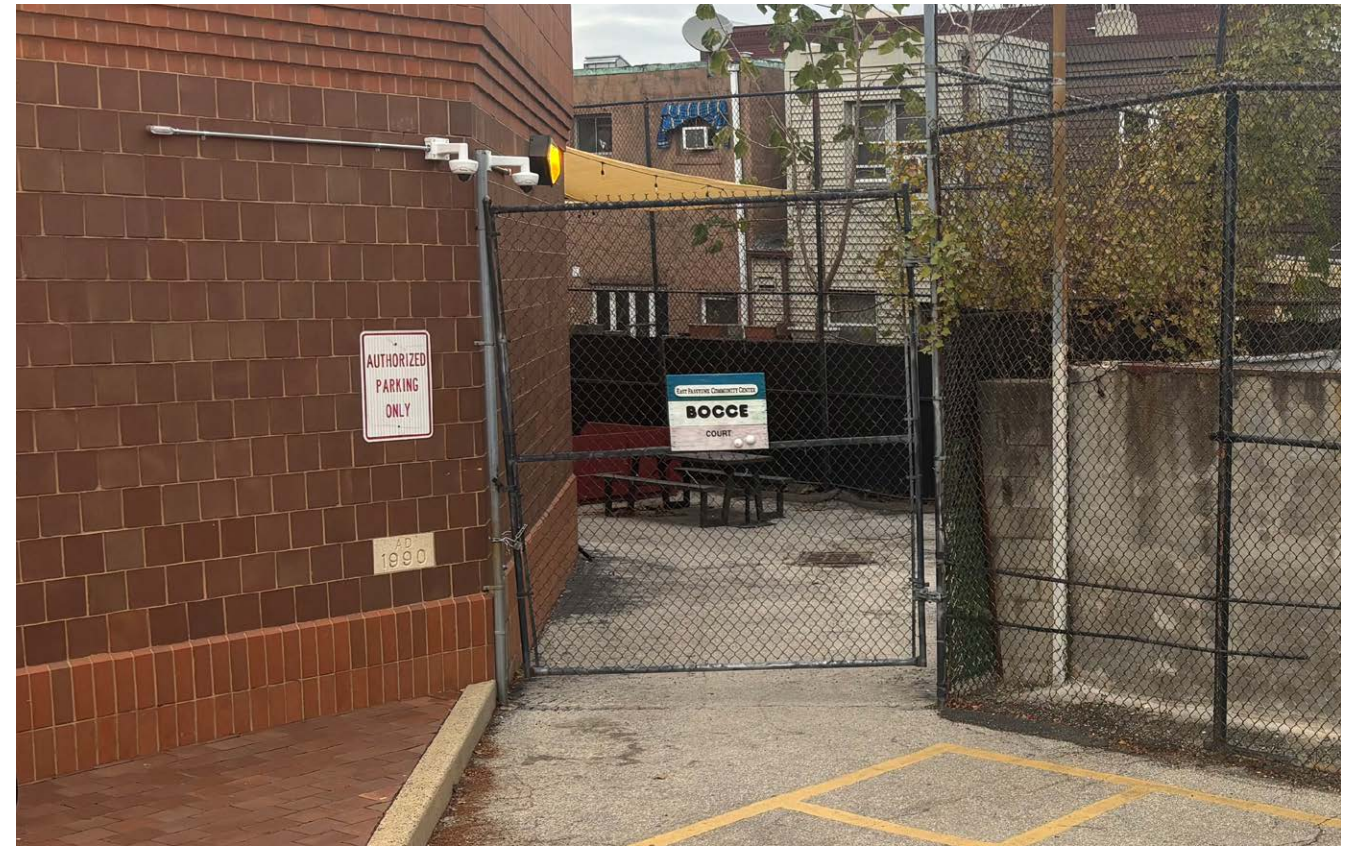
EXISTING SITE CONDITIONS



Existing playground equipment to remain



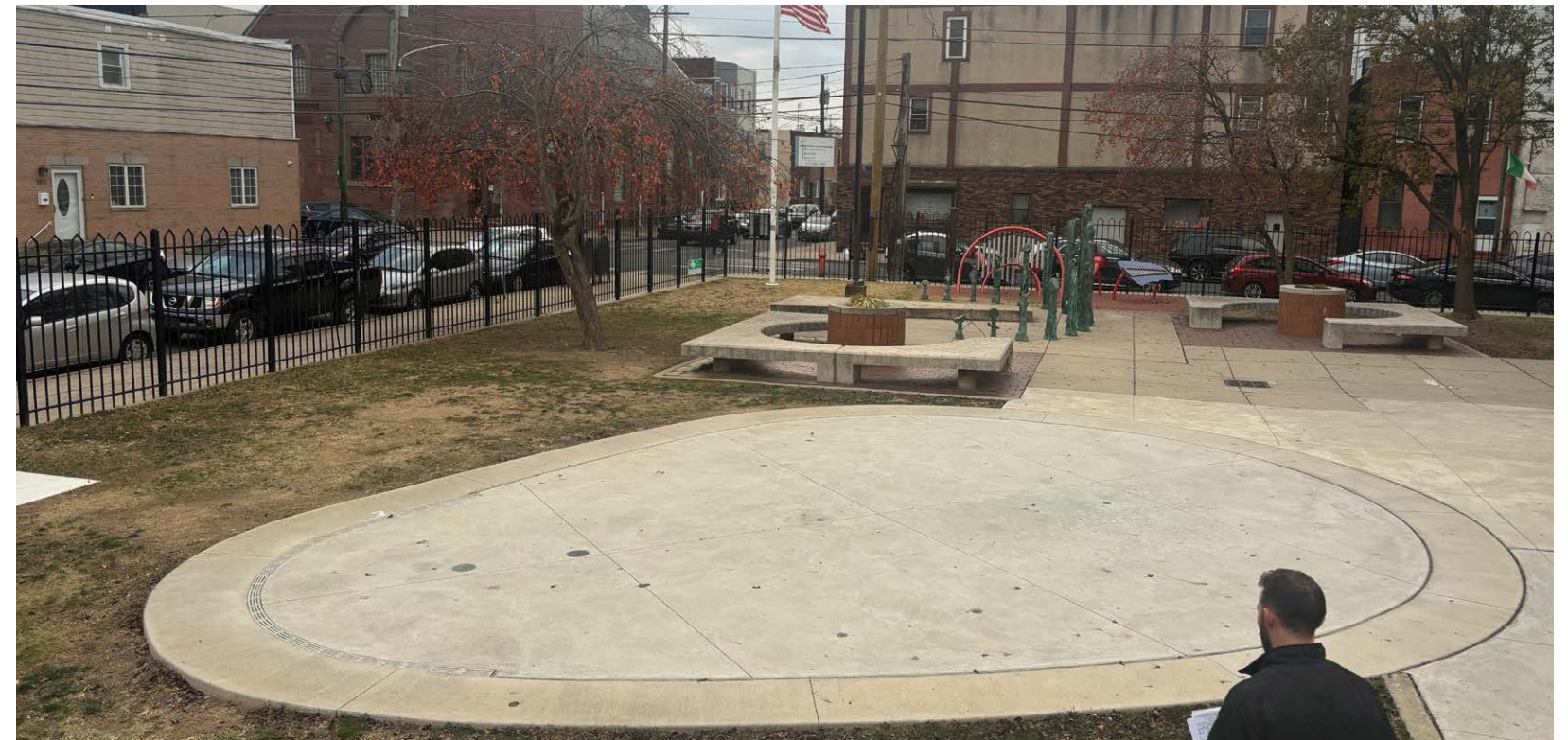
Existing Bradford pear trees in poor condition, to be removed



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.

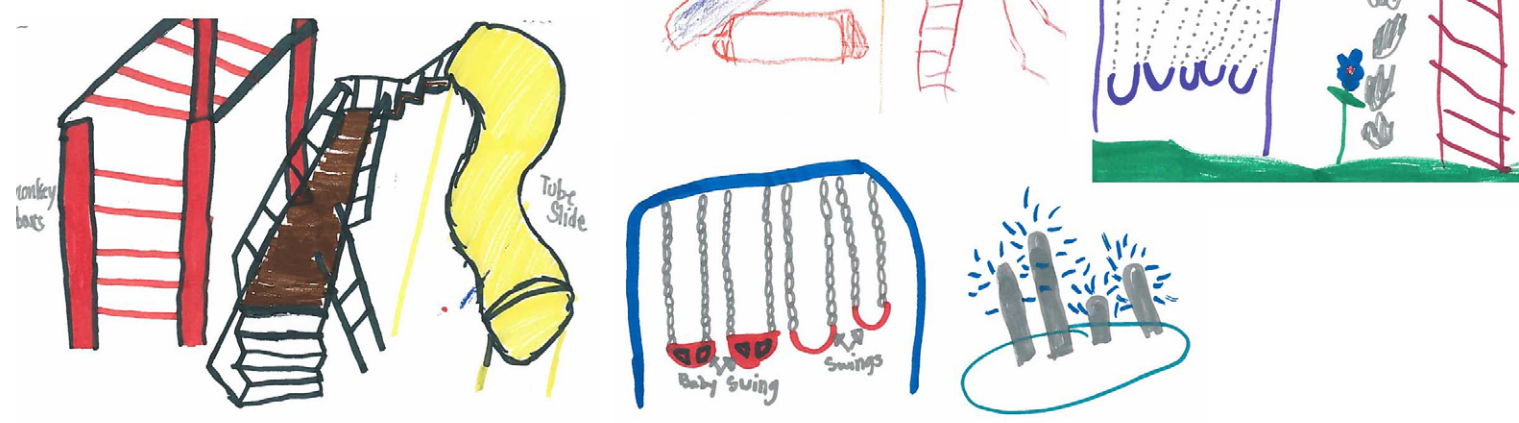
The immediate neighborhood lacks open space and playgrounds, and the site's past conditions made the community center similar to a fortress with tall shrubs, fences, and a windowless, signless building.

