# Manayunk Sewer Basin Construction Project

# Venice Island Recreation Center Reconstruction Project

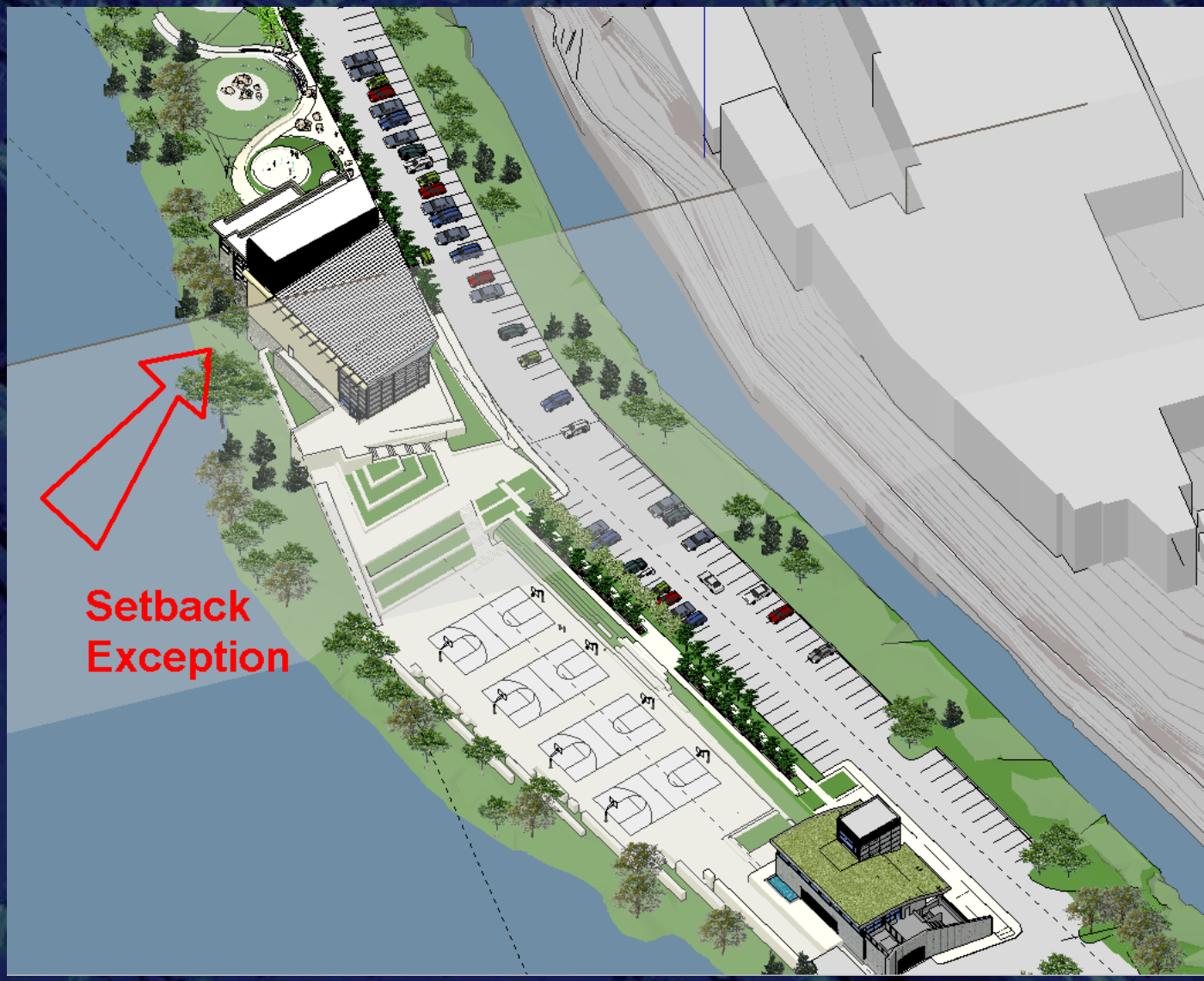
**January 2009**

# Agenda

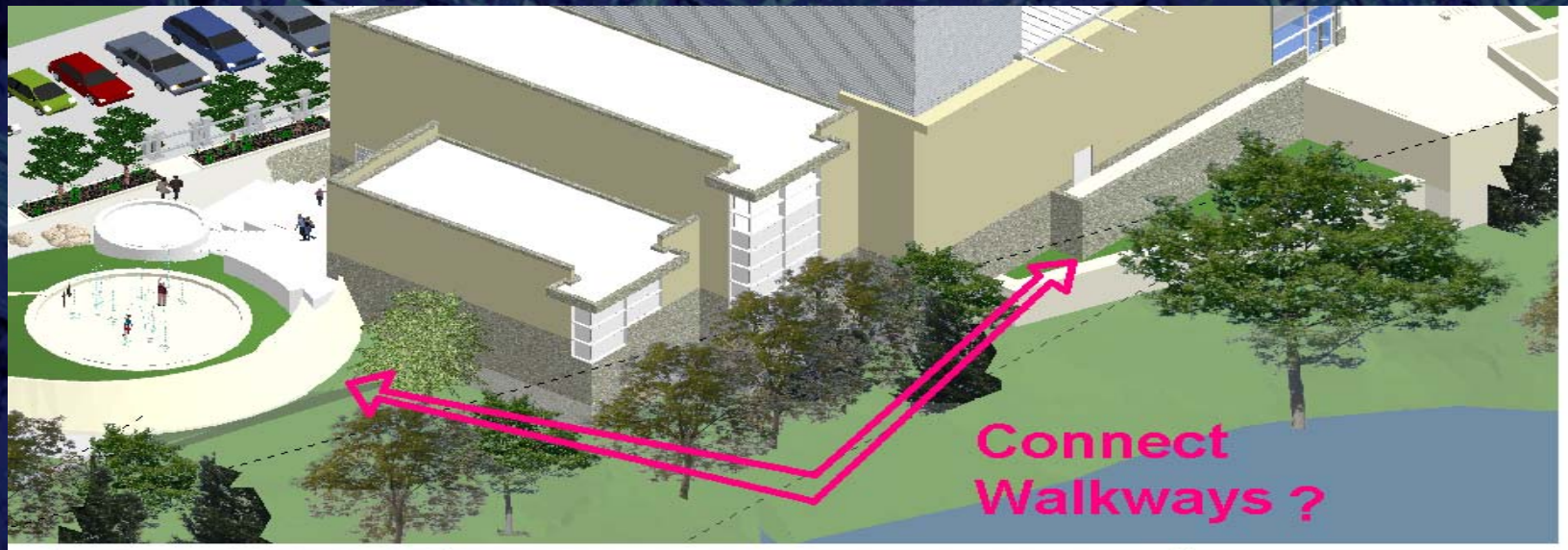
- Zoning Variances
  1. Setback and landscape Buffers
  2. Building Height
  3. Building Signage
  4. C-7 Zoning Restriction-No Recreational Use
- In-depth Look at the Exterior Design of the Performing Arts Center
- River Analysis

