

Art Commission Review – Submittal Form

(Applicant complete below section)

Project Name: Wister PG - Pre-Fab Concrete Storage Bldg

Project Address: 4971 Baynton St **On Public Property?** Yes No

Total Budget: \$200,000 **Utilizing City Funds?** Yes (specify amount): all No

Project Type (check all that apply):

<input checked="" type="checkbox"/> Building – New Construction or Addition	<input type="checkbox"/> Encroachment in/over ROW
<input type="checkbox"/> Building – Renovation or Repair	<input type="checkbox"/> Signage (Reconsideration)
<input type="checkbox"/> Plaza/Park/Playground	<input type="checkbox"/> Streetery (Reconsideration)
<input type="checkbox"/> Public Art	<input type="checkbox"/> Other: _____

Project Team:

Agency/Org.: Capital Program Office (CPO) Design Lead (firm): Capital Program Office

Other: _____

Primary Contact for Project Communications:

Name: Nobuki Iijima

Affiliation: City of Philadelphia, CPO

Email: [REDACTED]

(Art Commission staff complete below section)

Art Commission Meeting Date of Project Review: 2/11/26

Level of Review:

Concept Review Final Review If Final, specify date of preceding Concept Review: _____

Administrative Review (for projects with minimal visual impact on public realm)

Staff Notes (Optional):

Minor construction project for new storage building



Memorandum

To: Katherine Liss, Director, Art Commission
From: Nobuki Iijima, Project Coordinator, Parks and Recreation
Date: January 28, 2026
Re: Request for Administrative Approval / Art Commission Review
Wister Playground, 4971 Baynton St, Philadelphia PA 19144

We respectfully request administrative approval for Pre-Fabricated Concrete Storage Building at Wister Playground, 4971 Baynton St., Philadelphia, PA 19144.

The brief description of the project as stated below and the enclosed drawings show the intended extent of work.

This project includes the installation of pre-fabricated concrete storage building. Project budget is \$220,000 which is funded by the Councilwoman Cindy Bass.

Thank you for your attention. Please inform me directly if you need more information.

cc: Aparna Palantino, Director, CPO
Francesco Cerrai, Project Director, CPO
Nobuki Iijima, Project Coordinator, CPO, nobuki.iijima@phila.gov or (215) 683-4486