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 woods and open space	Kids playing safely on their street	Community spirit	Library	Library	Library
Community spirit	Having or to cover things with friends	THE PEOPLE	playing in the creek	going strolling w/ friends	going strolling w/ friends
people for party	Playing things with friends	History (Philly)	riding bikes to the park	riding bikes w/ friends	riding bikes w/ friends
the ability to play outside with minimal supervision in a safe environment		Diversity	Safe for children to play	riding bikes and spending time in woods with friends exploring	riding bikes and spending time in woods with friends exploring
		small tight knit community			

What does community mean to you?

DIFFERENT PEOPLE UNITED	UNITY, ACCEPTANCE, ALL AGES SUPPORT	Social gatherings	DIVERSITY	DIFFERENT PEOPLE UNITED
People of all background and ages coming together with a common goal (eg. recycling, cleanup)	Helping others	gatherings with friends. Working toward a united goal. welcoming.	A mix of people of all ages/races/etc.	Everyone coming together for fun, good times conversation
Individuals accepting differences of their co-existing peacefully.	making friends	gatherings @ together	Gathering Support Connection	Community in their school/day. space - with good schools
Early on coming together	Keeping people	keeping people together		meeting people
	EVERYTHING	EVERYTHING		Supporting all families

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

swings	swings	Nature - Quiet	2 big wooden high climb-like play structure	Tree climbing
Meeting people who have since become friends	Swings, sliding, monkey bars	cloud watching, stream playing, connecting to myself and my community.	Swings, slides, monkey bars, ball	falling off of monkey bars into pavement
Swings	Swings, Seesaws, Monkey Bars	swings see saws	swings	Swings
Grass, artwork, slides, trees	Swings, climbing	swings walking on stone walls (injuries!)	Swings by the river in Cincinnati	Swings in sandbox
		climbing + swings		slide, swings open space

What is your favorite part of the existing space?

THE TREES	THE PLAYERS	TREES	TREES	TREES
LIGHT SHADE	the ability to plant/garden	open-ended play space that is non-specific & lends itself to multiple uses.	the trees	the trees
South Philly Stonehenge	the space	the space	the space	the space
Trees + shade	the space	the space	the space	the space
the trees, some grass	the space	the space	the space	the space

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

more to sit on	welcoming entrance	make the building	make activity of any kind
more to sit on	space to community events	fill with interesting	Multi Purpose Play SIP
more to sit on	better lighting	water at corner?	Family water space
more to sit on	water performance space	Environmentally friendly space for direct usage (playground, water, etc)	water space
more to sit on	WATER	Play things that don't look "childish" but open-ended, multi-use and aesthetically, naturally pleasing	water space

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

losing features that can adapt over time as community develops	Too much compromise	too broad	adding elements that are not functional
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losing features that can adapt over time as community develops	Too much compromise	too broad	adding elements that are not functional

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

nicer	more welcoming	swings, slides
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What is your biggest concern about changing the rec center site?

it being too busy	it being too busy
it being too busy	it being too busy
it being too busy	it being too busy
it being too busy	it being too busy

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

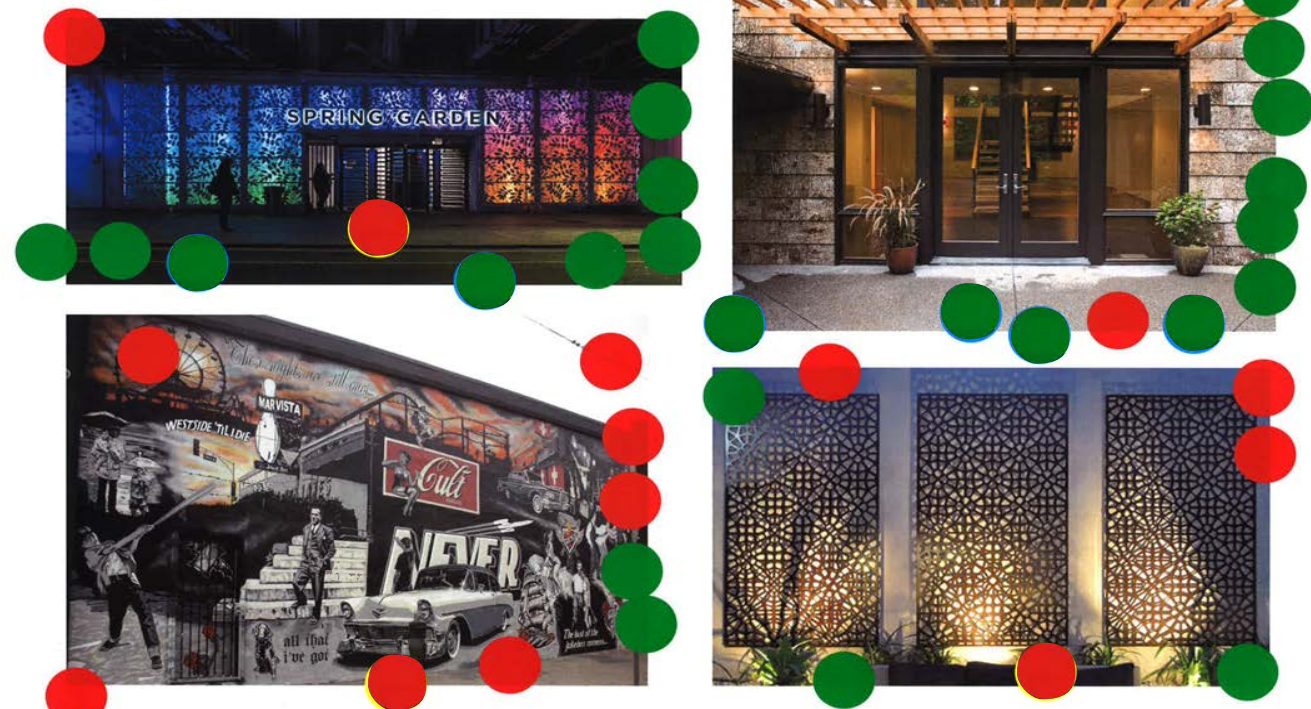


COMMUNITY ENGAGEMENT

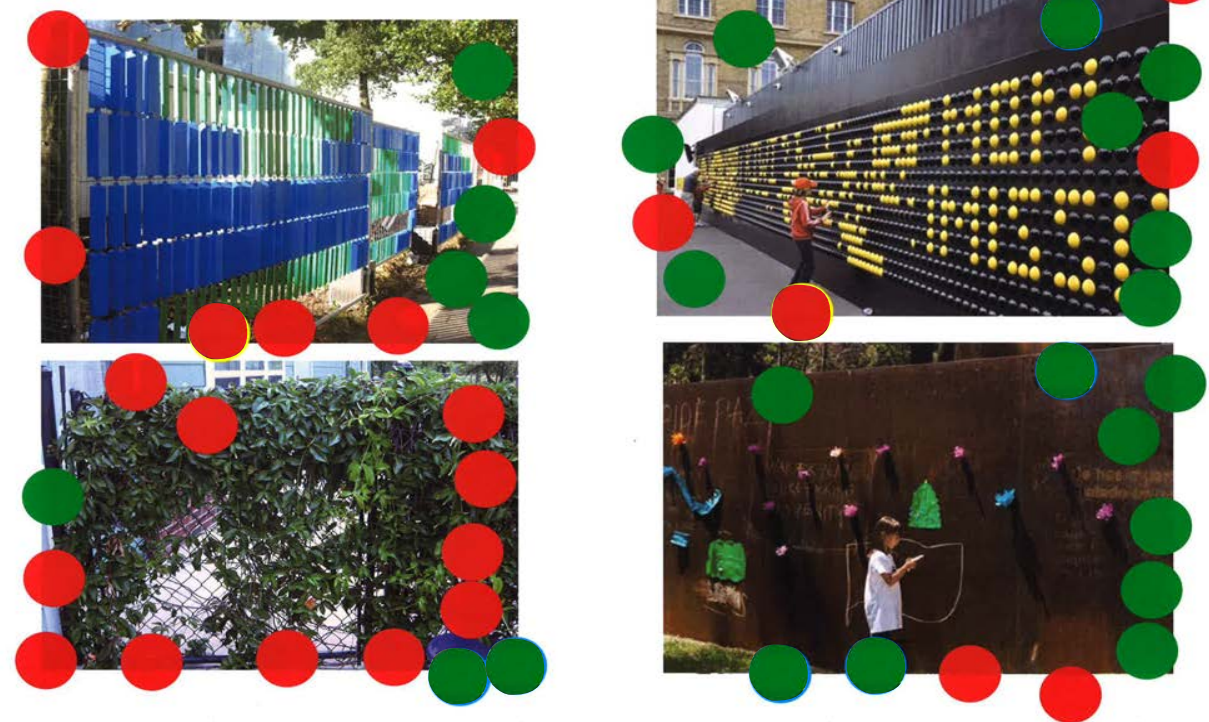
Dot-voting by Community Members to gauge interest in various design ideas

