



Project Reclaim

Conceptual Design for Block and Neighborhood Revitalization

4200 Block of Viola Street | Philadelphia, PA 19104
May 2013 | Project Number 2012-16

COMMUNITY DESIGN
COLLABORATIVE

Strengthening neighborhoods through design

Project Reclaim

Conceptual Design for Block and Neighborhood Revitalization

4200 Block of Viola Street | Philadelphia, PA 19104
May 2013 | Project Number 2012-16

Prepared for

Viola Street Residents Association

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Philadelphia, Pennsylvania 19104
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Prepared by

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The Community Design Collaborative is a community design center that provides pro bono preliminary design services to nonprofit organizations, offers unique volunteer opportunities for design professionals, and raises awareness about the importance of design in community revitalization. Founded in 1991 as a program of AIA Philadelphia, the Collaborative is an independent 501(c)(3) nonprofit organization with a network of more than 1,000 volunteers.

The Collaborative awards grants of preliminary design services to over 30 nonprofit organizations each year. Its service grants are tailored to meet the specific facility and community development needs of each nonprofit recipient. Through these service grants, design professionals—volunteering their services pro bono—help nonprofits communicate their goals for rebuilding their neighborhoods through smart, innovative design. The Collaborative also brings together diverse partners, stakeholders, and design disciplines to investigate important themes in the revitalization of communities through its Infill Philadelphia initiative.

The Collaborative relies on a variety of resources to achieve its goal of assisting nonprofits in need of preliminary design services. Our programs are supported through grants from the William Penn Foundation, City of Philadelphia's Office of Housing and Community Development, City of Philadelphia's Department of Commerce, PNC Bank Foundation, Wells Fargo Foundation, Connelly Foundation, and AIA Philadelphia.

The Collaborative also relies on the generous support of individual and corporate donors for operational support. The Collaborative's signature annual event is the Bowling Ball, which raises funds through a night of bowling fun for firms, friends, and fans. In addition, the Collaborative's volunteers donate hundreds of hours of in-kind services each year. To learn more about the Collaborative, visit our website at www.cdesignnc.org or contact us at info@cdesignnc.org.

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.



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Introduction

Overview

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The 4200 block of Viola Street is located in the East Parkside section of Philadelphia. It is comprised of two and three-story row homes that were built in the late nineteenth century. The houses on the north side of Viola Street fall within the Parkside Historical District. There are many cultural resources nearby such as Fairmount Park, the Please Touch Museum, and the Philadelphia Zoo. Public transportation to Center City and other parts of Philadelphia is available within walking distance.

Although Viola Street has many positive things going for it, the 4200 block faces several challenges, which are also shared by the surrounding neighborhood. Vacant lots and abandoned properties leave gaps and disrupt the residential flow of the street. While some of the historic detail remains on many of the original houses, modifications have been made throughout the years to diminish the historic integrity. Overall, however, the 4200 block of Viola Street is in better condition than its surrounding area and could serve as both an example and catalyst for improving East Parkside.

The Viola Street Residents Association (VSRA) was established in 2008 with the goal of transforming East Parkside block-by-block into a safe and desirable place to live. The organization has a strong sense of pride and vision of the identity that they want to maintain. Their proactive approach has included organizing block clean-up days, conducting an inventory of existing properties, contacting authorities about issues on the block, and publicizing positive changes to the neighborhood. The VSRA's goals include stemming the tide of deterioration and revitalizing Viola Street to once again be a vibrant residential community. By creating political support to implement changes, Viola Street hopes to lead as an example for the surrounding blocks to follow and to strengthen the neighborhood as a whole.

The VSRA requested assistance from the Community Design Collaborative (Collaborative) to communicate their vision for the 4200 block and the surrounding neighborhood, identified as the triangular area within Parkside, Belmont, and Girard Avenues. The design services provided by Collaborative volunteers included a comprehensive plan for the 4200 block of Viola Street which addressed abandoned and distressed properties and the potential for beautifying the streetscape. A broader look at the neighborhood was also included to make suggestions for how Viola Street could fit into a larger context of a more connected and revitalized community.

The Collaborative volunteer team conducted site visits, analyzed the existing conditions of the block and neighborhood and inventoried the occupancy status of the current buildings and lots. They spoke with the VSRA about their ideas for how to improve the residents' quality of life and how improvements could be prioritized. The team also researched the history of Viola Street, zoning parameters, and historical restrictions. Finally, the team created a comprehensive plan for the neighborhood and, more specifically, for the 4200 block of Viola Street. Proposed recommendations included a combination of streetscape improvements, green space, infill housing, and renovation of existing buildings.

The recommended streetscape improvements for the 4200 block incorporate the results of a stormwater management analysis. Improved sidewalks and curbs are a high priority, along with planting new street trees at appropriately spaced intervals, while also respecting existing overhead wires and utility poles. The team proposed the option of extended tree planters, which would provide additional soil volume for street trees, while also providing areas for residents to plant attractive, flowering plants and groundcover. Another idea proposes a brick paver strip adjacent to the concrete sidewalk, which is optional and, if desired, would add a unique aesthetic element to the streetscape. In terms of managing the street's stormwater runoff, a low point in the topography, near the western entrance to the 4200 block provides a good space for a rain garden. Located primarily on the fire station parcel, the rain garden could not only

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manage some of Viola Street's runoff but could also become an aesthetic and ecological amenity for the block, especially if it is extended into the adjacent private parcel and if benches are added next to the rain garden. The residents of Viola Street have already formed a community garden, and the team recommends the garden double in size by extending it into the lot behind its current location as part of a potential development site for infill houses. Finally, to capitalize on the 4200 block's proximity to Fairmount Park, the streetscape plan includes a new "pathway" park in the middle of the block for easy walking access to Parkside Avenue and a crosswalk beyond in order to link residents to Fairmount Park.

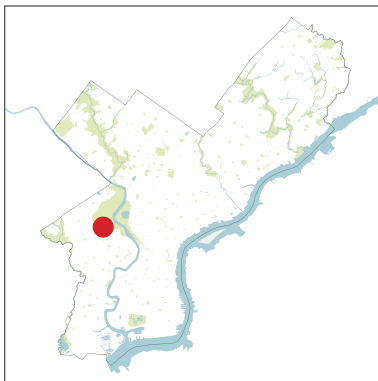
During the inventory of existing houses and lots, the team identified which properties were in need of improvements and, in a couple of cases, need to be removed due to poor conditions. The team also saw opportunities on both the north and south sides of Viola Street for a series of infill rowhouses. A key concern for development was affordability, compatibility, and sensitivity to the context of the neighborhood. Recommendations for improvements to existing homes include using simple, modern materials to follow the historic pattern of the street's facades including similar fenestration and roof lines. The proposed infill housing would also respect the scale and character of the existing homes. Parking would be a part of the design for new construction and the existing alley can be utilized as access to parking behind the houses. The VSRA already organizes regular clean-ups of the alley, and the recommended addition of lighting would improve the usability of the alley.

The comprehensive neighborhood and focus block plan will be used as a roadmap for the Viola Street residents to point to as a master plan for the neighborhood. When the VSRA pursues funding for the recommended projects, they will be able to encourage investment and reinvestment in the neighborhood by sharing these images and plans of what they envision for the future. In addition, the breakdown of conceptual cost for repairs to an individual house can empower a homeowner to plan and execute improvements. The enumeration of streetscape improvements allows the residents to choose which projects to tackle first and potentially raise funds for one project at a time. In addition, the examples of recently built infill housing within other parts of Philadelphia show the potential of a catalytic project becoming reality on Viola Street. This study will help the VSRA further its goal of communicating the strengths and potential of its block and improving the quality of life for its residents.

Introduction

Project Location

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Viola Street Residents Association

4200 Block of Viola Street | Philadelphia, PA 19104

West Philadelphia

Client Category: Housing and Community Development

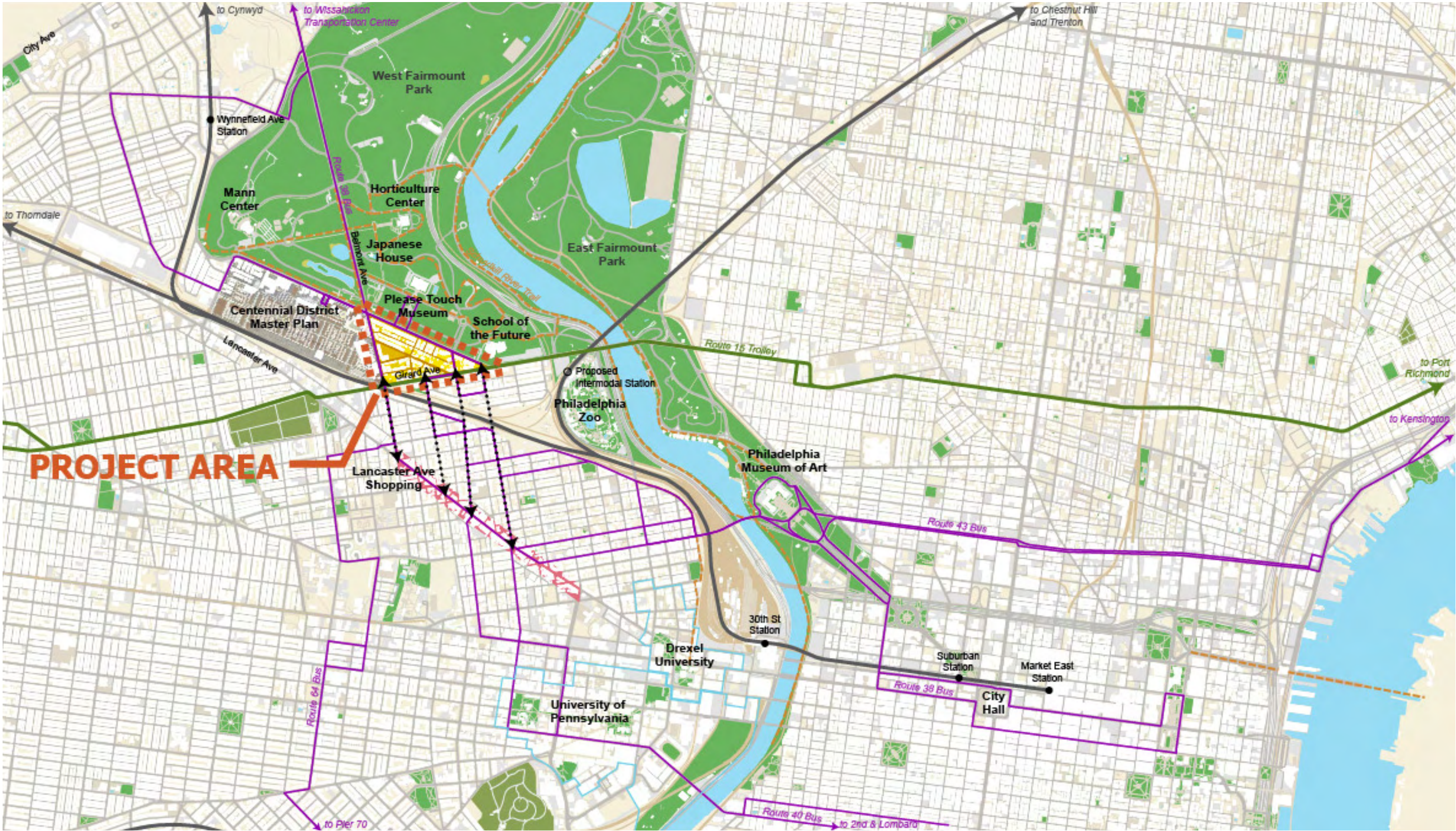
Project Category: Housing and Community Development

Introduction

Context

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NEIGHBORHOOD CONTEXT AND CONNECTIVITY