WISTER PLAYGROUND

PRE-FABRICATED CONCRETE STORAGE BUILDING INSTALLATION



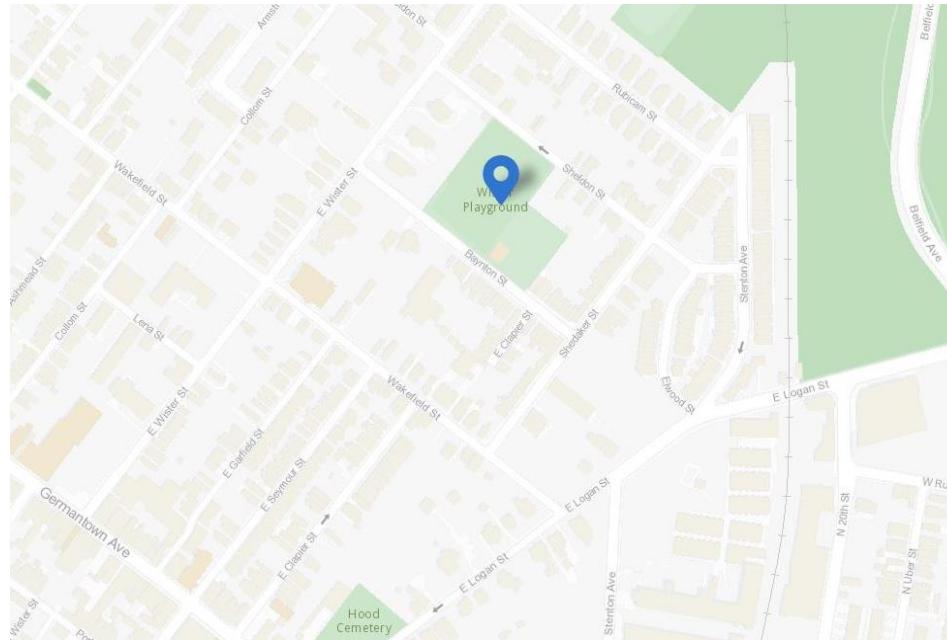
CAPITAL PROGRAM OFFICE
CITY OF PHILADELPHIA



**PHILADELPHIA
PARKS &
RECREATION**

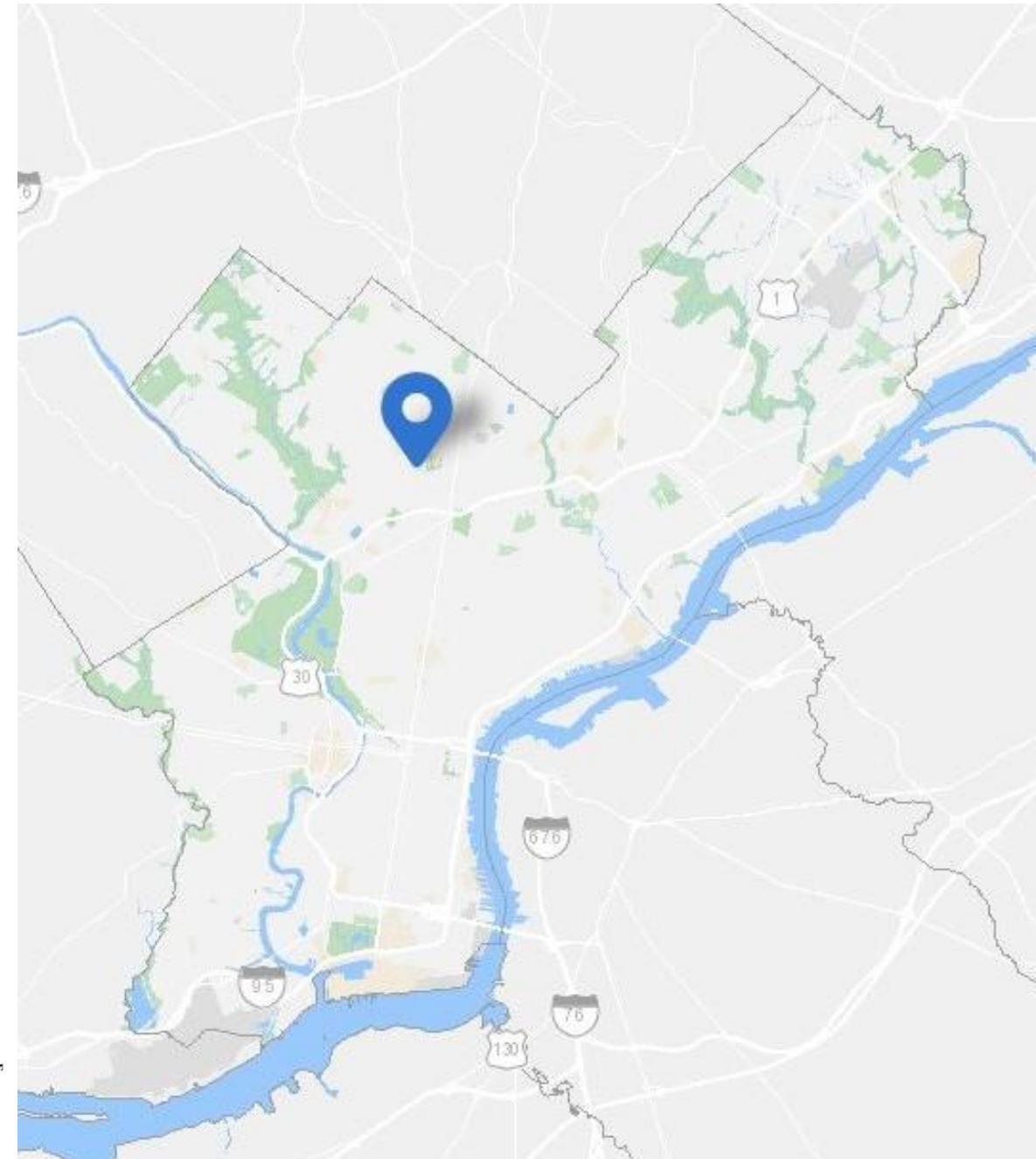
EXISTING CONDITIONS

LOCATION MAP



Wister Playground
4971 Baynton St

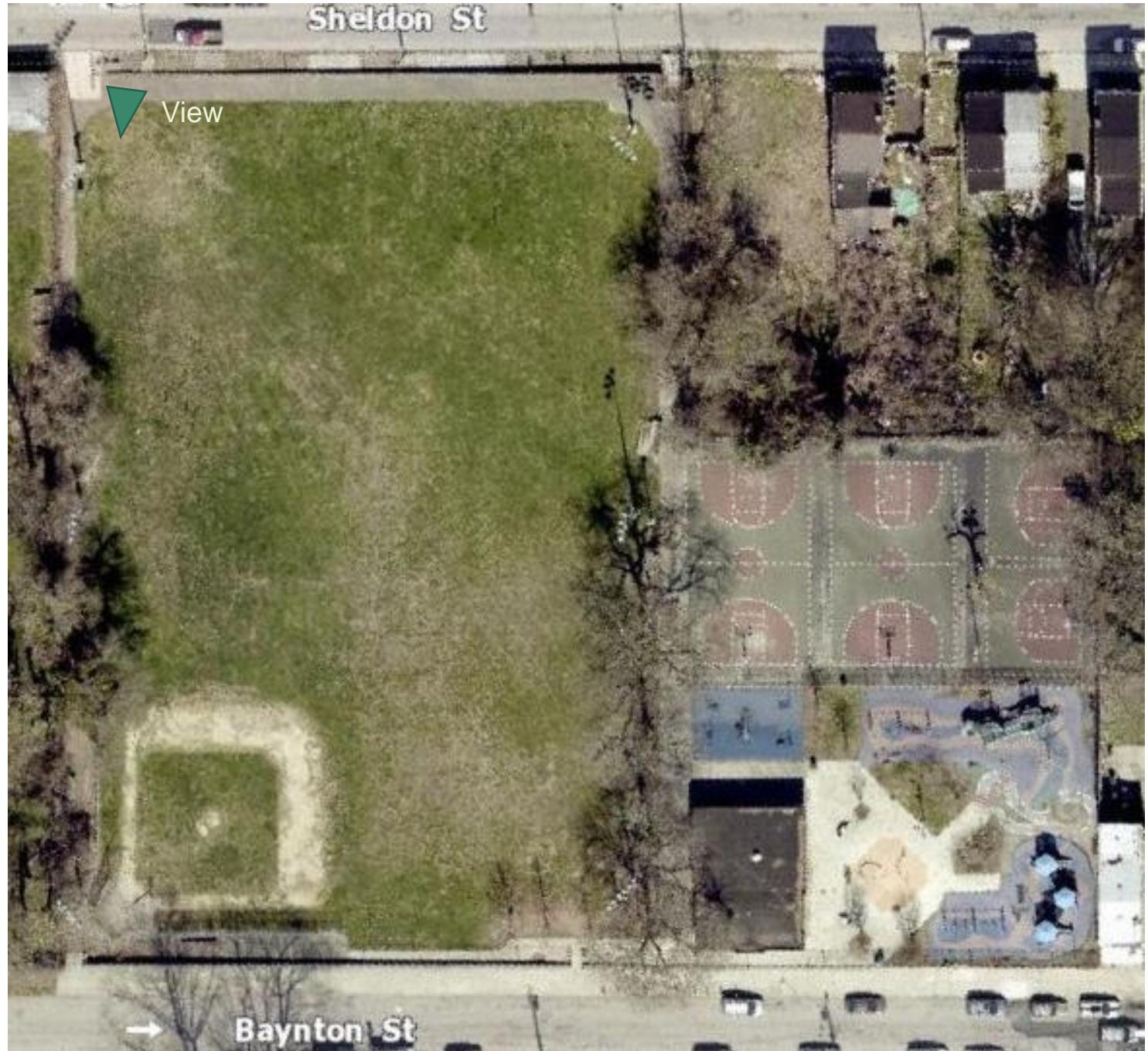