- Interested
- Not Interested

Building Facades and Entrances



Fencing Treatments



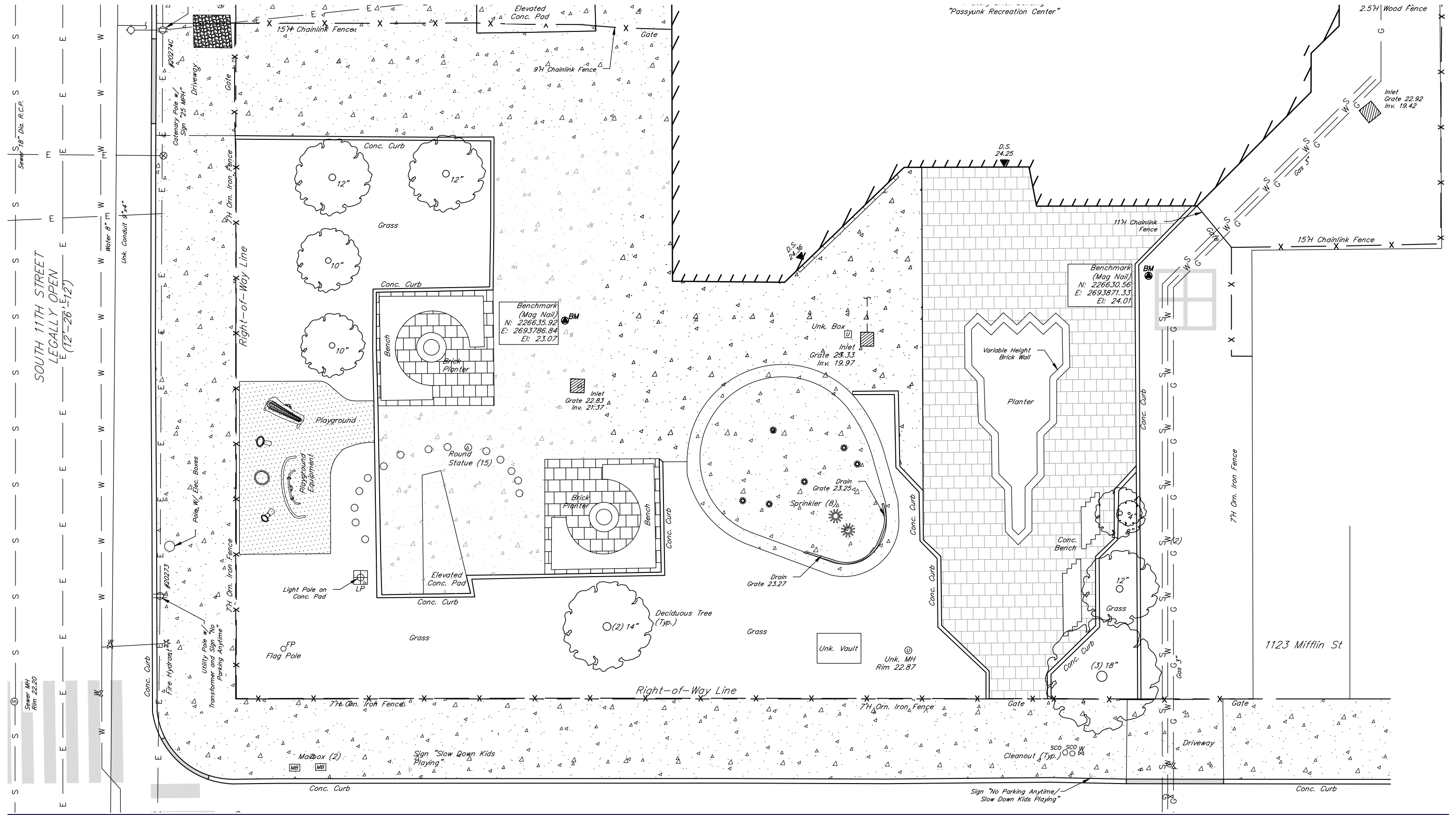
Outdoor Structures



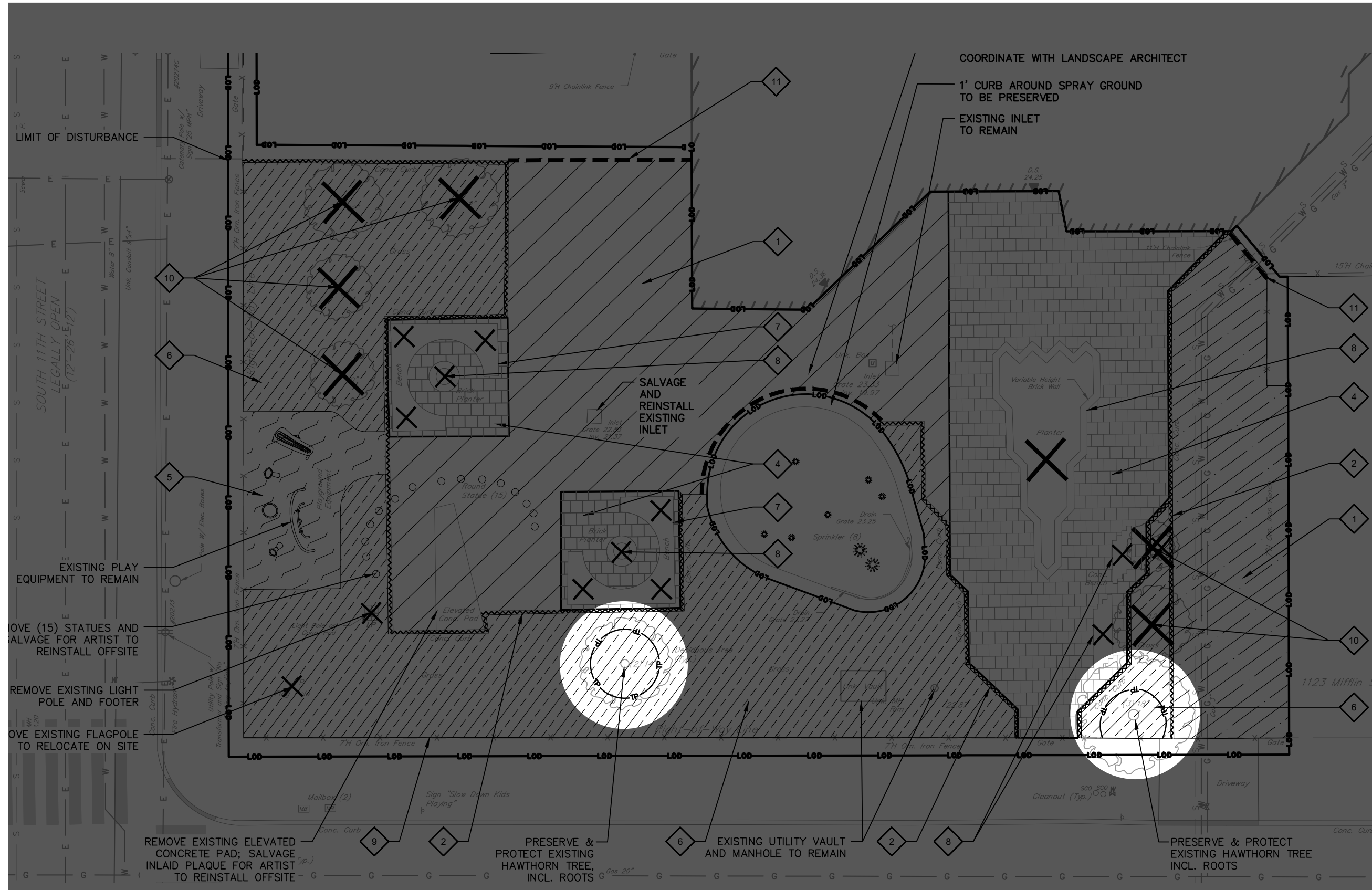
Lighting



EXISTING CONDITIONS PLAN



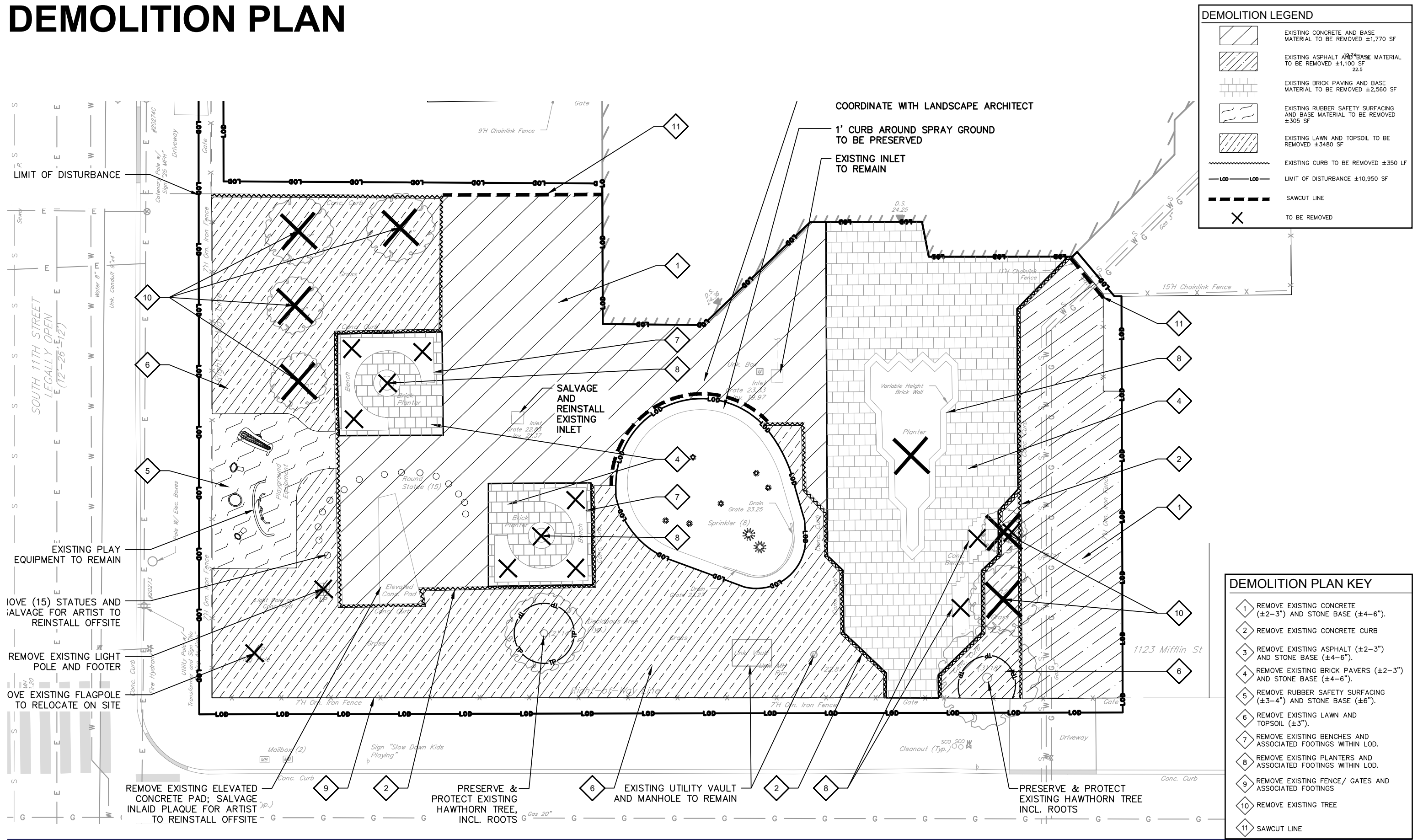
DEMOLITION PLAN REVISION – TWO TREES PRESERVED



DEMOLITION LEGEND	
	EXISTING CONCRETE AND BASE MATERIAL TO BE REMOVED ±1,770 SF
	EXISTING ASPHALT AND BASE MATERIAL TO BE REMOVED ±1,100 SF 22.5
	EXISTING BRICK PAVING AND BASE MATERIAL TO BE REMOVED ±2,560 SF
	EXISTING RUBBER SAFETY SURFACING AND BASE MATERIAL TO BE REMOVED ±305 SF
	EXISTING LAWN AND TOPSOIL TO BE REMOVED ±3480 SF
	EXISTING CURB TO BE REMOVED ±350 LF
	LIMIT OF DISTURBANCE ±10,950 SF
	SAW CUT LINE
	TO BE REMOVED

DEMOLITION PLAN KEY	
	REMOVE EXISTING CONCRETE (±2-3") AND STONE BASE (±4-6").
	REMOVE EXISTING CONCRETE CURB