STUDY AREAS



Existing Conditions

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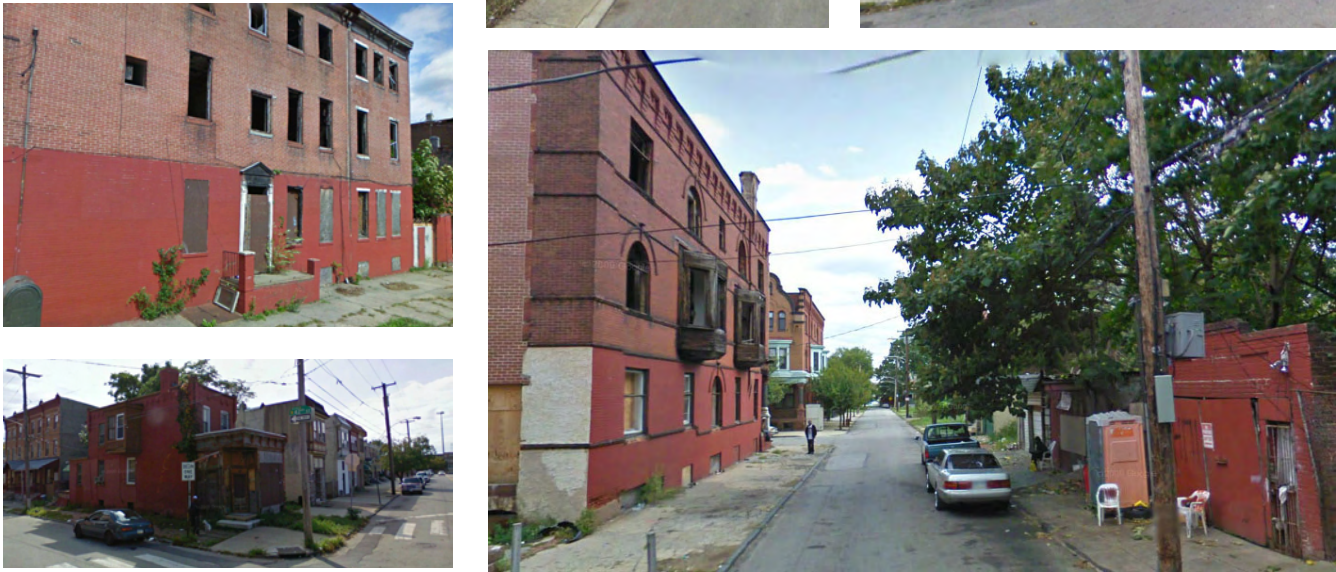
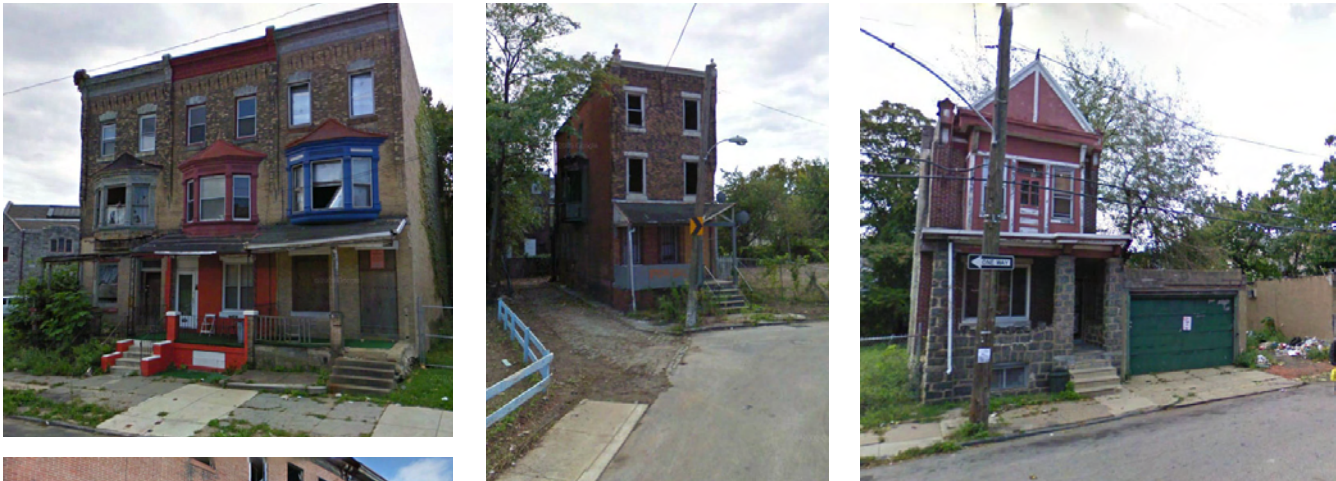
Photos

Plans and Maps

NEIGHBORHOOD BUILDING CONDITIONS



Buildings of Good and Excellent Condition/Recent Investment



Buildings in Disrepair/Lack of Cyclical Maintenance

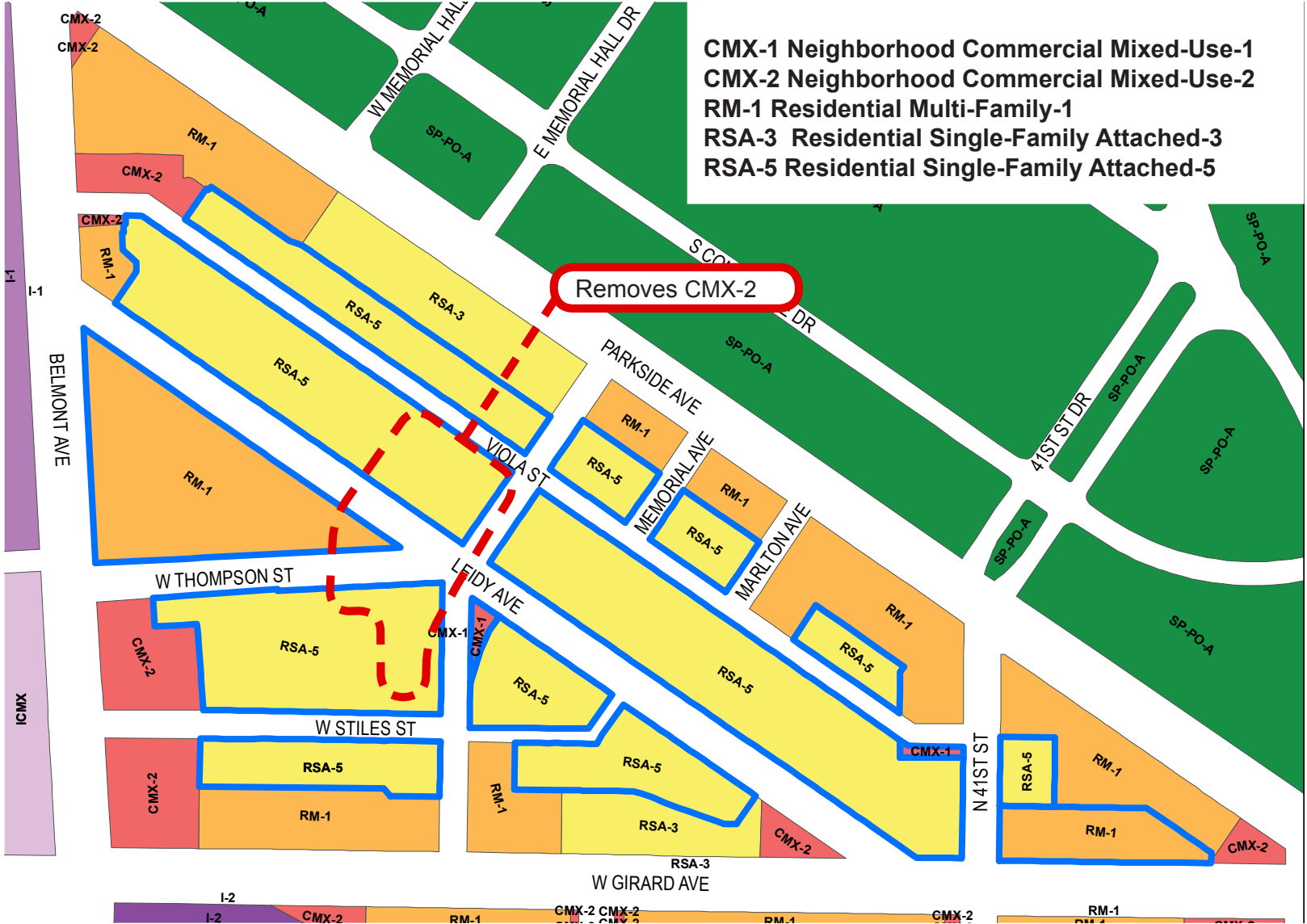
NEIGHBORHOOD CONDITION: AREAS OF SIGNIFICANT VACANCY



EXISTING AND PROPOSED NEIGHBORHOOD ZONING



Existing Zoning



Proposed Zoning

VIOLA STREET CONDITIONS MAPPING



OPEN SPACE INVENTORY



CONDITION ASSESSMENT

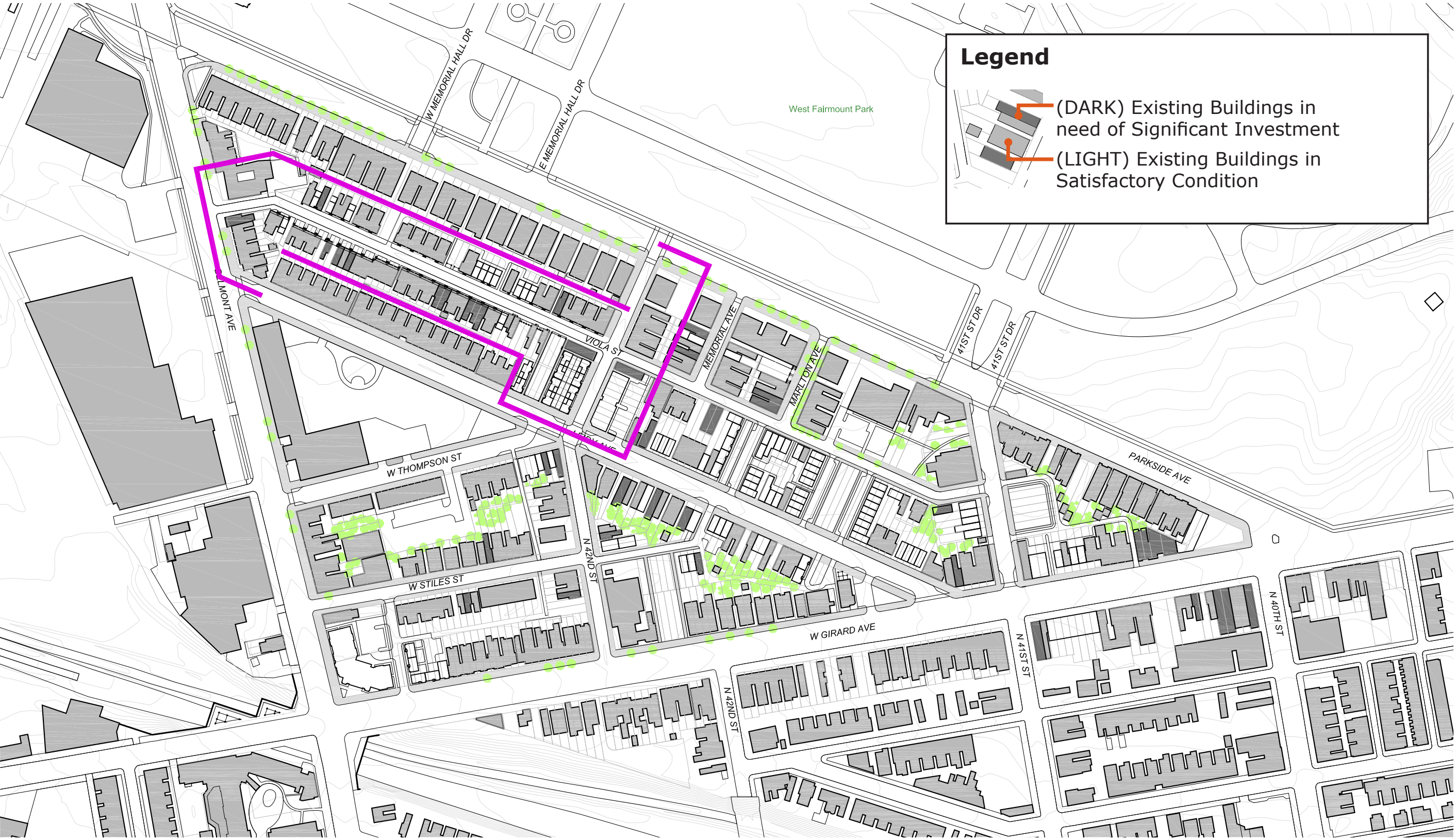


HISTORIC INTEGRITY



PROPERTIES IN NEED OF INVESTMENT

NEIGHBORHOOD OPPORTUNITIES FOR INVESTMENT (EXISTING STRUCTURES)



Conceptual Design

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Proposed Drawings

Neighborhood

Viola Street

Opinion of Probable Cost

NEIGHBORHOOD IMPROVEMENT PLAN - 150 NEW UNITS



Legend

- (DARK) Existing Buildings in need of Significant Investment
- (LIGHT) Existing Buildings in Satisfactory Condition
- (RUST) New Buildings
- (LIGHT GREEN) Open Space
- P** = Residential Parking



Project number*

2012-16

Date

April 22, 2013

Scale

PROJECT RECLAIM: CONCEPTUAL DESIGN FOR REVITALIZATION OF VIOLA STREET

NEIGHBORHOOD IMPROVEMENT PLAN



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NEIGHBORHOOD GREENING



Legend

- 1 Vegetated Curb Extensions
- 2 Gateway Park with Rain Garden
- 3 New Neighborhood Path Park
- 4 New Pocket Park
- 5 Expanded Community Garden
- 6 Leidy Elementary School Campus Park
- 7 Gateway Park at Reconfigured Intersection
- 8 Gateway Plaza Improvements on Rail Cap
- 9 Existing Neighborhood Open Space to Remain

NEIGHBORHOOD CONDITION: STORMWATER MANAGEMENT OPPORTUNITIES



NEIGHBORHOOD STORMWATER MANAGEMENT SOLUTIONS



Image: Philadelphia Water Department

Vegetated Curb Extensions

Vegetated curb extensions or “bump-outs” are designed to capture stormwater from the right-of-way while also providing traffic-calming benefits.