Germantown Section



EXISTING CONDITIONS

AERIAL PHOTO

EXISTING CONDITIONS



EXISTING CONDITIONS

AERIAL PHOTO

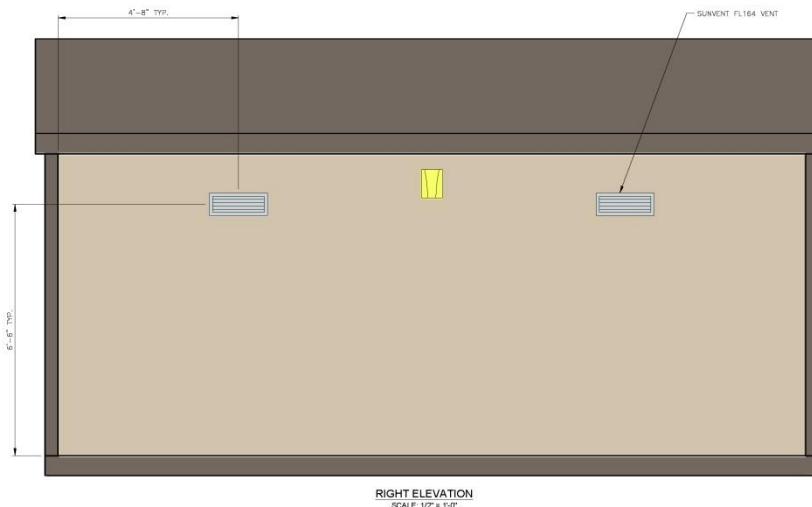
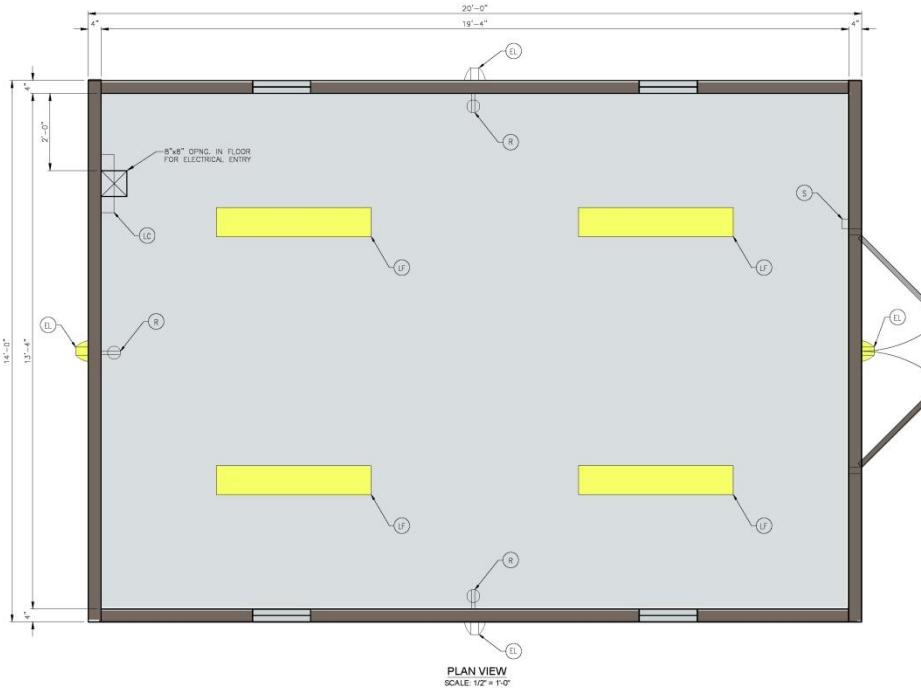
PROPOSED PRE-FAB STORAGE BLDG



EXISTING CONDITIONS

LAYOUT

PROPOSED PRE-FAB STORAGE BLDG



Exterior Dimensions:
20' -0" x 14'-0" x 11'-3"

Colors:
Exterior Wall – Cemented Deal
Roof - Charred Walnut



THANK YOU

REVISIONS		
ISSUE	DATE	REVISIONS



CPO PROJECT COORDINATOR: _____

LAND. ARCH. SEAL:

**NOT FOR
CONSTRUCTION**

PRIMARY CONSULTANT: _____

SUB-CONSULTANT: _____

**CITY OF PHILADELPHIA
CAPITAL PROGRAM OFFICE**
1515 ARCH STREET
11TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA, PENNSYLVANIA