	REMOVE EXISTING ASPHALT (±2-3") AND STONE BASE (±4-6").
	REMOVE EXISTING BRICK PAVERS (±2-3") AND STONE BASE (±4-6").
	REMOVE RUBBER SAFETY SURFACING (±3-4") AND STONE BASE (±6").
	REMOVE EXISTING LAWN AND TOPSOIL (±3").
	REMOVE EXISTING BENCHES AND ASSOCIATED FOOTINGS WITHIN LOD.
	REMOVE EXISTING PLANTERS AND ASSOCIATED FOOTINGS WITHIN LOD.
	REMOVE EXISTING FENCE/ GATES AND ASSOCIATED FOOTINGS
	REMOVE EXISTING TREE
	SAW CUT LINE

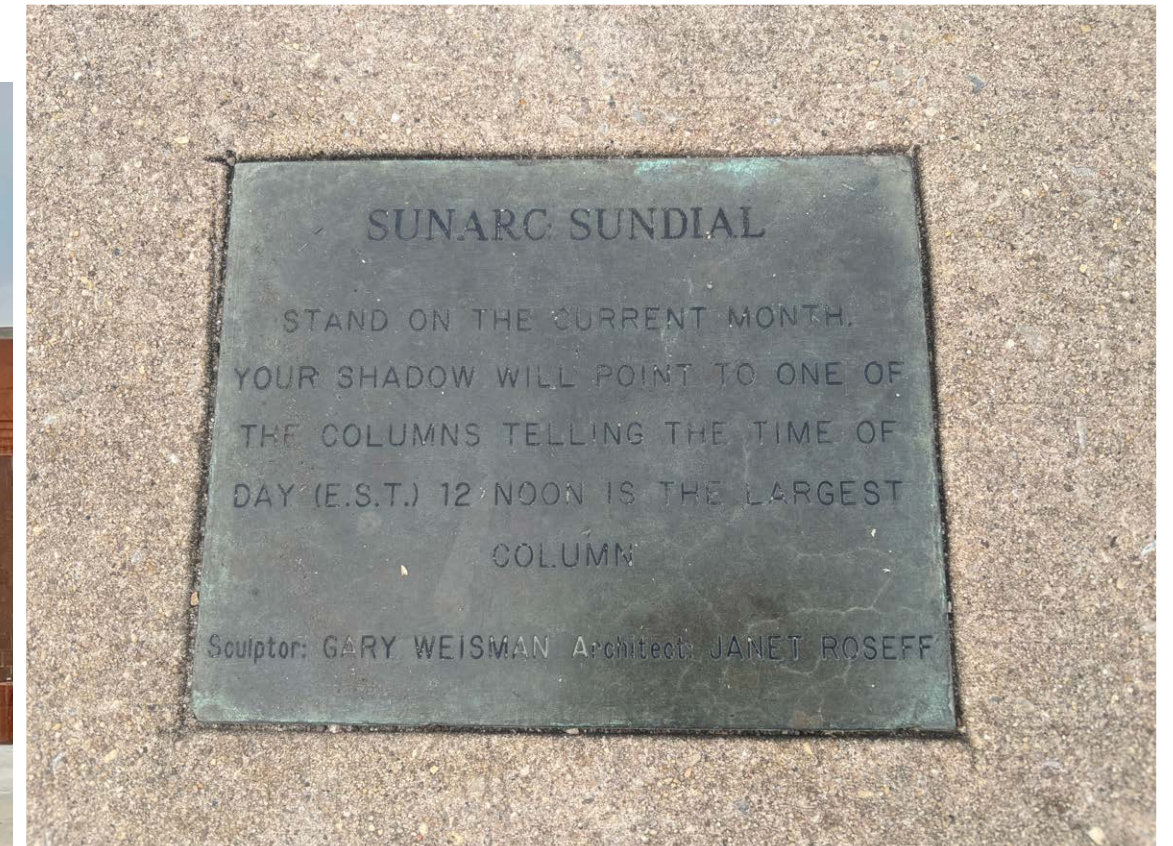
DEMOLITION PLAN



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	REMOVE EXISTING FENCE/ GATES AND ASSOCIATED FOOTINGS
	REMOVE EXISTING TREE
	SAWCUT LINE

“SUNARC SUNDIAL” SCULPTURE RELOCATION



15 Statues and Interpretive Plaque to be relocated to Sperlak Gallery and Sculpture Gardens in Cape May, NJ

The City is responsible for De-installing, Packaging, and Loading onto moving trucks.