Image: Sustainable City Network



Image: LIVEGreen



Image: Montgomery County DEP

Rain Barrels and Flow-Through Planters

Residential rain barrels and flow-through planters enable residents to disconnect their downspouts from the storm sewer and provide a great, sustainable way to save water for landscape irrigation.

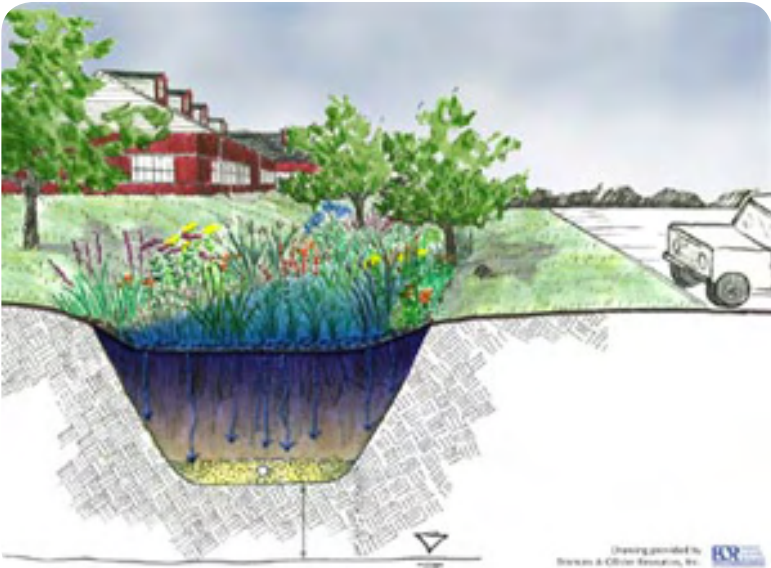


Image: Rice Creek Watershed District

Rain Gardens/Bioretenion

Rain gardens capture and/or infiltrate stormwater runoff into the groundwater below, while also providing ecological benefits and attractive landscaping.



Porous Pavers

Porous pavers enable direct rainfall and runoff to infiltrate down through the pavers into a stone infiltration bed and eventually into groundwater below.



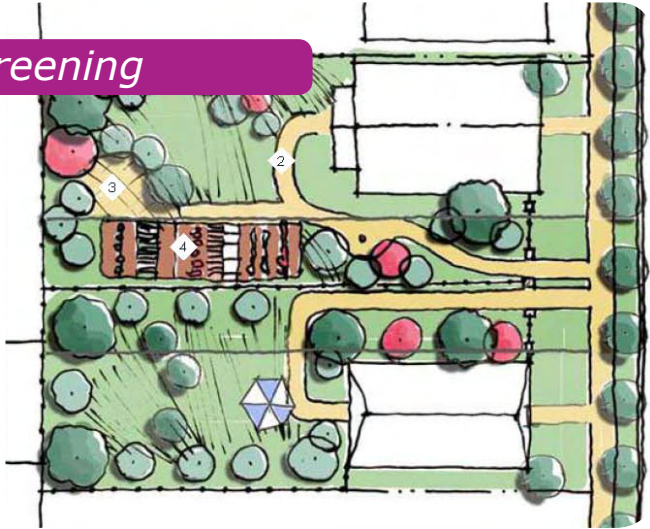
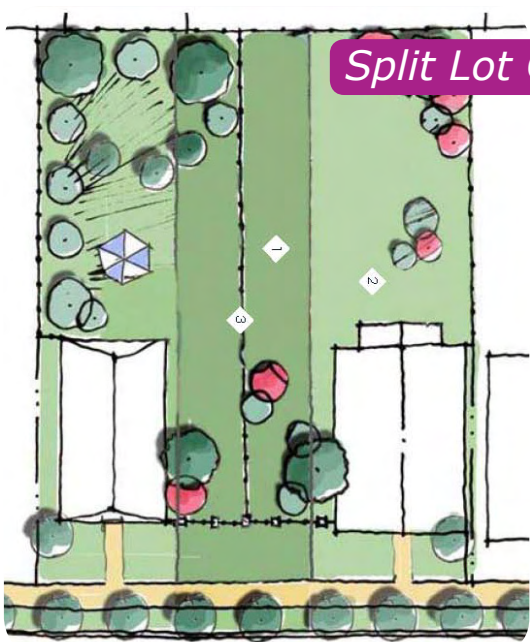
Image: Clean Water MN

NEIGHBORHOOD: POTENTIAL VACANT LAND MANAGEMENT IDEAS/STRATEGIES

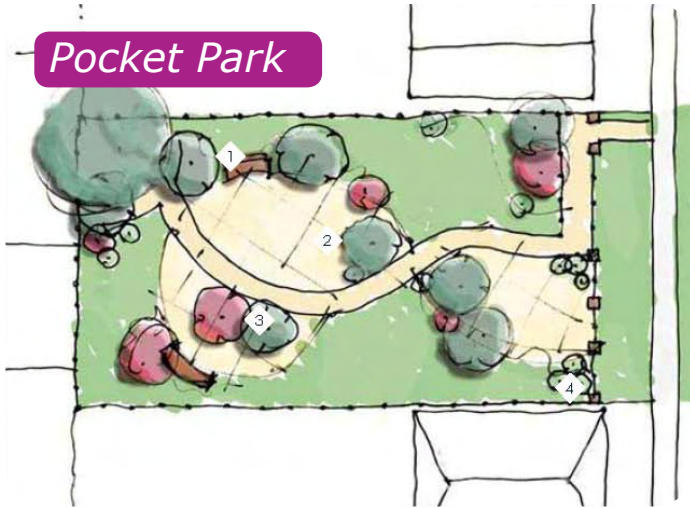
Consolidated Parking



Split Lot Greening



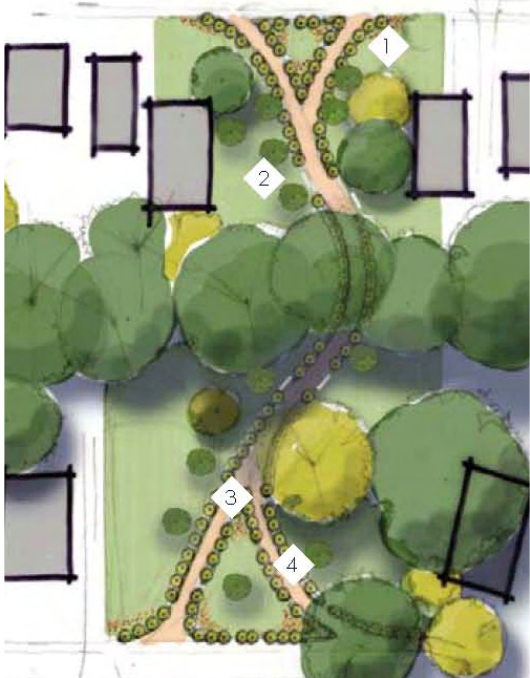
Pocket Park



Geo Thermal Wells



Parking/Rain Garden



Neighborhood Path



Gateway

Source: Pattern Book: Vacant Land Strategies, Cleveland Urban Design Collaborative

VIOLA STREET REINVESTMENT OPPORTUNITY



TARGETED REINVESTMENT OPPORTUNITIES



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VIOLA STREET REINVESTMENT OPPORTUNITY



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VIOLA STREET IMPROVEMENTS: ARCHITECTURAL RECOMMENDATIONS

Legend

- 1 Gut Interior and Major Renovation
- 2 Reconstruct Rear Bay of House
- 3 Current Proposed Housing Infill by Landlord

Facade Repair Recommendations

- W Replace/Restore Windows and/or Storm Sash
- P Restore/Stabilize Porch, Repaint, New Roofing
- C Restore Cornice/Repaint
- M Repoint Masonry/Facade Stabilization



VIOLA STREET: FACADE REPAIR RECOMMENDATIONS FOR TYPICAL HOUSING



4270 Viola Street

- Masonry:** Paint removal
- Masonry:** Repointing butter joints with a lime-based mortar
- Windows:** Restore first-floor, Queen Anne-style window (including priming and painting)
- Windows:** Restore second-floor windows or replace with an aluminum-clad wood, window in kind (including priming and painting)
- Windows:** Install exterior storms to ensure energy efficiency.
- Door:** Replace existing interior-grade door with a historically appropriate wood paneled door
- Door:** Restore door frame and transom

- Porch:** Structurally stabilize porch roof structure and floor (restore porch floor at the correct elevation)
- Porch:** Rebuild the porch steps
- Porch:** Restore deteriorated wood, Queen Anne elements of the porch
- Porch:** Install a new, exterior-grade, wood, tongue-and-groove porch floor, primed and painted on all surfaces
- Porch:** Remove gutters and downspouts
- Yard:** Remove aluminum fence
- Yard:** Repair the curbing along the garden with a large-aggregate concrete to match the existing.



4271 Viola Street

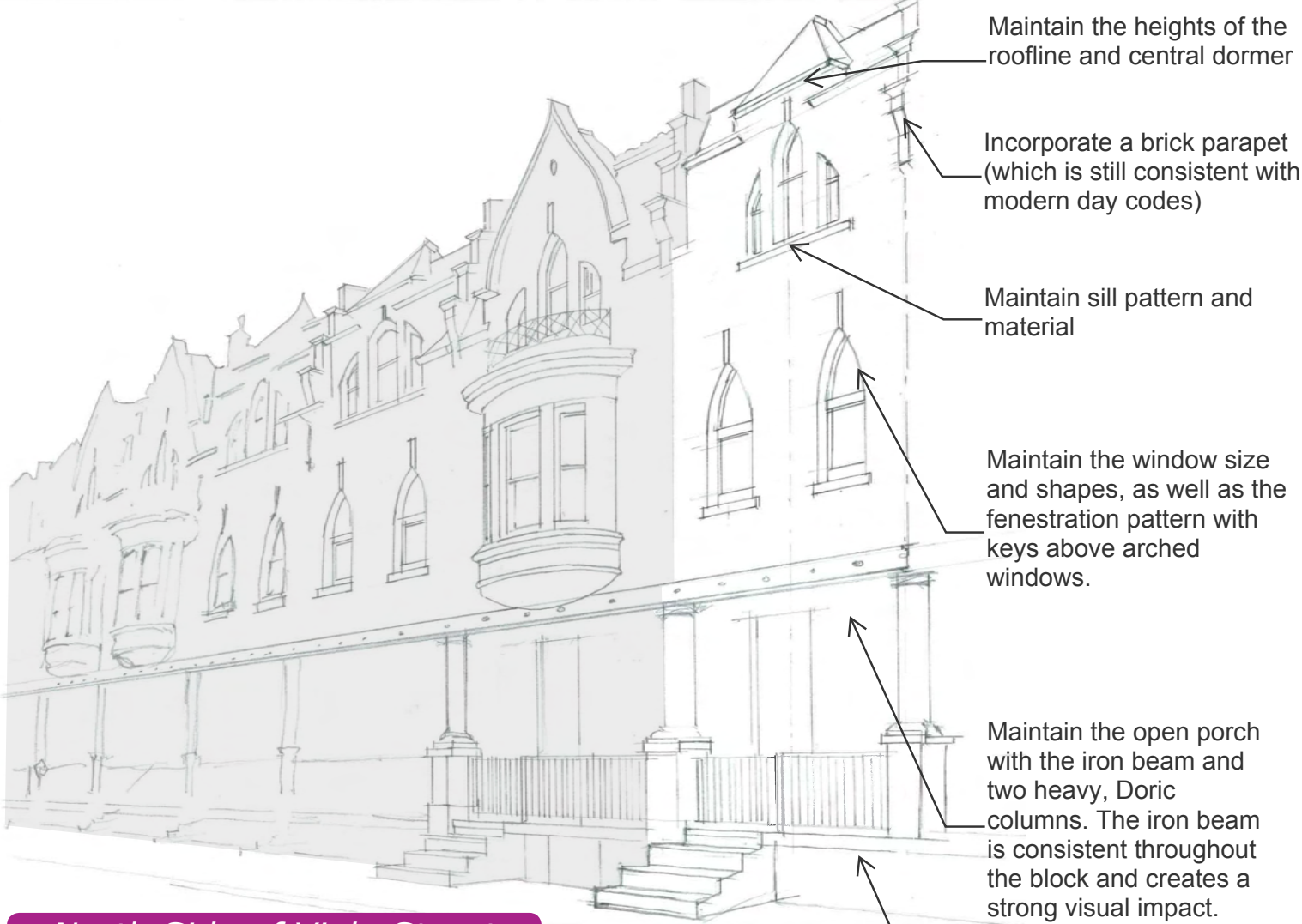
- Masonry:** Spot point masonry as needed with a lime-based mortar. Match mortar to existing.
- Masonry:** Remove paint from the stone elements
- Windows:** Remove security gate and storms on the first floor windows
- Windows:** Restore first floor windows, prime and paint all surfaces. Install new, appropriate storms if determined appropriate
- Windows:** Remove vinyl sash from upper floor windows
- Windows:** Restore the existing, historic wood sash and install new wood, windows to match the existing fenestration openings. Prime and paint all wood surfaces.
- Door:** Remove the existing screen door
- Door:** Repair the existing wood door and transom, prime and paint all wood surfaces

- Porch:** Stabilize the porch foundation, reconstructing as necessary using the existing bricks.
- Porch:** Reconstruct the steps to match the historic
- Porch:** Remove the existing floor and install a new, wood, tongue and groove floor. Prime and paint all surfaces of wood before installation.
- Porch:** Remove failing paint from metal elements and prime and paint with appropriate paint for metals.
- Porch:** Repair, prime and paint the columns.
- Yard:** Remove aluminum fence
- Yard:** Repair the curbing along the garden with a large-aggregate concrete to match the existing.