PROJECT TITLE: **STORAGE BUILDING INSTALLATION
WISTER PLAYGROUND**
4971 BAYNTON ST., PHILADELPHIA PA

DRAWING TITLE: _____

ZONING PLAN

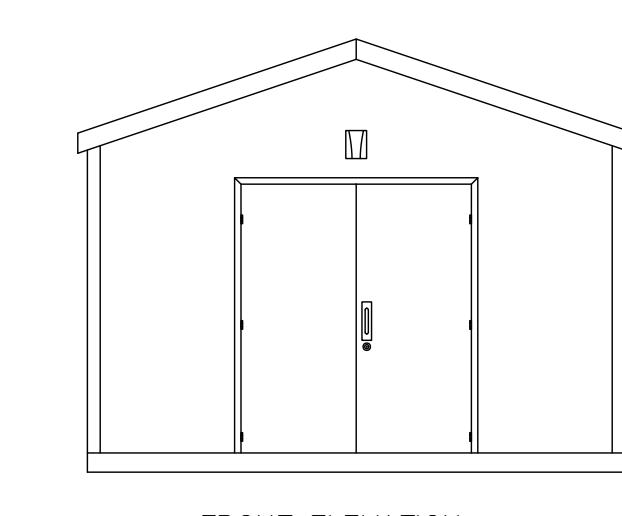
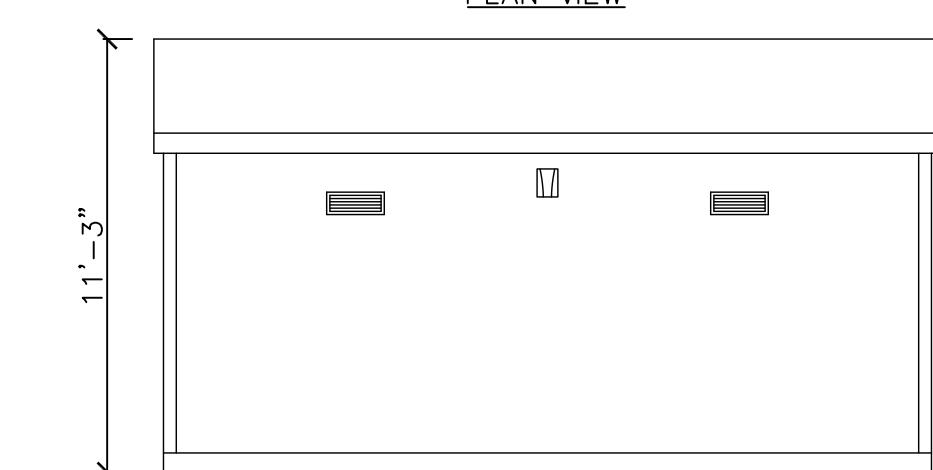
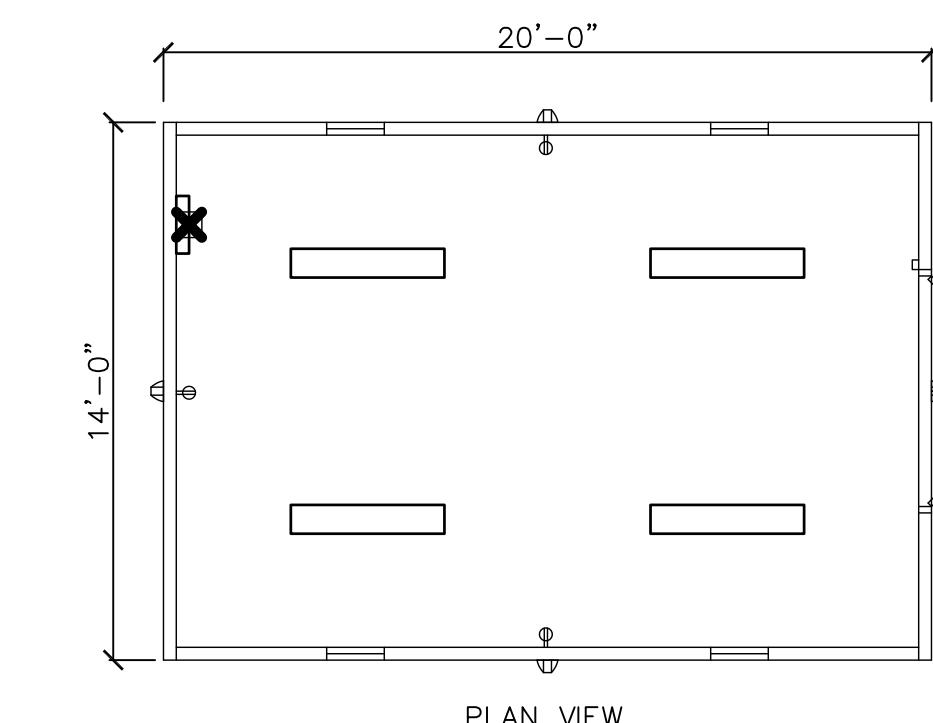
PROJECT NO.: 16-24-7193-01	DRAWING NO.: Z-01
DATE: 01/28/26	SCALE: AS SHOWN
DRAWN BY: NI	CHECKED BY: NI
SHEET 1 OF 1	



GRAPHIC SCALE
0 10 20 40 80

SCALE: 1"=20'-0"

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.