Artist is responsible for transportation and re-installation.

History / Transfer of Ownership:

- 1991 Sun Arc installed for the Tolentine Community Center (not City-owned)
- 2015 Parks and Rec acquired site incl. building, grounds, and Sun Arc and renamed site to East Passyunk Community Center
- 2020 Transfer Agreement negotiations between the artist, Gary Weisman, and the City of Philadelphia
- 2025 Planned Phase 2 construction kickoff. An on-call conservator from Creative Philadelphia will be used for the sculpture relocation.

2021 MURAL - 'SOUTH PHILLY BULLETIN BOARD'



Mural obscured by trees from most angles



2021 Artist Mockup (Nottene Design Studio)

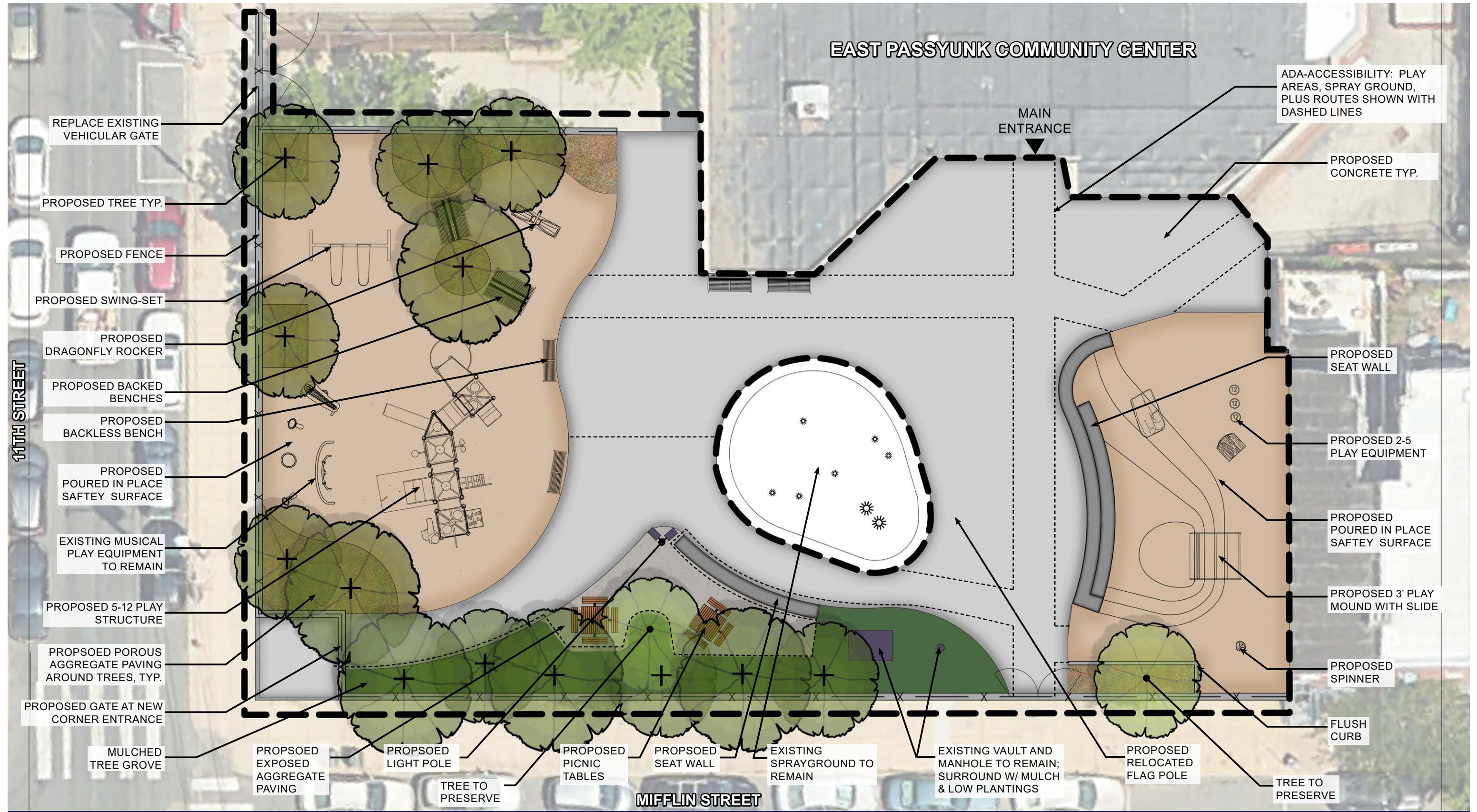


2021 Ribbon Cutting

CONCEPT PLAN REVISION - BENCHES ADDED, TREES PRESERVED