VIOLA STREET IMPROVEMENTS: A TALE OF TWO INFILL TYPES (NORTH AND SOUTH)



Example of proposed context-sensitive contemporary infill on South side of Viola Street



Example of proposed historic infill on North side of Viola street.

Although maintaining the the building form is critical for infill in the Parkside Historic District, modern building materials may be acceptable in some cases. For instance, the windows could be dark-colored, fiberglass or aluminum-clad wood windows to match the existing sash configurations, and the columns and railing on the porch could be painted fiberglass as long as the profiles reflect what is existing on this street. Some of the other more ornate details can also be modern materials such as solid vinyl trim and cast metal rosettes. These substitutions will have minimal visual impact within the district and will help to increase the energy efficiency of the building and potentially reduce building costs. However, to achieve some of the detailing, the main facade will likely need to be brick.

VIOLA STREET IMPROVEMENTS: STREETSCAPE

*Proposed rain garden is located on both public property (fire station parcel) and adjacent private property. Refer to Appendix for drainage area analysis.



VIOLA STREET IMPROVEMENTS: STREETScape



Existing

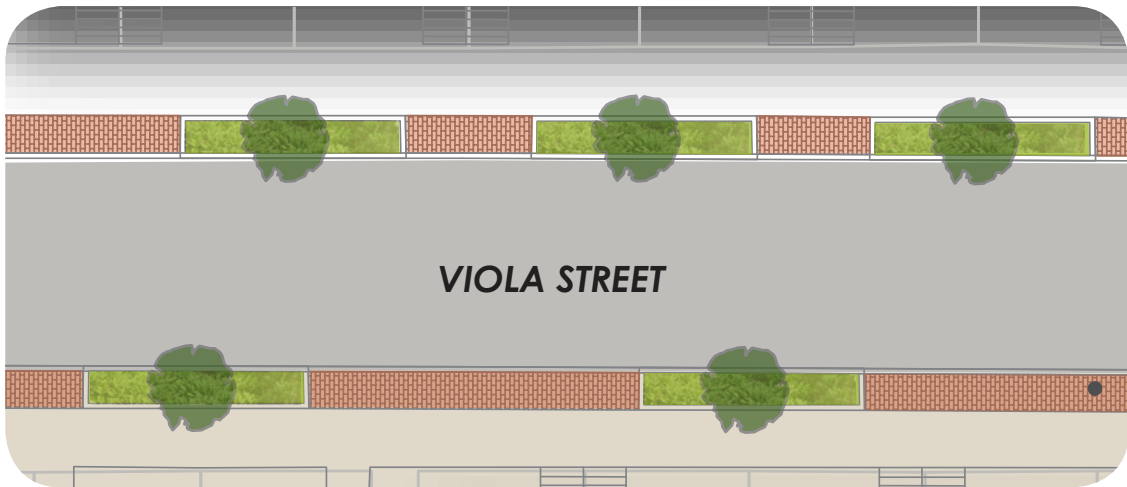


Proposed

Note: Brick pavers are an optional recommendation for enhanced aesthetics. Instead of pavers, conventional concrete sidewalk may be a more cost-effective option.



Existing Examples of Residential Gardening on Viola Street



Proposed Extended Tree Planters

Extended tree pits (planters) will provide critical additional soil volume for street trees, while providing opportunities to plant attractive, hardy ground-cover and perennial plants.



Image: PlantsF

Precedents

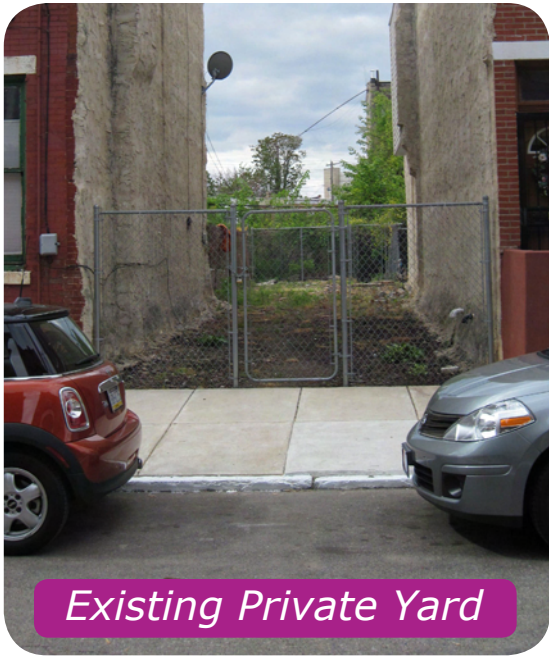


Image: www.csc.temple.edu

VIOLA STREET IMPROVEMENTS: PORCHES/ PRIVATE YARDS/ ALLEY



Existing Side Yard



Existing Private Yard



Proposed Private Yard



Existing Alley



Proposed Alley



Proposed Side Yard with Porch



Proposed Community Garden Improvements

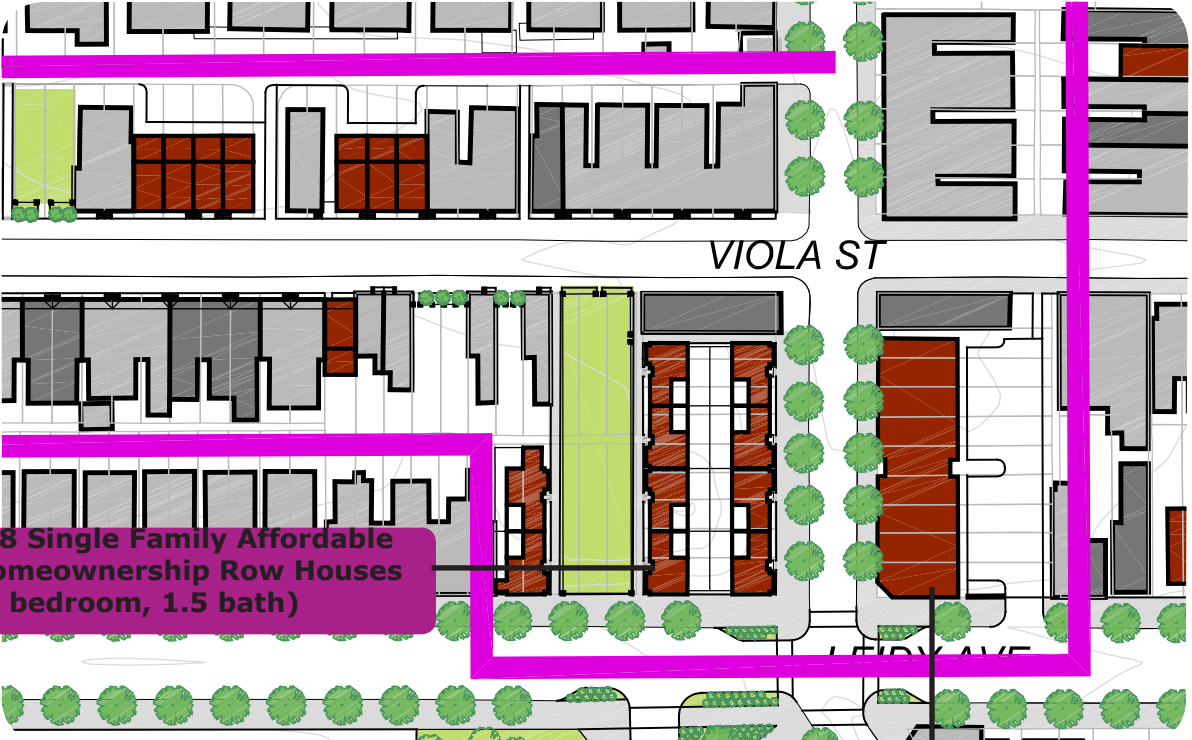


Proposed Alley - Night

VIOLA STREET: ATTRACT PRIVATE DEVELOPMENT FOR CATALYTIC PROJECT



CONTEXTUAL INFILL-KSK



18 Single Family Affordable Homeownership Row Houses (3 bedroom, 1.5 bath)

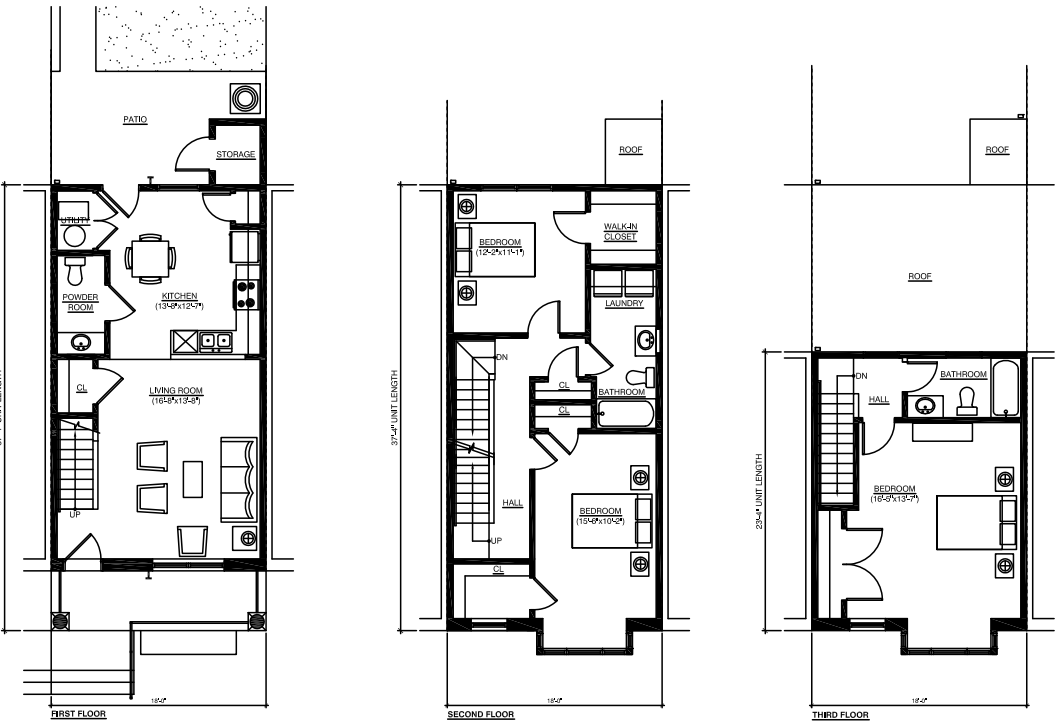
40 Senior Apartment Units in a 3-Story Apartment Building (1 bedroom, 1 bathroom)



SENIOR HOUSING-KSK



CONTEXTUAL INFILL NORTH SIDE OF STREET



CONTEMPORARY FLOOR PLANS



Project number*
2012-16
Date
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VIOLA STREET: CATALYTIC PROJECT



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VIOLA STREET IMPROVEMENTS: GATEWAY/ STREET ENTRANCE



Conceptual Design

Opinion of Probable Cost Summary

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Description	Typical Building Areas(SF)	No. Bldgs		Total Area	Cost Per Bldg	Total Cost	Cost/SF
Exterior Rehabilitation Cost - South Side, Typical		11	EA		\$ 23,413	\$ 257,548	
Exterior Rehabilitation Cost - North Side, Typical		3	EA		\$ 26,733	\$ 80,199	
Infill Housing Cost - North Side, Typical Per Building			EA				
- Homes Adjacent to Open Space	1770	4	EA	7080	\$ 419,270	\$ 1,677,081	\$236.88
- Homes Adjacent to Buildings	1770	6	EA	10620	\$ 374,984	\$ 2,249,904	\$211.86
Infill Housing Cost - South Side, Typical Per Building			EA				
- Homes Adjacent to Open Space	1260	1	EA	1260	\$ 299,885	\$ 299,885	\$238.00
- Homes Adjacent to Buildings	1260	1	EA	1260	\$ 268,301	\$ 268,301	\$212.94
Sitework							
- Streetscape		1	LS		\$ 295,632	\$ 295,632	
- Connector Park		1	LS		\$ 30,043	\$ 30,043	
- Pocket Park		1	LS		\$ 11,411	\$ 11,411	
- Rain Garden		1	LS		\$ 17,956	\$ 17,956	
- Community Garden		1	LS		\$ 33,279	\$ 33,279	
Total Construction Cost						\$ 5,221,238	

