
PROJECT NAME: Chelten Plaza Design Review: Final Outcome
 MEETING DATE: 12 October 2011 ISSUE DATE: 13 October 2011

SUBJECT: Final Report of Design Items for Negotiation
 AD-HOC Committee

PARTICIPANTS: GCC: J. Bush, S. Endriss, M. Fitzpatrick, D. Hamme, and C. Mendel,
 PP: G. Clark, J. Dellicarpini, J. Roller

PREPARED BY: James Bush

DISTRIBUTION: Participants, GCC Ad-Hoc Comm., Public release

The following is a list of Accepted, Open and Denied design items from the Design Review Committee that have been discussed with Pulaski Partners Design Team. Items are listed as follows:

1. ACCEPTED 1: Design changes accepted by PP and evidence of the change is present in the construction that has occurred.
 2. ACCEPTED 2: Changes accepted by PP, evidence of change in the construction drawings.
 3. OPEN: Changes accepted orally by PP, but no written confirmation in the drawings
 4. OPEN*: Open without commitment by PP
 4. DENIED: Changes requested by DRG but not accepted by PP
- Underlined and italicized items: Items the DRG feels are necessary or imperative to the improvement of the project. Items the DRG urges the Ad-Hoc Committee to pursue as top priority.

NOTE: the complete minutes from this final design charette were distributed to GCC on September 21, 2011 and contain additional information for each item listed below.

DESCRIPTION OF ITEM	STATUS OF ITEM
Item 1a: Implement at least 3 retail spaces with primary access (ADA accessible doors) on Chelten Avenue.	OPEN
Item 1b: Provide an interior corridor for trash removal and other facilities related functions to be directed towards the SEPTA side of the property and not along the Pulaski Avenue frontage.	OPEN
Item 1c: GCC DRG expressed concern that Pulaski Partners is pursuing a clientele of national chains. The DRG urged PP to pursue more local businesses. PP agrees to solicit both national and local businesses.	OPEN
Item 2a: All facades along Chelten Ave should have a min. of 70% transparent glass (no spandrel glass).	ACCEPTED 2
Item 2b: Tenants of spaces along Chelten should utilize the space for retail and not storage of goods or equipment along the glass façade.	OPEN
Item 3a: One corner retail space along Chelten shall be a sit-down restaurant.	OPEN
Item 3b: Tenants along Chelten Avenue should provide covered outdoor seating.	OPEN

Item 4a: Articulate the façade of each of the (desired) three Chelten retail spaces differently. Building parapet height and façade cladding should vary.	OPEN
Item 4b: Articulate the difference between the Chelten Avenue sidewalk and the privately held portions of accessible frontage (akin to patio or terrace) by way of paving.	OPEN
Item 5: No pylon based signage acceptable as the Design Review Group doesn't believe that it is code compliant.	DENIED
Item 6: No vehicular entry or exit onto Chelten Avenue is acceptable. PP indicated that they would be willing to reduce vehicular access to an "entrance only" access point. The Design Review Group feels that this reduces pedestrian/vehicular conflicts and creates temporary open space at the corner of Pulaski and Chelten and for those reasons is willing to accept that negotiated stance.	ACCEPTED 2
Item 7a: The nearest vehicular access point should be along Pulaski Avenue at least 175' plan east of the intersection.	ACCEPTED 2
Item 7b: The Design Review Group would like to see parking removed from the corner of Pulaski and Chelten for public use.	ACCEPTED 2
Item 8a: Extend the project south façade of the Chelten Plaza.	DENIED
Item 9: Place a minimum of 7 canopy trees in continuous street tree trenches along Chelten Avenue (roughly 15-20' on-center). The Design Review Group (DRG) emphasized the need for continuous tree trenches as they bolster the longevity of the trees versus isolated tree pits.	OPEN*
Item 10: Bury overhead utilities along Pulaski Avenue. This item was not agreed to by PP in lieu of concessions described below, see item 11.	DENIED
Item 11: Place a minimum of 15 canopy trees in continuous street tree trenches along Pulaski Avenue where possible. DRG considers items 9-11 met once PP plants 20 trees on Pulaski and 7 trees on Chelten in continuous trenches. Negotiated during charette.	OPEN
Item 12a: Move the central parking bay 6-8' plan north to allow for a minimum of 8 canopy trees to provide shade over impervious surfaces.	ACCEPTED
Item 12b: include a bioswale with canopy trees to divide the two planned double loaded parking areas. The DRG withdraws this design item.	DENIED
Item 12c: Minimum of 6 canopy trees along SEPTA R.O.W. This item has not been addressed.	OPEN
Item 13: Move the planned dumpster corals away from the Pulaski façade of Chelten Plaza to the rear (plan north).	ACCEPTED 2
Item 14: Plant a living fence or wall (6' height min.) to block views from the main Pulaski vehicular entry to active and abandoned loading docks.	ACCEPTED 2
Item 15: Utilize local artists in adding to the design elements, more so than just murals. PP has provided three opportunities for artist installation, they are: the corner of Pulaski and Chelten, the plan north façade of the existing building facing the SEPTA R.O.W. and the plan south façade of Save-A-Lot along Pulaski Avenue.	OPEN
Item 16a: The DRG finds the siting and location of the Save-A-Lot structure totally inappropriate	DENIED
Item 16b: Improve the safety of the rain garden area along the Rittenhouse St frontage of Save-A-Lot.	OPEN
Item 16c: DRG expressed concern about the adequacy of site lighting along the Pulaski St frontage of Save-A-Lot.	OPEN

Item 16d: DRG had said that sod is not acceptable along the Rittenhouse rain garden frontage. During the September meeting, we agreed that a 3' mow strip of sod along the sidewalk would be acceptable. PP agreed to plant the rain garden in shrubs and plugs.

OPEN