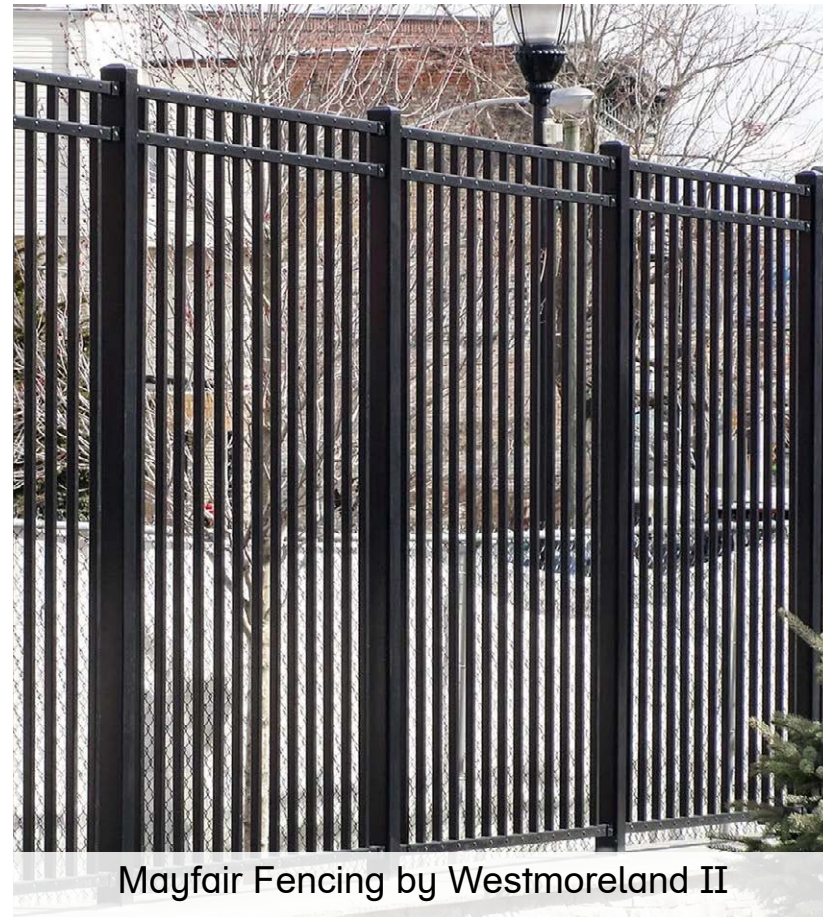
CONCEPT PLAN



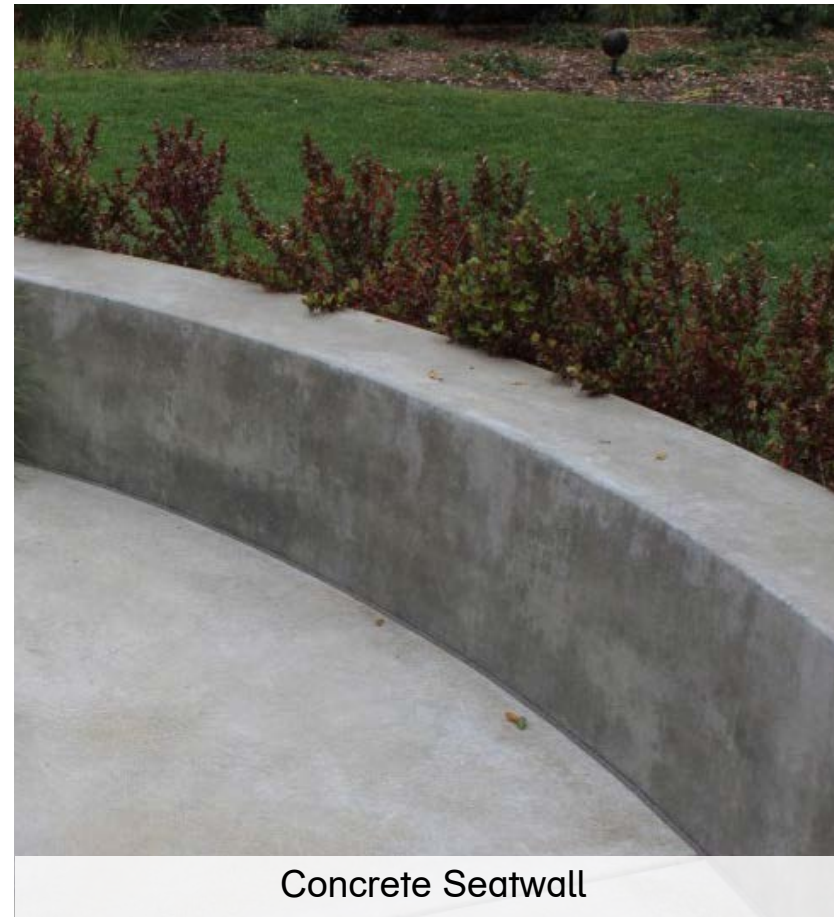
MATERIALS



Proposed Signage



Mayfair Fencing by Westmoreland II



Concrete Seatwall



PPR Trash Receptacle



Picnic Tables – Both to include checkerboards; one to include an ADA spot

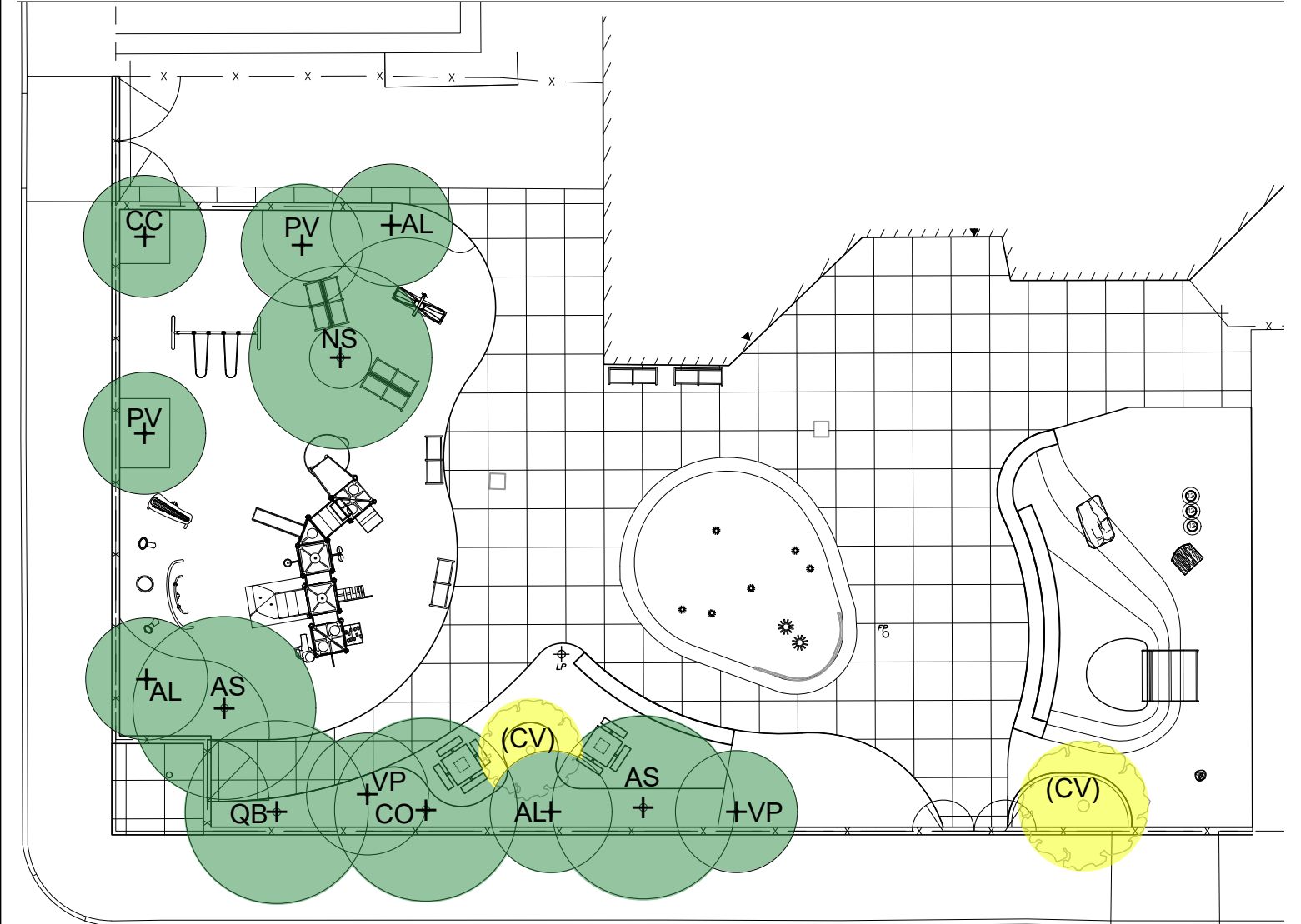
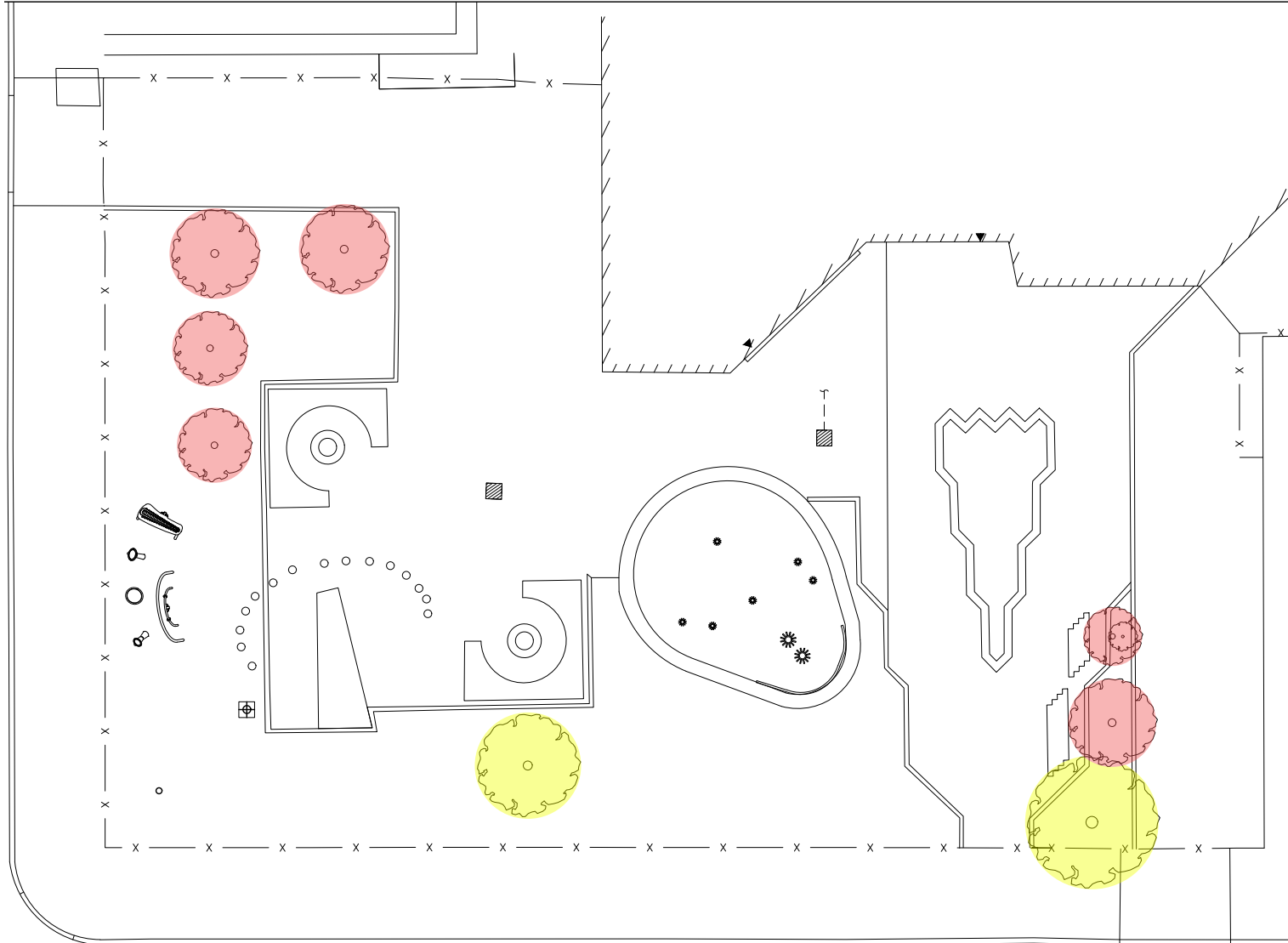


Porous Resin-Bound Aggregate in Tree Pits



PPR Standard Bench (backless version also)

TREE REPLACEMENT PLAN



EXISTING: REMOVE 6, PRESERVE 2

Remove all 3 Bradford Pears (34" total caliper)

Preserve the 2 largest of 5 total Hawthorns, DBHs 14" & 18"

Total Caliper of Three removed Hawthorns for Tree Replacement Requirement: **34"**

Arborist report pending

PROPOSED: PRESERVE 2, PLANT 13

5 new canopy shade trees (e.g. Maple, Oak)