Conceptual Design

Opinion of Probable Cost

Detail: Facade Repair - South Side

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Account	Description	Quantity	Unit	Unit Cost	Amount
<u>EXTERIOR FAÇADE REHABILITATION</u>					
Typical Per Building					
	Remove Paint from Front Exterior Masonry Façade	360	SF	\$ 2.00	\$ 720
	Repoint Front Exterior Masonry Façade - Assume 25%	90	SF	25.00	2,250
	Restore 1st Floor Window at Front - Queen Anne Style	25	SF	50.00	1,250
	Replace 2nd Floor Windows at Front - Alum. Clad Wood, Ptd	30	SF	55.00	1,650
	Install Exterior Storm Windows	65	SF	20.00	1,300
	Rem/Replace Entry Door w/ Historically Appropriate Door	1	EA	1,500.00	1,500
	Restore Existing Door Frame & Transom	1	EA	750.00	750
	Front Porch Roof Repairs				
	- Remove, Restore, and Reset Queen Anne Porch Elements	1	LS	1,500.00	1,500
	- Remove/Replace Porch Roofing - Shingles	150	SF	8.00	1,200
	- Remove/Replace Porch Roof Sheathing	150	SF	4.00	600
	- Stabilize Porch Roof Framing	150	SF	10.00	1,500
	Front Porch Repairs				
	- Remove/Replace Porch Floor Boards - T&G	150	SF	8.00	1,200
	- Stabilize Porch Floor Framing, Raise to Correct Elevation	150	SF	6.00	900
	- Remove/Rebuild Concrete Porch Steps	12	LFN	95.00	1,140
	- Remove/Replace Porch Gutters & Downspouts	30	LF	35.00	1,050
	Remove Aluminum Fence	22	LF	10.00	220
	Remove/Replace Concrete Yard Curb	22	LF	30.00	660
	Subtotal			\$	19,390
	Contingency	5%			970
	Subtotal				20,360
	General Requirements	15%			3,054
	TOTAL ESTIMATED FAÇADE REHABILITATION COST PER FAÇADE			\$	23,413

Conceptual Design

Opinion of Probable Cost

Detail: Facade Repair - North Side

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Account	Description	Quantity	Unit	Unit Cost	Amount
<u>EXTERIOR FAÇADE REHABILITATION</u>					
Typical Per Building					
	Remove Paint from Front Exterior Masonry Façade	360	SF	\$ 2.00	\$ 720
	Repoint Front Exterior Masonry Façade - Assume 25%	90	SF	25.00	2,250
	Remove Security Gates at 1st Floor Windows	36	SF	4.00	144
	Restore 1st Floor Window at Front - Queen Anne Style	36	SF	60.00	2,160
	Remove Vinyl Sash Windows at Upper Floors	55	SF	10.00	550
	Replace Upper Floor Windows at Front, Historical Wood	55	SF	85.00	4,675
	Install Exterior Storm Windows	91	SF	20.00	1,820
	Remove Exterior Screen Door	1	EA	150.00	150
	Repair/Restore Existing Wood Door & Transom	1	EA	1,250.00	1,250
	Front Porch Repairs				
	- Stabilize Front Porch Foundations, Rebuild As Required	1	LS	2,500.00	2,500
	- Remove/Replace Porch Floor Boards - T&G	150	SF	8.00	1,200
	- Remove/Rebuild Concrete Porch Steps	12	LFN	95.00	1,140
	- Prep/Repaint Metal Handrail at Porch	20	LF	15.00	300
	- Prep/Repaint Metal Beam at Front Porch	16	LF	25.00	400
	- Repair/Restore Wood Porch Columns, 6' High	2	EA	1,000.00	2,000
	Remove Aluminum Fence	22	LF	10.00	220
	Remove/Replace Concrete Yard Curb	22	LF	30.00	660
	Subtotal				\$ 22,139
	Contingency	5%			1,107
	Subtotal				23,246
	General Requirements	15%			3,487
	TOTAL ESTIMATED FAÇADE REHABILITATION COST PER FAÇADE				\$ 26,733

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - North Side

► **Project Reclaim**
 Conceptual Design for Block and
 Neighborhood Revitalization
 2012-16

HOMES ADJACENT TO OPEN SPACE

Description	Quantity	Unit	Unit Cost	Amount
Sitework				
Temporary Protection, Barriers	1	LS	\$ 1,500.00	\$ 1,500
Rough Grading	110	SY	10.00	1,100
Footing/Foundation Wall Excavation - Assume 3' x 4'	47	CY	35.00	1,645
Backfill	23	CY	40.00	920
Fence at Rear Patio	32	LF	30.00	960
Gate	1	EA	350.00	350
Domestic Water Service to Building	25	LF	100.00	2,500
Sanitary Service to Building	25	LF	100.00	2,500
Gas Service to Building	25	LF	75.00	1,875
				\$ 13,350
Concrete				
Concrete Slab on Grade	680	SF	\$ 6.00	\$ 4,080
Concrete Footings	12	CY	450.00	5,400
Concrete Party Wall	49	CY	450.00	22,050
Concrete Patio at Rear	130	SF	6.00	780
Concrete Steps at Porch	25	LFN	65.00	1,625
				\$ 33,935
Masonry				
CMU Foundation Walls	315	SF	\$ 20.00	\$ 6,300
Brick Veneer at Front	625	SF	30.00	18,750
Brick Parapet at Front Façade	2	EA	2,000.00	4,000
				\$ 29,050
Metals				
Metal Beam at Porch Roof	18	LF	\$ 275.00	\$ 4,950
Metal Railing at Porch/Steps	35	LF	125.00	4,375
				\$ 9,325
Wood & Plastics				
Rough Carpentry & Blocking	1	LS	\$ 2,500.00	\$ 2,500
Exterior Wall Framing, Sheathing	2,490	SF	14.00	34,860
Floor Framing, Sheathing	1,190	SF	12.00	14,280
Roof Framing, Sheathing	680	SF	11.50	7,820
Porch Floor Framing, Decking	80	SF	20.00	1,600
Porch Columns	2	EA	650.00	1,300
Base Cabinets w/ Countertop	5	LF	325.00	1,625
Wall Cabinets	10	LF	250.00	2,500
Kitchen Island, 30" x 102"	1	EA	2,500.00	2,500
Bathroom Vanity	6	LF	200.00	1,200
Closet Rod w/ Shelf	27	LF	30.00	810
Shelving at Linen Closet - Assume 4 Rows	2	LF	80.00	160
Above Washer/Dryer	7	LF	20.00	140
Pantry Shelving at Kitchen, Assume 4 Rows	2	LF	80.00	160
Wood Stairs w/ Railing	2	Flts	7,500.00	15,000
Miscellaneous Exterior Trim As Required	1	LS	1,500.00	1,500
				\$ 87,955

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - North Side

► **Project Reclaim**
 Conceptual Design for Block and
 Neighborhood Revitalization
 2012-16

HOMES ADJACENT TO OPEN SPACE

Description	Quantity	Unit	Unit Cost	Amount
Thermal Protection				
Insulation				
- Foundation Wall - Rigid	432	SF	\$ 2.00	\$ 864
- Exterior Wall Insulation	3,240	SF	2.25	7,290
- Roofing Insulation - Tapered Rigid	720	SF	2.25	1,620
EPDM Membrane Roofing, Flashing	680	SF	9.00	6,120
Mansard Roof at Front Façade	165	SF	20.00	3,300
Vinyl Siding at Sides & Rear	1,865	SF	4.00	7,460
Porch Soffit	100	SF	7.50	750
Metal Gutters	18	LF	25.00	450
Metal Downspouts	72	LF	25.00	1,800
Joint Sealants, Firesafeing	1	LS	1,500.00	1,500
				\$ 31,154
Doors & Windows				
Exterior Entry Door, Frame & Hardware - Single	1	EA	\$ 1,250.00	\$ 1,250
Exterior Rear Door, Frame & Hardware - Single	1	EA	850.00	850
Interior Wood Doors, Frames & Hardware - Single, PH	13	EA	750.00	9,750
Double	3	PR	1,300.00	3,900
Exterior Windows, Historical Fenestration	165	SF	100.00	16,500
				\$ 32,250
Finishes				
Gypsum Board Partitions w/o Batt	168	LF	\$ 75.00	\$ 12,600
Plumbing Chase	6	LF	110.00	660
Gypsum Board at Perimeter Walls	3,810	SF	2.75	10,478
Gypsum Ceiling	1,770	SF	3.00	5,310
Flooring				
- Ceramic Tile at Toilet/Powder Room	80	SF	12.00	960
- Vinyl Composition Tile at Kitchen	165	SF	2.75	454
- Carpet at Remaining Areas	167	SY	35.00	5,845
- Ceramic Tile Base	50	LF	14.00	700
- Vinyl Base	65	LF	2.00	130
- Wood Base	565	LF	6.00	3,390
Paint Gypsum Walls	6,835	SF	0.60	4,101
Gypsum Ceilings	1,770	SF	0.65	1,151
Doors, Frames	19	EA	100.00	1,900
				\$ 47,678
Specialties				
Toilet Accessories	2	Sets	\$ 500.00	\$ 1,000
				\$ 1,000
Equipment				
Kitchen (Range, Refrig, Hood, Disposal, Dishwasher)	1	EA	\$ 3,500.00	\$ 3,500
Washer/Dryer	1	Set	1,300.00	1,300
				\$ 4,800



Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - North Side

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

HOMES ADJACENT TO OPEN SPACE

Description	Quantity	Unit	Unit Cost	Amount
Plumbing				
Toilets, Floor Mounted	2	EA	\$ 650.00	\$ 1,300
Lavatories, Vitreous China	2	EA	550.00	1,100
Bathtub, 5' Long	1	EA	1,500.00	1,500
Double Sink at Kitchen	1	EA	1,350.00	1,350
Roof Drains	2	EA	400.00	800
Hot Water Heater	1	EA	1,000.00	1,000
Plumbing Piping System	1,770	SF	3.50	6,195
				\$ 13,245
Mechanical				
Gas Furnace	1	EA	\$ 3,500.00	\$ 3,500
Condensing Unit	1	EA	2,350.00	2,350
Refrigerant Piping	1	LS	1,000.00	1,000
Ductwork, Diffusers	1,770	SF	9.00	15,930
				\$ 22,780
Electrical				
Electrical Wiring, Devices	1,770	SF	\$ 6.50	\$ 11,505
Distribution Panel	1	EA	3,000.00	3,000
Lighting	1,770	SF	3.50	6,195
				\$ 20,700
Subtotal				\$ 347,222
Contingency 5%				17,361
Subtotal				364,583
General Requirements 15%				54,687
TOTAL EST. CONSTRUCTION COST PER INFILL				\$ 419,270

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - North Side

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

HOMES ADJACENT TO BUILDINGS

Description	Quantity	Unit	Unit Cost	Amount
Sitework				
Temporary Protection, Barriers	1	LS	\$ 1,000.00	\$ 1,000
Rough Grading	110	SY	10.00	1,100
Footing/Foundation Wall Excavation - Assume 3' x 4'	31	CY	35.00	1,085
Backfill	15	CY	40.00	600
Fence at Rear Patio	25	LF	30.00	750
Gate	1	EA	350.00	350
Domestic Water Service to Building	25	LF	100.00	2,500
Sanitary Service to Building	25	LF	100.00	2,500
Gas Service to Building	25	LF	75.00	1,875
				\$ 11,760
Concrete				
Concrete Slab on Grade	680	SF	\$ 6.00	\$ 4,080
Concrete Footings	8	CY	450.00	3,600
Concrete Party Wall	49	CY	450.00	22,050
Concrete Patio at Rear	130	SF	6.00	780
Concrete Steps at Porch	25	LFN	65.00	1,625
				\$ 32,135
Masonry				
CMU Foundation Walls	210	SF	\$ 20.00	\$ 4,200
Brick Veneer at Front	604	SF	30.00	18,120
Brick Parapet at Front Façade	1	EA	2,000.00	2,000
				\$ 24,320
Metals				
Metal Beam at Porch Roof	18	LF	\$ 275.00	\$ 4,950
Metal Railing at Porch/Steps	25	LF	125.00	3,125
				\$ 8,075
Wood & Plastics				
Rough Carpentry & Blocking	1	LS	\$ 2,500.00	\$ 2,500
Exterior Wall Framing, Sheathing	1,180	SF	14.00	16,520
Floor Framing, Sheathing	1,190	SF	12.00	14,280
Roof Framing, Sheathing	680	SF	11.50	7,820
Porch Floor Framing, Decking	80	SF	20.00	1,600
Porch Columns	2	EA	650.00	1,300
Base Cabinets w/ Countertop	5	LF	325.00	1,625
Wall Cabinets	10	LF	250.00	2,500
Kitchen Island, 30" x 102"	1	EA	2,500.00	2,500
Bathroom Vanity	6	LF	200.00	1,200
Closet Rod w/ Shelf	27	LF	30.00	810
Shelving at Linen Closet - Assume 4 Rows	2	LF	80.00	160
Above Washer/Dryer	7	LF	20.00	140
Pantry Shelving at Kitchen, Assume 4 Rows	2	LF	80.00	160
Wood Stairs w/ Railing	2	Flts	7,500.00	15,000
Miscellaneous Exterior Trim As Required	1	LS	1,500.00	1,500
				\$ 69,615

