

Meeting Report

DAG Meeting May 7, 2009

Topics

General Discussion

Presentation –Logan Square Neighborhood Plan

Andy Toy of the Logan Square Neighborhood Association and John Gibbons, Doug Robbins, and David Yu of Kise Straw Kolodner discussed the recently completed LSNA neighborhood plan.

Presentation – Dilworth Plaza Update

Paul Levy of the Center City District with Sue Weiler of OLIN and Richard Maiman of KieranTimberlake presented the revised design for the renovation of Dilworth Plaza.

General Discussion

Reminder that "architainment" is a new word for architecture and theater and it deals with sustainability, energy, and conservation.

Presentations

Logan Square Neighborhood Plan

Parkway and Logan Square Neighborhood Study covers Spring Garden to Market, and Schuylkill River to Broad Street. It took 2 years to develop this plan. It was divided into quadrants. Each quadrant was studied, taking into consideration existing conditions and assets, creating potential upgrades and strengthening relationships with adjacent quadrants.

Big area proposals are needed for the city. This is the first comprehensive attempt to define a whole area that has several neighborhoods within. Each area of the city might be handled in this way and then combined for a comprehensive approach to aid the city's planning and zoning revisions.

The research has been presented to Logan Square area's neighborhood and community groups, requesting their input and acceptance of the new standards. Several city models in Europe and USA were studied.

Development events include River City, the Murano, Tivoli, Edgewater, King's Court. Concerns included such issues as the homeless and inadequate retail in addition to design guidelines. Area population is now 11,230.

Design issues explored privacy, views, daylight access, density (scale, open space, parking, traffic), quality of life, historic resources, zoning (existing and revised), mixed use, and possible concepts like the "Neighborhood Conservation District".

Height is a large issue. "Transitional bulk" means low, medium, high rise, stepped for gentle changes. Present height limit is 125 ft. The density and feel of a variety of differently scaled blocks was considered.

Parking is specific for each quadrant.

The Philadelphia City and Planning Commission has been involved. Technical zoning, FAR, soft site, transition zones, bulk standards, set-backs reflect the City's participation. Also included was planning for the short term, mid term, long term. Big factor: width of streets.

This presentation is available on line at the Logan Square Neighborhood website.

Dilworth Plaza Update

Dilworth Plana and the City Hall Transit Concourse design has been revised and transparency has been improved, including a

big change in the glass pavilions which lead to the lower transit level. Slightly curved and lower, they give a better view of west side of City Hall, are graceful and received positive comments.

Other features:

- Re-establishes ground plane: pedestrians will walk through without steps, easy access.
- Transit hub entered from two openings. Stairways are 20 feet high.

Design includes: landscape, nature, graphics, safety, convenience, leisure, seating, big water feature/winter ice skating, café, display, and public art.

Station connections interface well with new BLT transit design.

Permeable paving, controlled pixel water fountain to walk through, lawn, thinner trees, benches, public art, changing exhibits, and display of the history of water at the site.

Good gathering space, presently big corporations and condos nearby. Last renovation was 1976-77.

Considered equal to best European designs.

Questions: Heat build-up under glass canopies
Who ARE the users?
Why spend so much money?
Will this be maintained?
Will this relate to City Hall Courtyard?

Time line: determined by meetings and approvals of the Planning Commission, Historical Commission, and Art Commission.

Submitted by Barbara Ruth