8 new understory trees (e.g. Juneberry, Redbud)

3" Caliper x 13 = **36" (exceeds requirement)**

If necessary, additional trees required by PCPC Zoning Regulations will be planted off-site by PPR

PLANT PALETTE

CANOPY



Acer saccharum - Sugar Maple



Celtis occidentalis - Hackberry



Nyssa sylvatica - Tuplo / Black Gum



Quercus bicolor - Swamp White Oak

UNDERSTORY



Amelanchier laevis - Juneberry



Cercis canadensis - Eastern Redbud



Prunus virginiana 'Schubert' - Chokecherry



Viburnum prunifolium - Blackhaw Viburnum

SHRUB / GROUND COVER

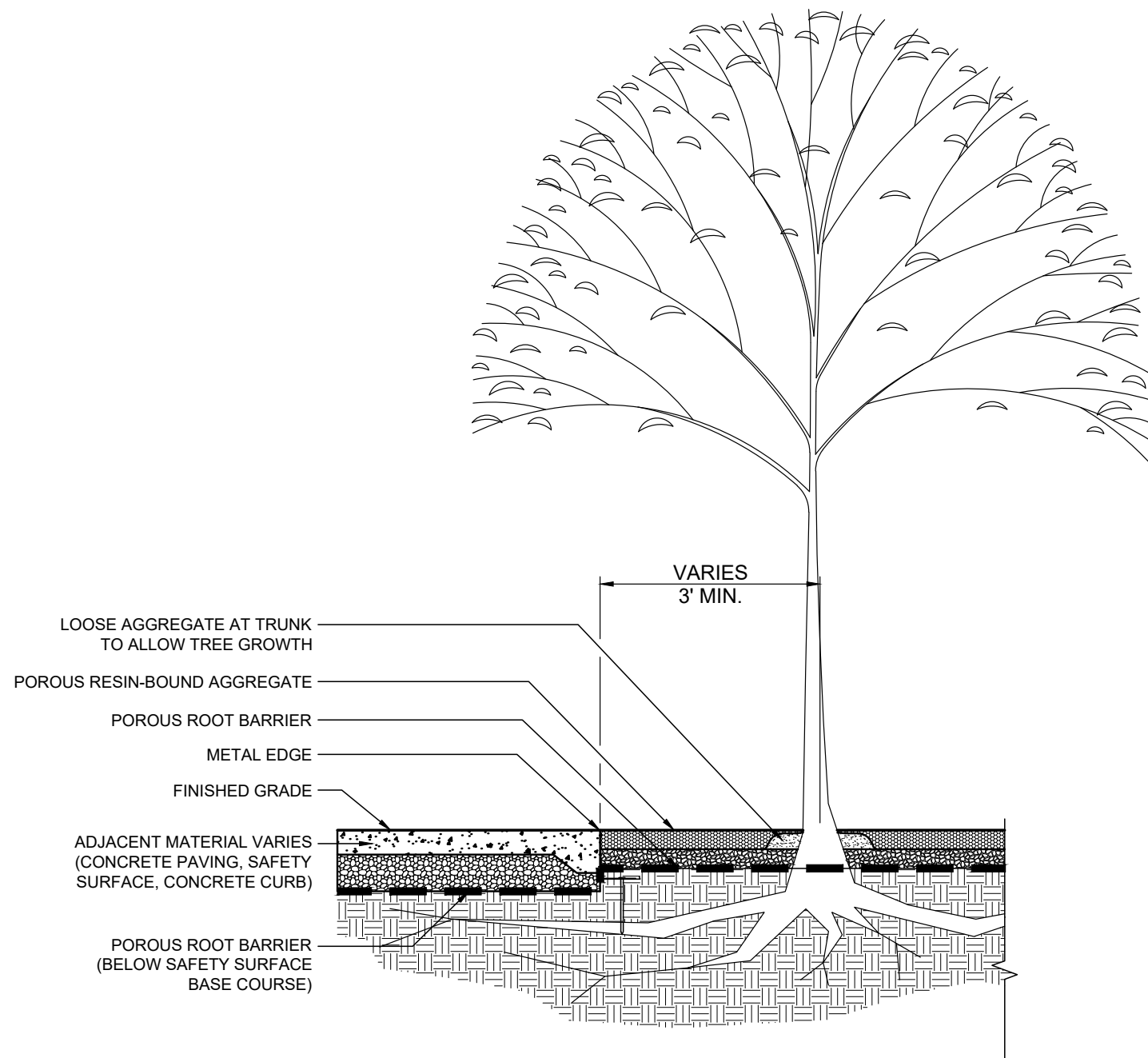


Rhus aromatica 'Gro Low' - Dwarf Fragrant Sumac

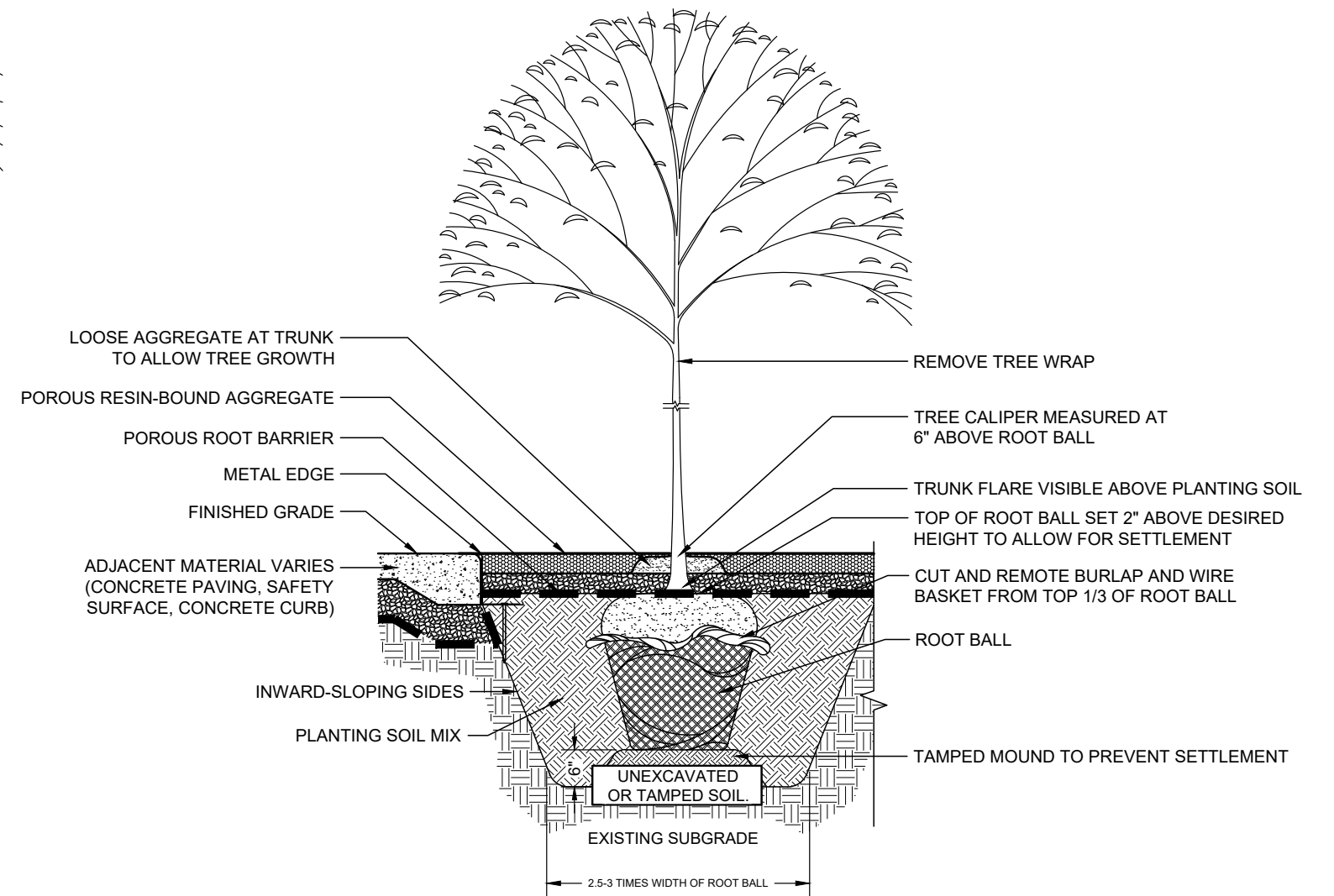


Panicum virgatum - Ornamental Switch Grass

POROUS PAVING AND TREE PLANTING DETAILS



EXISTING TREE WITH POROUS RESIN-BOUND AGGREGATE COVER



NEW TREE PLANTING WITH POROUS RESIN-BOUND AGGREGATE COVER

EXISTING NIGHT ILLUMINATION PHOTOS (1 of 2)



Facing North from Mifflin St. - Main Gate (left) and future 2-5yo play area (center) well-lit



Facing NE from Intersection of 11th & Mifflin - Proposed new site entrance



Facing East from 11th St. - Vehicular entrance

The existing lights on the building and street provide some important light.