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - North Side

► **Project Reclaim**
 Conceptual Design for Block and
 Neighborhood Revitalization
 2012-16

HOMES ADJACENT TO BUILDINGS

Description	Quantity	Unit	Unit Cost	Amount
Thermal Protection				
Insulation				
- Foundation Wall - Rigid	432	SF	\$ 2.00	\$ 864
- Exterior Wall Insulation	1,180	SF	2.25	2,655
- Roofing Insulation - Tapered Rigid	720	SF	2.25	1,620
EPDM Membrane Roofing, Flashing	680	SF	9.00	6,120
Mansard Roof at Front Façade	165	SF	25.00	4,125
Vinyl Siding at Rear	576	SF	4.00	2,304
Porch Soffit	100	SF	7.50	750
Metal Gutters	18	LF	25.00	450
Metal Downspouts	72	LF	25.00	1,800
Joint Sealants, Firesafeing	1	LS	1,500.00	1,500
				\$ 22,188
Doors & Windows				
Exterior Entry Door, Frame & Hardware - Single	1	EA	\$ 1,250.00	\$ 1,250
Exterior Rear Door, Frame & Hardware - Single	1	EA	850.00	850
Interior Wood Doors, Frames & Hardware - Single, PH	13	EA	750.00	9,750
Double	3	PR	1,300.00	3,900
Exterior Windows, Historical Fenestration	165	SF	100.00	16,500
				\$ 32,250
Finishes				
Gypsum Board Partitions w/o Batt	168	LF	\$ 75.00	\$ 12,600
Plumbing Chase	6	LF	110.00	660
Gypsum Board at Perimeter Walls	3,810	SF	2.75	10,478
Gypsum Ceiling	1,770	SF	3.00	5,310
Flooring				
- Ceramic Tile at Toilet/Powder Room	80	SF	12.00	960
- Vinyl Composition Tile at Kitchen	165	SF	2.75	454
- Carpet at Remaining Areas	167	SY	35.00	5,845
- Ceramic Tile Base	50	LF	14.00	700
- Vinyl Base	65	LF	2.00	130
- Wood Base	565	LF	6.00	3,390
Paint Gypsum Walls	6,835	SF	0.60	4,101
Gypsum Ceilings	1,770	SF	0.65	1,151
Doors, Frames	19	EA	100.00	1,900
				\$ 47,678
Specialties				
Toilet Accessories	2	Sets	\$ 500.00	\$ 1,000
				\$ 1,000
Equipment				
Kitchen (Range, Refrig, Hood, Disposal, Dishwasher)	1	EA	\$ 3,500.00	\$ 3,500
Washer/Dryer	1	Set	1,300.00	1,300
				\$ 4,800

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - North Side

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

HOMES ADJACENT TO BUILDINGS

Description	Quantity	Unit	Unit Cost	Amount
Plumbing				
Toilets, Floor Mounted	2	EA	\$ 650.00	\$ 1,300
Lavatories, Vitreous China	2	EA	550.00	1,100
Bathtub, 5' Long	1	EA	1,500.00	1,500
Double Sink at Kitchen	1	EA	1,350.00	1,350
Roof Drains	2	EA	400.00	800
Hot Water Heater	1	EA	1,000.00	1,000
Plumbing Piping System	1,770	SF	3.50	6,195
				\$ 13,245
Mechanical				
Gas Furnace	1	EA	\$ 3,500.00	\$ 3,500
Condensing Unit	1	EA	2,350.00	2,350
Refrigerant Piping	1	LS	1,000.00	1,000
Ductwork, Diffusers	1,770	SF	9.00	15,930
				\$ 22,780
Electrical				
Electrical Wiring, Devices	1,770	SF	\$ 6.50	\$ 11,505
Distribution Panel	1	EA	3,000.00	3,000
Lighting	1,770	SF	3.50	6,195
				\$ 20,700
Subtotal				\$ 310,546
Contingency	5%			15,527
Subtotal				326,073
General Requirements	15%			48,911
TOTAL EST. CONSTRUCTION COST PER INFILL				\$ 374,984

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - South Side

► **Project Reclaim**
 Conceptual Design for Block and
 Neighborhood Revitalization
 2012-16

HOMES ADJACENT TO OPEN SPACE

Description	Quantity	Unit	Unit Cost	Amount
Sitework				
Temporary Protection, Barriers	1	LS	\$ 1,500.00	\$ 1,500
Rough Grading	110	SY	10.00	1,100
Footing/Foundation Wall Excavation - Assume 3' x 4'	47	CY	35.00	1,645
Backfill	23	CY	40.00	920
Fence at Rear Patio	32	LF	30.00	960
Gate	1	EA	350.00	350
Domestic Water Service to Building	25	LF	100.00	2,500
Sanitary Service to Building	25	LF	100.00	2,500
Gas Service to Building	25	LF	75.00	1,875
				\$ 13,350
Concrete				
Concrete Slab on Grade	680	SF	\$ 6.00	\$ 4,080
Concrete Footings	12	CY	450.00	5,400
Concrete Party Wall	35	CY	450.00	15,750
Concrete Patio at Rear	130	SF	6.00	780
Concrete Steps at Porch	25	LFN	65.00	1,625
				\$ 27,635
Masonry				
CMU Foundation Walls	315	SF	\$ 20.00	\$ 6,300
Brick Veneer at Front	432	SF	25.00	10,800
				\$ 17,100
Metals				
Metal Railing at Porch/Steps	35	LF	125.00	4,375
				\$ 4,375
Wood & Plastics				
Rough Carpentry & Blocking	1	LS	\$ 2,000.00	\$ 2,000
Exterior Wall Framing, Sheathing	1,722	SF	14.00	24,108
Floor Framing, Sheathing	680	SF	12.00	8,160
Roof Framing, Sheathing	680	SF	11.50	7,820
Porch Floor Framing, Decking	80	SF	20.00	1,600
Porch Columns	2	EA	650.00	1,300
Base Cabinets w/ Countertop	5	LF	325.00	1,625
Wall Cabinets	10	LF	250.00	2,500
Kitchen Island, 30" x 102"	1	EA	2,500.00	2,500
Bathroom Vanity	6	LF	200.00	1,200
Closet Rod w/ Shelf	19	LF	30.00	570
Shelving at Linen Closet - Assume 4 Rows	2	LF	80.00	160
Above Washer/Dryer	7	LF	20.00	140
Pantry Shelving at Kitchen, Assume 4 Rows	2	LF	80.00	160
Wood Stairs w/ Railing	1	Flts	7,500.00	7,500
Miscellaneous Exterior Trim As Required	1	LS	1,500.00	1,500
				\$ 62,843

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - South Side

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

HOMES ADJACENT TO OPEN SPACE

Description	Quantity	Unit	Unit Cost	Amount
Thermal Protection				
Insulation				
- Foundation Wall - Rigid	432	SF	\$ 2.00	\$ 864
- Exterior Wall Insulation	1,722	SF	2.25	3,875
- Roofing Insulation - Tapered Rigid	680	SF	2.25	1,530
EPDM Membrane Roofing, Flashing	680	SF	9.00	6,120
Vinyl Siding at Sides & Rear	1,290	SF	4.00	5,160
Porch Soffit	100	SF	7.50	750
Joint Sealants, Firesafeing	1	LS	1,000.00	1,000
				\$ 19,299
Doors & Windows				
Exterior Entry Door, Frame & Hardware - Single	1	EA	\$ 1,250.00	\$ 1,250
Exterior Rear Door, Frame & Hardware - Single	1	EA	850.00	850
Interior Wood Doors, Frames & Hardware - Single, PH	10	EA	750.00	7,500
Double	2	PR	1,300.00	2,600
Exterior Windows	120	SF	55.00	6,600
				\$ 18,800
Finishes				
Gypsum Board Partitions w/o Batt	120	LF	\$ 75.00	\$ 9,000
Plumbing Chase	6	LF	110.00	660
Gypsum Board at Perimeter Walls	2,662	SF	2.75	7,321
Gypsum Ceiling	1,260	SF	3.00	3,780
Flooring				
- Ceramic Tile at Toilet/Powder Room	80	SF	12.00	960
- Vinyl Composition Tile at Kitchen	165	SF	2.75	454
- Carpet at Remaining Areas	110	SY	35.00	3,850
- Ceramic Tile Base	50	LF	14.00	700
- Vinyl Base	65	LF	2.00	130
- Wood Base	369	LF	6.00	2,214
Paint Gypsum Walls	4,356	SF	0.60	2,614
Gypsum Ceilings	1,260	SF	0.65	819
Doors, Frames	14	EA	100.00	1,400
				\$ 33,901
Specialties				
Toilet Accessories	2	Sets	\$ 500.00	\$ 1,000
				\$ 1,000
Equipment				
Kitchen (Range, Refrig, Hood, Disposal, Dishwasher)	1	EA	\$ 3,500.00	\$ 3,500
Washer/Dryer	1	Set	1,300.00	1,300
				\$ 4,800

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - South Side

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

HOMES ADJACENT TO OPEN SPACE

Description	Quantity	Unit	Unit Cost	Amount
Plumbing				
Toilets, Floor Mounted	2	EA	\$ 650.00	\$ 1,300
Lavatories, Vitreous China	2	EA	550.00	1,100
Bathtub, 5' Long	1	EA	1,500.00	1,500
Double Sink at Kitchen	1	EA	1,350.00	1,350
Roof Drains	2	EA	400.00	800
Hot Water Heater	1	EA	1,000.00	1,000
Plumbing Piping System	1,260	SF	3.50	4,410
				\$ 11,460
Mechanical				
Gas Furnace	1	EA	\$ 3,500.00	\$ 3,500
Condensing Unit	1	EA	2,350.00	2,350
Refrigerant Piping	1	LS	1,000.00	1,000
Ductwork, Diffusers	1,260	SF	9.00	11,340
				\$ 18,190
Electrical				
Electrical Wiring, Devices	1,260	SF	\$ 6.50	\$ 8,190
Distribution Panel	1	EA	3,000.00	3,000
Lighting	1,260	SF	3.50	4,410
				\$ 15,600
Subtotal				\$ 248,352
Contingency	5%			12,418
Subtotal				260,770
General Requirements	15%			39,115
TOTAL EST. CONSTRUCTION COST PER INFILL				\$ 299,885

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - South Side

► **Project Reclaim**
 Conceptual Design for Block and
 Neighborhood Revitalization
 2012-16

HOMES ADJACENT TO BUILDINGS

Description	Quantity	Unit	Unit Cost	Amount
Sitework				
Temporary Protection, Barriers	1	LS	\$ 1,000.00	\$ 1,000
Rough Grading	110	SY	10.00	1,100
Footing/Foundation Wall Excavation - Assume 3' x 4'	31	CY	35.00	1,085
Backfill	15	CY	40.00	600
Fence at Rear Patio	25	LF	30.00	750
Gate	1	EA	350.00	350
Domestic Water Service to Building	25	LF	100.00	2,500
Sanitary Service to Building	25	LF	100.00	2,500
Gas Service to Building	25	LF	75.00	1,875
				\$ 11,760
Concrete				
Concrete Slab on Grade	680	SF	\$ 6.00	\$ 4,080
Concrete Footings	8	CY	450.00	3,600
Concrete Party Wall	35	CY	450.00	15,750
Concrete Patio at Rear	130	SF	6.00	780
Concrete Steps at Porch	25	LFN	65.00	1,625
				\$ 25,835
Masonry				
CMU Foundation Walls	206	SF	\$ 20.00	\$ 4,120
Brick Veneer at Front	408	SF	25.00	10,200
				\$ 14,320
Metals				
Metal Railing at Porch/Steps	25	LF	125.00	3,125
				\$ 3,125
Wood & Plastics				
Rough Carpentry & Blocking	1	LS	\$ 2,000.00	\$ 2,000
Exterior Wall Framing, Sheathing	792	SF	14.00	11,088
Floor Framing, Sheathing	680	SF	12.00	8,160
Roof Framing, Sheathing	680	SF	11.50	7,820
Porch Floor Framing, Decking	80	SF	20.00	1,600
Porch Columns	2	EA	650.00	1,300
Base Cabinets w/ Countertop	5	LF	325.00	1,625
Wall Cabinets	10	LF	250.00	2,500
Kitchen Island, 30" x 102"	1	EA	2,500.00	2,500
Bathroom Vanity	6	LF	200.00	1,200
Closet Rod w/ Shelf	19	LF	30.00	570
Shelving at Linen Closet - Assume 4 Rows	2	LF	80.00	160
Above Washer/Dryer	7	LF	20.00	140
Pantry Shelving at Kitchen, Assume 4 Rows	2	LF	80.00	160
Wood Stairs w/ Railing	1	Flts	7,500.00	7,500
Miscellaneous Exterior Trim As Required	1	LS	1,500.00	1,500
				\$ 49,823



Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - South Side

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

HOMES ADJACENT TO BUILDINGS

Description	Quantity	Unit	Unit Cost	Amount
Thermal Protection				
Insulation				
- Foundation Wall - Rigid	432	SF	\$ 2.00	\$ 864
- Exterior Wall Insulation	792	SF	2.25	1,782
- Roofing Insulation - Tapered Rigid	680	SF	2.25	1,530
EPDM Membrane Roofing, Flashing	680	SF	9.00	6,120
Vinyl Siding at Rear	384	SF	4.00	1,536
Porch Soffit	100	SF	7.50	750
Joint Sealants, Firesafeing	1	LS	1,000.00	1,000
				\$ 13,582
Doors & Windows				
Exterior Entry Door, Frame & Hardware - Single	1	EA	\$ 1,250.00	\$ 1,250
Exterior Rear Door, Frame & Hardware - Single	1	EA	850.00	850
Interior Wood Doors, Frames & Hardware - Single, PH	10	EA	750.00	7,500
Double	2	PR	1,300.00	2,600
Exterior Windows	120	SF	55.00	6,600
				\$ 18,800
Finishes				
Gypsum Board Partitions w/o Batt	120	LF	\$ 75.00	\$ 9,000
Plumbing Chase	6	LF	110.00	660
Gypsum Board at Perimeter Walls	2,662	SF	2.75	7,321
Gypsum Ceiling	1,260	SF	3.00	3,780
Flooring				
- Ceramic Tile at Toilet/Powder Room	80	SF	12.00	960
- Vinyl Composition Tile at Kitchen	165	SF	2.75	454
- Carpet at Remaining Areas	110	SY	35.00	3,850
- Ceramic Tile Base	50	LF	14.00	700
- Vinyl Base	65	LF	2.00	130
- Wood Base	369	LF	6.00	2,214
Paint Gypsum Walls	4,356	SF	0.60	2,614
Gypsum Ceilings	1,260	SF	0.65	819
Doors, Frames	14	EA	100.00	1,400
				\$ 33,901
Specialties				
Toilet Accessories	2	Sets	\$ 500.00	\$ 1,000
				\$ 1,000
Equipment				
Kitchen (Range, Refrig, Hood, Disposal, Dishwasher)	1	EA	\$ 3,500.00	\$ 3,500
Washer/Dryer	1	Set	1,300.00	1,300
				\$ 4,800

Conceptual Design

Opinion of Probable Cost

Detail: Infill Housing - South Side

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

HOMES ADJACENT TO BUILDINGS

Description	Quantity	Unit	Unit Cost	Amount
Plumbing				
Toilets, Floor Mounted	2	EA	\$ 650.00	\$ 1,300
Lavatories, Vitreous China	2	EA	550.00	1,100
Bathtub, 5' Long	1	EA	1,500.00	1,500
Double Sink at Kitchen	1	EA	1,350.00	1,350
Roof Drains	2	EA	400.00	800
Hot Water Heater	1	EA	1,000.00	1,000
Plumbing Piping System	1,260	SF	3.50	4,410
				\$ 11,460
Mechanical				
Gas Furnace	1	EA	\$ 3,500.00	\$ 3,500
Condensing Unit	1	EA	2,350.00	2,350
Refrigerant Piping	1	LS	1,000.00	1,000
Ductwork, Diffusers	1,260	SF	9.00	11,340
				\$ 18,190
Electrical				
Electrical Wiring, Devices	1,260	SF	\$ 6.50	\$ 8,190
Distribution Panel	1	EA	3,000.00	3,000
Lighting	1,260	SF	3.50	4,410
				\$ 15,600
Subtotal				\$ 222,196
Contingency 5%				11,110
Subtotal				233,306
General Requirements 15%				34,996
TOTAL EST. CONSTRUCTION COST PER INFILL				\$ 268,301

Conceptual Design

Opinion of Probable Cost

Detail: Sitework

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

Description	Quantity	Unit	Unit Cost	Amount
<u>STREETSCAPE DESIGN</u>				
Site Demolition:				
- Concrete Sidewalk	20,000	SF	\$ 1.50	\$ 30,000
- Concrete Curb	2,000	LF	5.00	10,000
Tree Pits/Sidewalk Planters - Soil, Groundcover, Curb	2,340	SF	15.00	35,100
Trees at Sidewalk	35	EA	550.00	19,250
Concrete Sidewalk	17,660	SF	5.50	97,130
Concrete Curb	2,000	LF	17.50	35,000
Patch/Repair Asphalt Pavement As Required	225	SY	40.00	9,000
Mural on Firestation Wall	1,870	SF	5.00	9,350
Rain Barrels				By Others
Subtotal				\$ 244,830
Contingency 5%				12,242
Subtotal				257,072
General Requirements 15%				38,561
TOTAL STREETSCAPE COST				\$ 295,632
Alternate #1 - Conventional Brick/Clay Pavers on Sidewalk				
Add Conventional Brick/Clay Pavers on Sidewalk	3,500	SF	\$ 12.50	\$ 43,750
Subtotal				\$ 43,750
Contingency 10%				4,375
Subtotal				48,125
General Requirements 20%				9,625
ADD ALTERNATE #1 COST				\$ 57,750
<u>CONNECTOR PARK</u>				
Demolish Existing Masonry Garage	6,480	SF	\$ 0.75	\$ 4,860
Trees	5	EA	550.00	2,750
Shrubs	55	EA	50.00	2,750
Turf/Grass Reseeding	3,165	SF	2.00	6,330
Path Through New Park	615	SF	6.00	3,690
Precast Park Benches, 5' Long	6	EA	750.00	4,500
Subtotal				\$ 24,880
Contingency 5%				1,244
Subtotal				26,124
General Requirements 15%				3,919
TOTAL CONNECTOR PARK COST				\$ 30,043

Conceptual Design

Opinion of Probable Cost

Detail: Sitework

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

Description	Quantity	Unit	Unit Cost	Amount
<u>POCKET PARK</u>				
Trees	4	EA	\$ 550.00	\$ 2,200
Shrubs	48	EA	50.00	2,400
Turf/Grass Reseeding	1,300	SF	2.00	2,600
Precast Park Benches, 5' Long	3	EA	750.00	2,250
Subtotal				\$ 9,450
Contingency	5%			473
Subtotal				9,923
General Requirements	15%			1,488
TOTAL POCKET PARK COST				\$ 11,411
<u>RAIN GARDEN</u>				
Trees	2	EA	\$ 550.00	\$ 1,100
Shrubs	28	EA	50.00	1,400
Turf/Grass Reseeding	610	SF	2.00	1,220
Perennial/Ornamental Grass Plantings on Public Property	500	SF	3.00	1,500
on Private Property	200	SF	3.00	600
Stone Aggregate, Assume 1' Deep	26	CY	75.00	1,950
Soil, Assume 2' Deep	52	CY	50.00	2,600
Trench Drain - Street Runoff to Rain Garden	12	LF	250.00	3,000
Precast Park Benches, 5' Long	2	EA	750.00	1,500
Subtotal				\$ 14,870
Contingency	5%			744
Subtotal				15,614
General Requirements	15%			2,342
TOTAL RAIN GARDEN COST				\$ 17,956
<u>COMMUNITY GARDEN</u>				
Trees	3	EA	\$ 550.00	\$ 1,650
Shrubs	54	EA	50.00	2,700
Gravel Fine Paths, Planters - Assume 50% of Area	1,415	SF	4.00	5,660
Gravel Edging	70	LF	15.00	1,050
Garden Planter Wall	250	LF	30.00	7,500
Garden, Plantings				By Residents
Entry Fence at Community Garden	35	LF	50.00	1,750
Gate - Single	1	PR	500.00	500
Precast Park Benches, 5' Long	9	EA	750.00	6,750
Subtotal				\$ 27,560
Contingency	5%			1,378
Subtotal				28,938
General Requirements	15%			4,341
TOTAL COMMUNITY GARDEN COST				\$ 33,279

Description of Services



Project Reclaim

Conceptual Design for Block and
Neighborhood Revitalization

2012-16

Value of Services Donated

Letter of Agreement

Client Application

Value of Services

► **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

VOLUNTEER	PROFESSION	HOURS	RATE*	VALUE
Paul Vernon, RA	Senior Architect	49	\$130	\$6,370
Kate Rutledge	Intern Architect	91	\$65	\$5,915
Dan Chong, AIA	Senior Architect	55	\$130	\$7,150
Brian Johnson	Intern Architect	82	\$50	\$4,100
Joy Mariama Smith	Intern Architect	200	\$90	\$18,000
Leah Rominger	Landscape Arch Designer	52	\$80	\$4,160
Andrew Dobshinsky, AICP	Planner	22	\$125	\$2,750
Christine Miller Cruie	Historic Preservationist	32	\$90	\$2,880
Lucious P. Johnson, CPE	Cost Estimator	25	\$125	\$3,125
STAFF				
Heidi Segall Levy, AIA	Senior Architect	80	\$100	\$8,000
TOTAL VALUE OF DESIGN SERVICES				\$62,450

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

May 31, 2012

Joyce Smith
Community Development Coordinator
Viola Street Residents Association
4251 Viola Street
Philadelphia, PA 19104

Bernard Hawkins
Executive Director
Philadelphia Neighborhood Housing Services, Inc.
5234 Chestnut Street
Philadelphia, PA 19139

RE: Project 2012-16
Project Reclaim: Conceptual Design for Revitalization of Viola Street

Dear Joyce/Bernard:

We are pleased to inform you that your application for services has been accepted. We understand that Philadelphia Neighborhood Housing Services, Inc. (PNHS) is in support of Viola Street Residents Association's (VSRA) goal to revitalize Viola Street and make a positive change for the community. It is our understanding that you are looking for assistance with developing a comprehensive plan for the 4200 block of Viola Street which will address abandoned and distressed properties and the potential for beautifying the streetscape.

This letter outlines the work that the Community Design Collaborative (Collaborative) will perform for VSRA. Design professionals volunteering through the Collaborative will provide the services and products listed below. Your project will require a team of 5-6 volunteers – 1-2 urban designer(s)/planner(s), 1 architect/intern architect, and 1 landscape architect, one of whom will act as Lead Volunteer, 1 historic preservationist, and a cost estimator.

Collaborative volunteers will provide the following products and services:

1. Attendance at two meetings with a community task force, as coordinated by VSRA – the first, to discuss the groups' ideas, issues and concerns with the volunteers and to reach a consensus in terms of their priorities for making improvements to Viola Street. The volunteers will use the direction given at this meeting, **as documented in meeting minutes provided by VSRA**, as a basis for their preliminary design. At the second meeting, the volunteers will present their preliminary designs to the task force for feedback. The volunteers will use the direction given at this meeting, **as documented in meeting minutes provided by VSRA**, as a basis for the completion of their conceptual design.
2. As requested by VSRA, the team will make one presentation of their final proposal to either the community task force, another group of stakeholders, or to the broader community immediately following completion of the final report.
3. An 8 ½" x 11" bound report including:
 - a) Written Introduction: Providing background information on the client organizations, the task force members and the Collaborative project
 - b) Project Location Map: Indicating site location within the city
 - c) Photographs: Photographs of the existing conditions in the neighborhood as well as on the focus block

- d) Overall Context Map: A map drawn to an appropriate scale to be presented no larger than 11" x 17" format showing the extents of the East Parkside neighborhood (bounded by Parkside, Belmont and Girard Avenues) within its surrounding context.
- e) Neighborhood Plan: Existing Conditions: Based on a City building and lot line map, plans provided by VSRA, and field investigation and drawn to an appropriate scale to be presented no larger than 11" x 17" format. This plan will include the existing conditions of the East Parkside neighborhood including parcel lines, building footprints, streets and street names, addresses, institutions, vacant lots, vacant structures, land use including residential, commercial, etc. The map will also include any recent or planned investment/development on the blocks. The photographs of the existing conditions may also be incorporated into this base map.
- f) Neighborhood Plan: Proposed: Based on the existing neighborhood plan and drawn to an appropriate scale to be presented no larger than 11" x 17" format, this plan will indicate the proposed strategy for revitalization, including proposals for locations of mixed-use development, new construction, community open space, façade and property improvement, and streetscape improvements (sidewalks, street trees, planting beds, furnishings, lighting, etc.). Strategies for creating neighborhood identity will also be included.
- g) Focus Area Block Plan: Existing Conditions: Based on the existing conditions neighborhood plan and drawn to an appropriate scale to be presented no larger than 11" x 17" format, this plan will include the existing conditions of the 4200 block of Viola Street. Parcel lines, building footprints, streets and street names, addresses, driveways, porches, steps, and existing streetscape conditions such as sidewalks, lighting, plantings and trees will be included. The plan will document vacant structures and parcels, as well as ownership. The photographs of the existing conditions may also be incorporated into this base plan.
- h) Conceptual Color-Rendered Focus Area Block Plan: Based on the existing focus area plan and drawn to an appropriate scale to be presented no larger than 11" x 17" format, this plan will indicate the proposed strategy for block improvements including: recommendations for re-use of vacant structures and properties – rehab, infill construction, sideyards – and recommendations for streetscape improvement elements such as trees, landscaping, sidewalks, furnishings, lighting, signage, as well as recommendations for stormwater management.
- i) Conceptual Color-Rendered Perspective Drawing: To illustrate an aspect of the proposed design and to be presented in 11" x 17" format.
- j) Opinion of Probable Cost: As appropriate, potential costs of specific proposed elements of both the neighborhood and block plans may be given, as a range and/or based on a cost/square foot number, in order to assist VSRA with prioritization and fundraising.