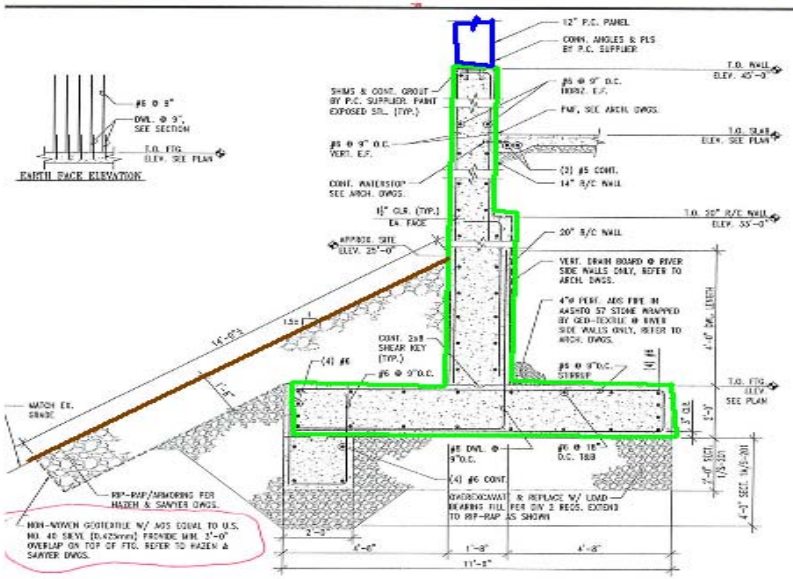
# Zoning Setback & Buffer

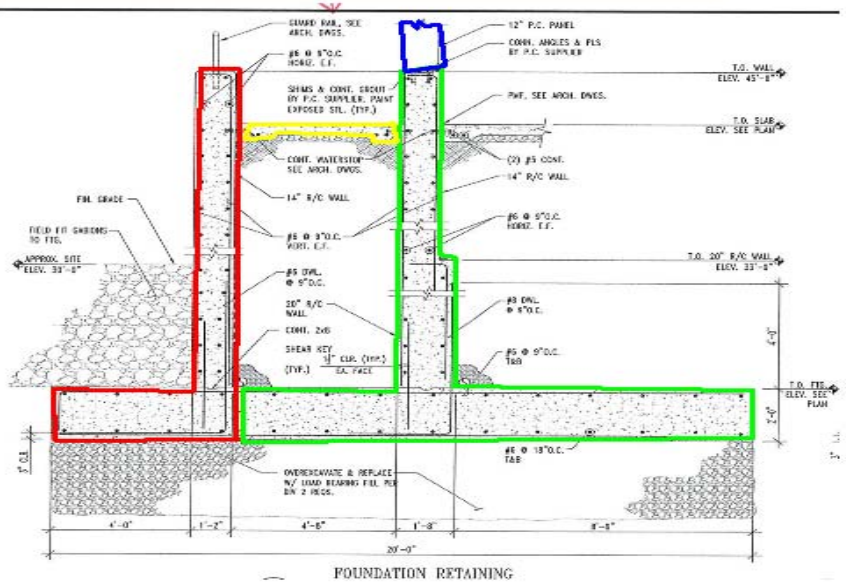
- Why the Exception- is there an Alternative?
- Existing Riverbank Buffer- No Changes Planned