SCALE: 1"=5'-0"

LEGEND

Street Line
Property Line
000' Contour Line
Ornamental Fence Line
Over Head Wire
Utility Pole
Street Light
Chain Link Fence

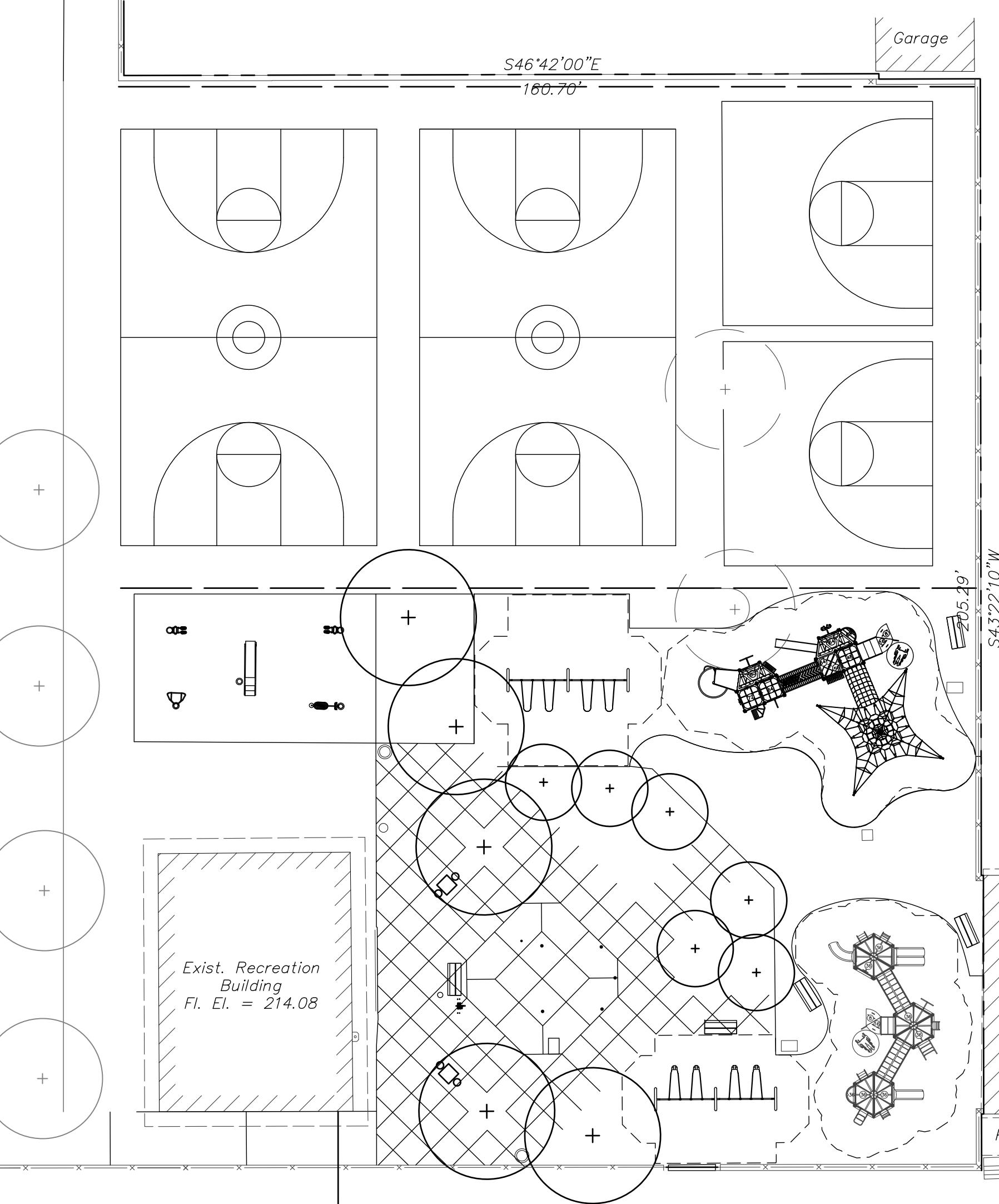
PROPERTY OWNER: CITY OF PHILADELPHIA
MUNICIPAL SERVICE BLDG
RM 1030
1401 JOHN F. KENNEDY BLVD
PHILADELPHIA, PA 19102