Viola Street Residents Association will be responsible for providing the following:

1. Creation and coordination of the community task force; ***a list of the task force members is to be provided to the Collaborative prior to the in-house team kick-off meeting***
2. Scheduling of meetings with the Collaborative volunteers and the task force
3. Written information about the history of the organizations and the task force members to be included in the introduction of the final report
4. Previous studies done for the area including Philadelphia City Planning Commission's West Park District Plan
5. Neighborhood background information including inventory of properties and information on any development plans
6. Electronic base plan of the neighborhood
7. **Meeting minutes from the two task force meetings**

- We expect this work to take approximately six (6) months to complete after the volunteer team gets started. It must be noted that inclement weather and unforeseen circumstances in a volunteer's schedule could delay this project. All professional and technical services provided by the Collaborative volunteers are *pro bono* and we estimate the value of these *pro bono* services to be approximately \$15,000 - \$25,000.

The 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 Collaborative shall be deemed the author 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 will be provided with copies of the final report, which you may retain and use for information, reference and distribution in connection with this project. You may not, however, alter, revise or amend the report, either directly or indirectly, or use it for any purpose other than for this project, without the express written consent of the Collaborative. The Collaborative shall have the right to use the report, and to distribute copies of it, for educational, promotional or other purposes.

Accepted and agreed:

Joyce Smith
Community Development Coordinator
Viola Street Residents Association

Bernard Hawkins	Date
Executive Director	
Philadelphia Neighborhood Housing Services, Inc.	

COMMUNITY DESIGN
COLLABORATIVE

Strengthening neighborhoods through design

Service Grant Application

Date:

5/11/12

**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

ORGANIZATIONAL PROFILE

1. Organization Name: Viola Street Residents Association
2. Address: 4251 Viola Street
City: Philadelphia State: PA Zip: 19104
3. Phone: (See Project contact information) 4. Fax: _____
(In the process of setting one up)
5. Website: _____
6. Executive Director: Lorraine Gomez, President
7. Project Contact: Joyce Smith Title: Community Development Coordinator
Phone (day): 215-981-3824 Phone (eve): 215-476-8748
Phone (cell): 215-593-9555 Email: joyran24@verizon.net
Fax: 215-981-3870 (day)
8. Briefly state your mission and describe your services:

A grassroots group working to stem the tide of deterioration of our neighborhood through beautification, revitalization and civic engagement projects committed to transforming East Parkside into a safe and desirable place to live block by block. Through collaborative efforts with government and private entities we work to improve the quality of life of residents. We also work to stimulate community participation in helping to create a healthy and sustainable environment in East Parkside.
9. Does your organization have a Board of Directors? ☐ yes ☒ no
Board Chair: _____ Financial Officer: _____
10. When was your organization founded? 2008
11. Does your organization have 501(c)(3) status? ☐ yes ☒ no
What year was 501(c)(3) status established? _____
12. Operating budget for current year: 2,000.00
13. Total number of staff: 7 Full Time: _____ Part Time: _____ Volunteer: X
14. What are your organization's current sources of funding?
Members dues and private contributions
15. What neighborhood(s) does your organization serve? East Parkside
16. Total number of clients served by your organization in the last fiscal year: 50 (estimate)
17. What organizations, public agencies, and/or elected officials have assisted your organization?
Licenses/Inspections, Councilwoman Blackwell, The Other Carpenter, PNHS, Preservation Alliance
18. Has your organization ever received services from an architect, landscape architect, planner or engineer?
☒ Yes ☐ No
If yes, identify who and describe services:

Advant Gardens
19. Has your organization completed other capital development projects?
List projects with completion dates:

NO

**COMMUNITY DESIGN
COLLABORATIVE**

Strengthening neighborhoods through design

Service Grant Application

Date: April 13, 2012

**Mail Completed
Application to:**

**COMMUNITY
DESIGN
COLLABORATIVE**

1216 Arch Street, 1st Floor
Philadelphia, PA 19107

ORGANIZATIONAL PROFILE

1. Organization Name: Philadelphia Neighborhood Housing Services, Inc
2. Address: 5234 Chestnut Street
City: Philadelphia State: PA Zip: 19139
3. Phone: 215-476-4205 4. Fax: 215-476-4271
5. Website: www.phillynhs.org
6. Executive Director: Bernard Hawkins
7. Project Contact: Joyce Smith Title: Community Development Coordinator
Phone (day): 215-981-3824 Phone (eve): 215-476-8748
Phone (cell): 215-593-9555 Email: joyran24@verizon.net
Fax: 215-981-3870 or 60 (Weekday only)

8. Briefly state your mission and describe your services:

Philadelphia Neighborhood Housing Services, Inc. (PNHS) is a non profit community development corporation and certified Community Development Financial Institution serving low income residents and neighborhoods in the City of Philadelphia. PNHS provides resources for home improvement and repair in an effort to stem decay and decline and preserve quality affordable low income housing.

9. Does your organization have a Board of Directors? ☒ yes ☐ no
Board Chair: Michael Roepel Financial Officer: James Conner
10. When was your organization founded? 1975
11. Does your organization have 501(c)(3) status? ☒ yes ☐ no
What year was 501(c)(3) status established? June 17, 1975
12. Operating budget for current year: \$644,000
13. Total number of staff: 11 Full Time: 9 Part Time: 2 Volunteer:
14. What are your organization's current sources of funding?
Community Development Block Grant, fees for services and contributions
15. What neighborhood(s) does your organization serve? Cobbs Creek and City - Wide
16. Total number of clients served by your organization in the last fiscal year: 562 Service Units
17. What organizations, public agencies, and/or elected officials have assisted your organization?
OHCD, PHDC, PRA, PNC Bank, Citizens Bank, Beneficial Bank, Woori Bank, TD Bank, M & T Bank, UAC
18. Has your organization ever received services from an architect, landscape architect, planner or engineer?
☒ Yes ☐ No
If yes, identify who and describe services:

TMH Associates, Inc.
CICADA Architecture /Planning, Inc.
19. Has your organization completed other capital development projects?
List projects with completion dates:

See Attachment A

Questions?

Contact us at:

215.587.9290 ph
215.587.9277 fx
info@cdesignc.org
www.cdesignc.org

Service Grant Application

PROJECT PROFILE

20. Project Title: Project Reclaim
21. Describe the project's scope, timetable, and importance to your organization:
- See Attachment B
22. What preliminary design services are you seeking?
- See Attachment C
23. Project Address: 4100 - 4200 Block of Viola Street including the street gateway: 1515 Belmont Ave.
City: Philadelphia State: PA Zip: 19139
Neighborhood: East Parkside section of West Philadelphia Census Tract: 110
24. Project Type (check all that apply) ☒ New Construction ☒ Renovation ☐ Expansion ☒ Other
25. Lot and/or building size: 30,000 Sq Ft (estimate)
26. Current Use: Residential
27. Do you: ☐ Lease ☐ Own ☒ Plan to Acquire
28. If you lease, note the property owner and term of the lease:
- Non applicable
29. If you plan to acquire, list the current property owner(s) and describe your acquisition strategy and timetable:
- See Attachment D
30. Do you have plan drawings of the lot and/or building? ☐ Yes ☒ No
31. Proposed project budget: \$4,100,000
How did you determine this? Value of City services that is going into the acquisition of properties
32. Is funding available for the project? ☒ Yes ☐ No
If yes, please note funding sources and amounts:
In-Kind property acquisition services estimated value: 26 properties X 800 - \$20,800
33. What other fundraising strategies are being considered?:
CDBG for pre development costs HOME funds for construction costs
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?
Partnering with private developers
36. Who referred you to the Community Design Collaborative?
Aisha Herring, Dawn Summerville/Commerce Dept. Marty Cabry/Councilwoman J. Blackwell

**Mail Completed
Application to:**

**COMMUNITY
DESIGN
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1216 Arch Street, 1st Floor
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Questions?

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ATTACHMENT B

21.

This resident driven revitalization project in the East Parkside section of West Philadelphia was born out of the Viola Street Residents Association's "Project Reclaim" mission to eradicate blight by restoring and rehabbing abandoned properties that compromise the integrity of the 4100 - 4200 block of Viola Street.

The block borders the Centennial District in Fairmount Park which includes the Please Touch Museum, Japanese House, School of the Future, Memorial Hall and the Mann Music Center. East Parkside is home to the nation's 1876 International Centennial Exhibition and some of the most architecturally ornate residential buildings in West Philadelphia. The properties on the north side of the street of Viola Street, as well as those on Parkside Avenue, were designated as a local historic district in 2010.

Project Reclaim is a strategic plan for the preservation, renovation and development of single family homes on the block and the revitalization of a multifamily property at the southwest corner of the block. Project Reclaim empowers residents to exercise meaningful control of their environment. This project which involves residents' collaboration with city agencies, elected officials and other invested stakeholders would serve to maintain affordable housing for low and moderate income residents in a location on the cusp of revitalization. With the support of 3rd District Councilwoman Jannie Blackwell, and the services of City of Philadelphia Department of Licenses and Inspections, efforts are currently underway to acquire vacant properties via sheriff sale.

VSRA has been working on this project since 2010, researching applicable legislation, reviewing best practices and partnering with supportive entities such as Fran Burns at Licenses & Inspections who has provided an indepth report and cited properties with code violations. This process could take up to a year to complete. We project rehabilitation or new construction for at least six (6) houses and at least five (5) vacant lots for revitalization within a year. Within the next six months it is the goal of VSRA to have developed the needed plans so as to begin the process of resource development in preparation for the properties becoming available.

Project Reclaim also complements the West Park District Plan (WPDP), a part of the City Wide Comprehensive Plan 2035. For example WPDP recommendations #11 (*Coordinate with public land-holding agencies to advance development of property well served by transit and to develop site concepts, RFPs, and design guidelines appropriate to local context*) and #19 (*Develop incentives to reduce concentration of poverty in the neighborhoods of East Parkside, West Parkside and Cathedral Park and encourage more market rate housing. Ensure that existing affordable housing is in good condition.*) etc. The plan promotes community cohesiveness connecting the park and cultural assets to the residential community making the area more attractive for residents, visitors and future enterprise.

Philadelphia Neighborhood Housing Services
VSRA/Project Reclaim

ATTACHMENT C

22.

The Viola Street Residents Association requests the CDC's support in developing plans for the renovation of vacant properties, treatment and revitalization of vacant lots and development of a streetscape beautification plan. The design the historical features of the 4200 Block of Viola Street and complement the preservation efforts on Parkside Avenue.

Appendix

- **Project Reclaim**
Conceptual Design for Block and
Neighborhood Revitalization
2012-16

Drainage Area Analysis

APPENDIX: DRAINAGE AREA ANALYSIS

The triangle between Parkside Avenue, Belmont Avenue, and Girard Avenue offers many opportunities for capturing roadway runoff, as shown in the Stormwater Management Opportunities diagram. This drainage area map identifies the areas of roadway runoff, the direction of surface flow, and the existing inlet locations.

In summary, a total of 1,005,000 square feet of impervious area could potentially be managed by strategically located green infrastructure within the triangle.



APPENDIX: DRAINAGE AREA ANALYSIS



Viola Street contains a relative high point, dividing the direction of surface flow on the street. If a rain garden is placed at the western end of the street, it could potentially capture approximately 10,000 square feet of impervious drainage area (primarily roadway and sidewalk runoff).

Based on a loading ratio of 1:10, a 1,000 sf rain garden could be located on the fire station parcel and extended into the adjacent private vacant triangular lot. Extending the rain garden into the private lot would connect this new green space to Viola Street, essentially strengthening the rain garden’s connection to the community, promoting its visibility, and enhancing its stormwater management capability.

► 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.