Adding a working light pole in the middle of the site is essential.

EXISTING NIGHT ILLUMINATION PHOTOS (2 of 2)



Facing Southwest from Building Entrance



Facing Southeast from Building Entrance

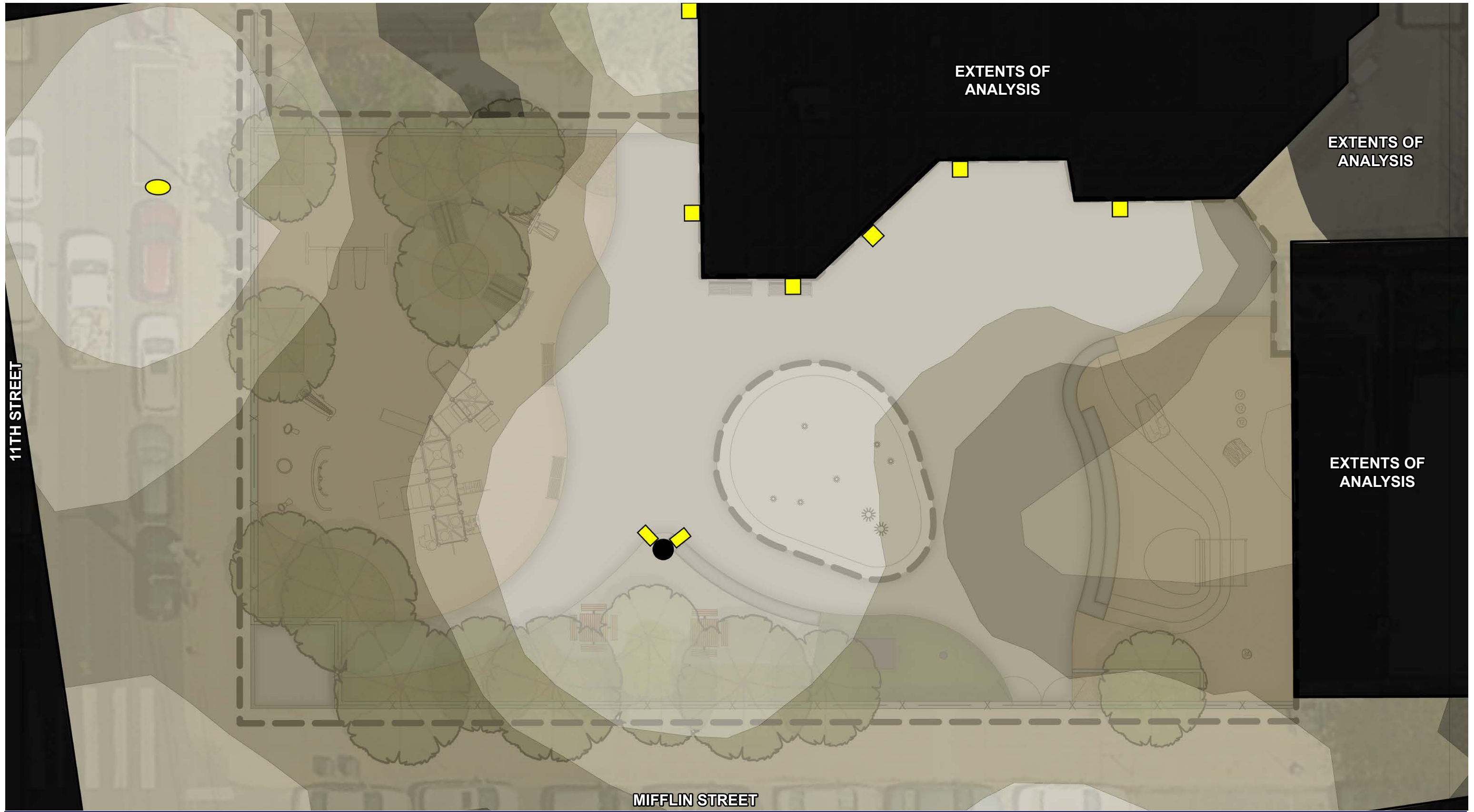


Facing Northwest from Splash Pad



Facing Northeast from Splash Pad

PROPOSED ILLUMINATION – RENDERED ANALYSIS PLAN



PLAY ELEMENTS



Little Tikes - Solo Spinner



Little Tikes - 3.5" Arch Swing



Kompan - 3' High, 6' Wide Embankment Slide



Little Tikes - Dragonfly Rocker

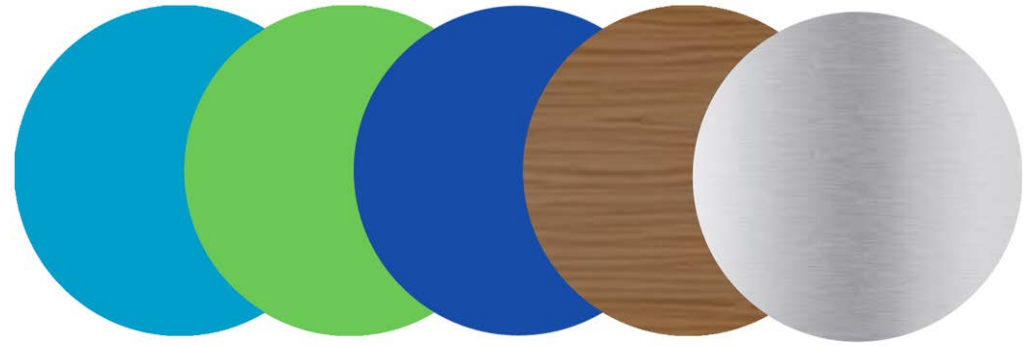


Little Tikes - Pine Tree Stumps

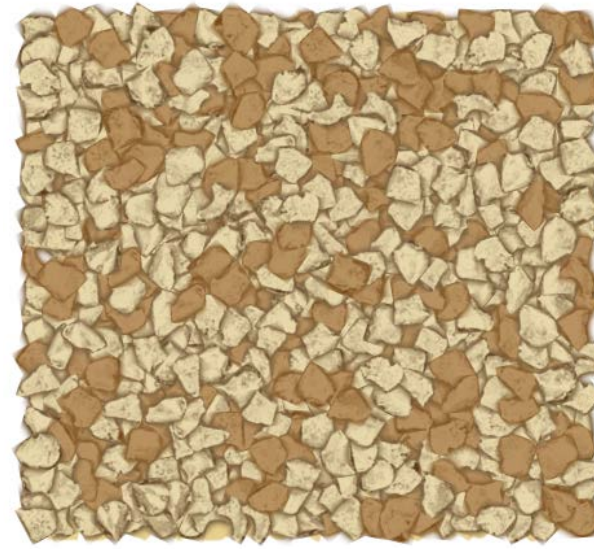


Little Tikes - Crawl Log

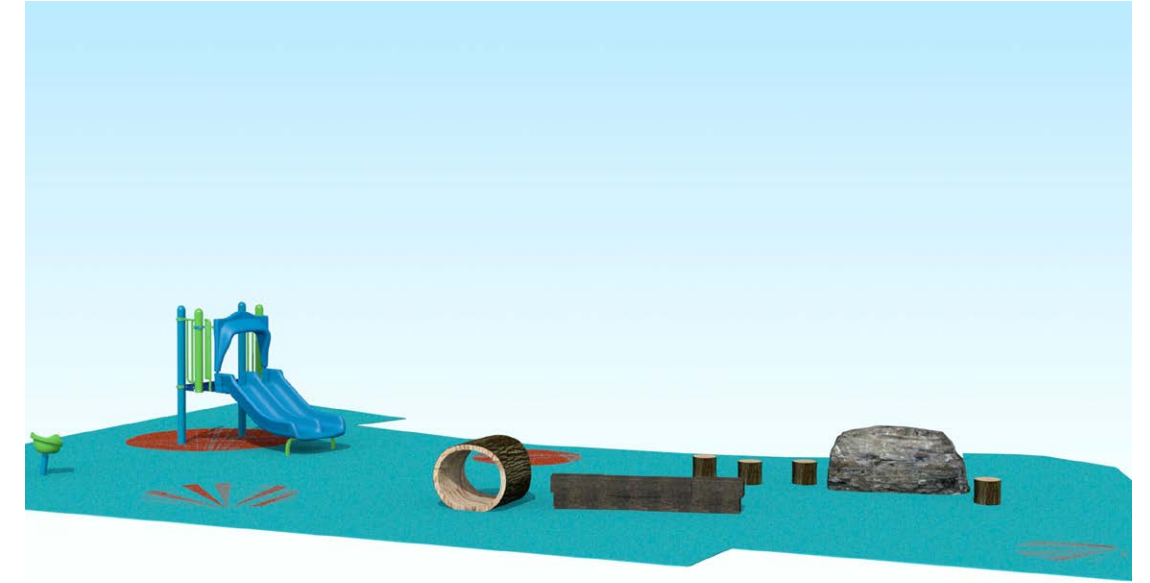
PLAY EQUIPMENT



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.