SITE ADDRESS: 4971 BAYNTON ST
PHILADELPHIA, PA 19144

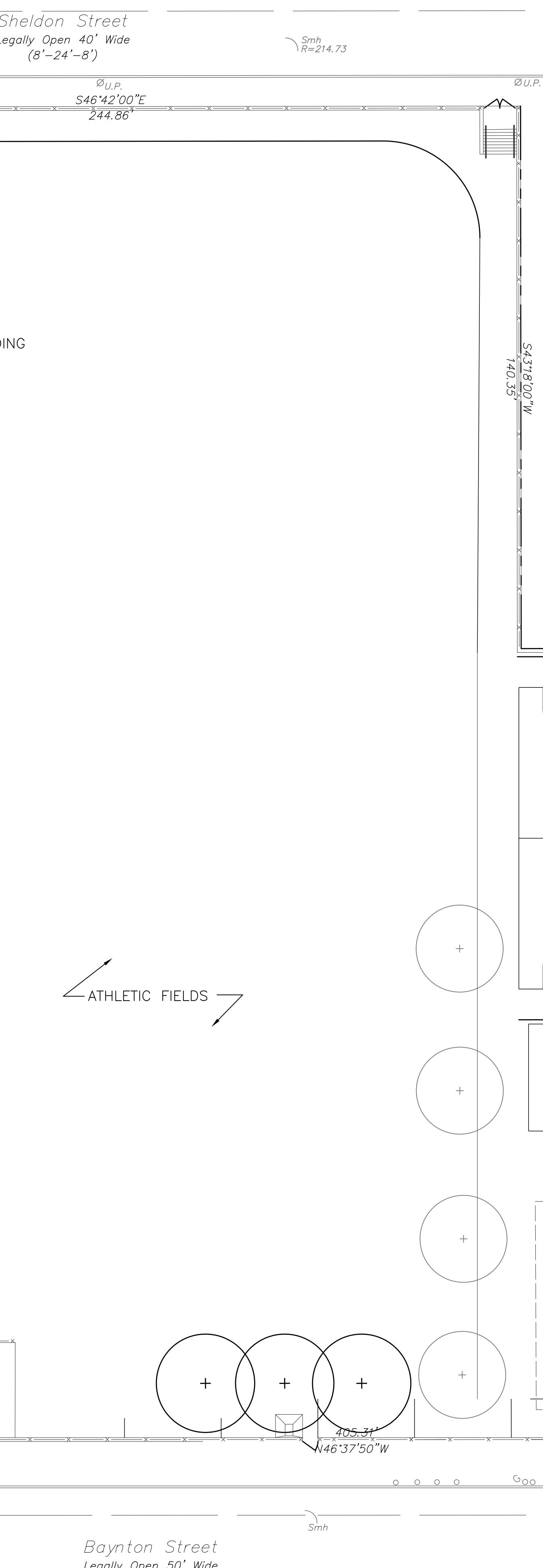
CITY OF PHILADELPHIA ZONING CODE
PROPERTY ZONED: SP-PO-A
ADJACENT ZONING DISTRICT: RSA-2

REQUIRED	PROVIDED
LOT WIDTH 35'-0" MIN.	405'-4"
LOT AREA 3,150 SQ. FT. MIN.	84,093 SQ. FT.
OCCUPIED AREA 40% MAX.	0.3%
FRONT SETBACK 15'-0" MIN.	60'-0"
REAR YARD DEPTH 20'-0" MIN.	265'-0"
SIDE YARD WIDTH 8'-0" MIN.	8'-0"
HEIGHT REGULATIONS 38'-0" MAX.	11'-4"

PROPOSED USE: STORAGE



Baynton Street
Legally Open 50' Wide
(12'-26'-12')



SITE PLAN

SCALE: 1"=20'-0"