# Building Setback-What's the Challenges



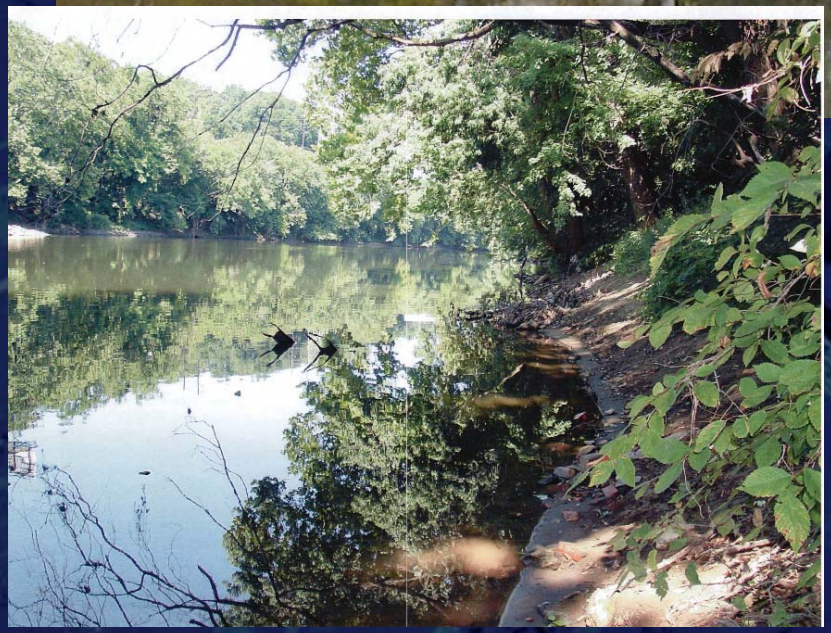



# New Plan Includes Landscape Buffer-No Variance

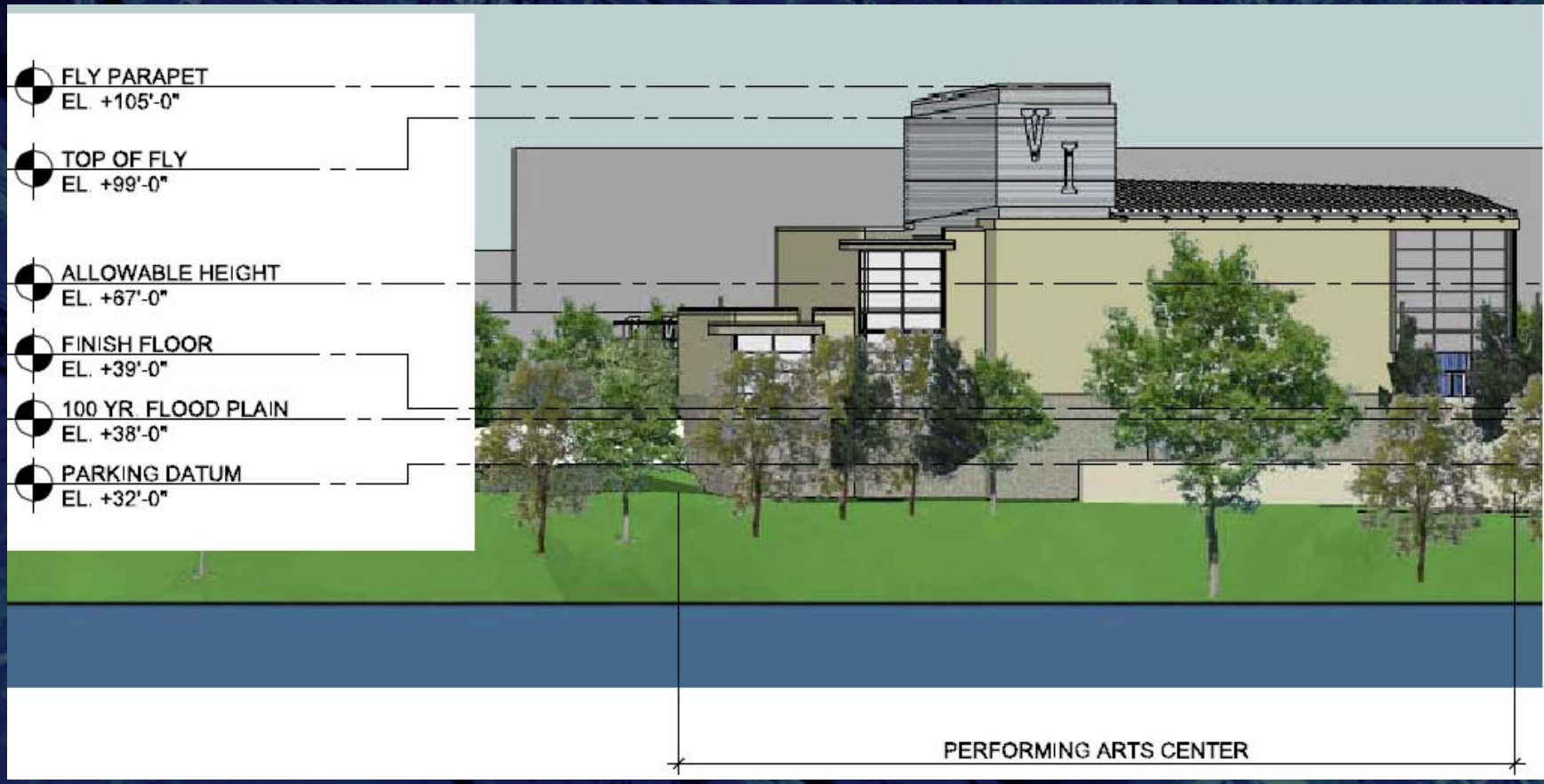
New Plan

Existing

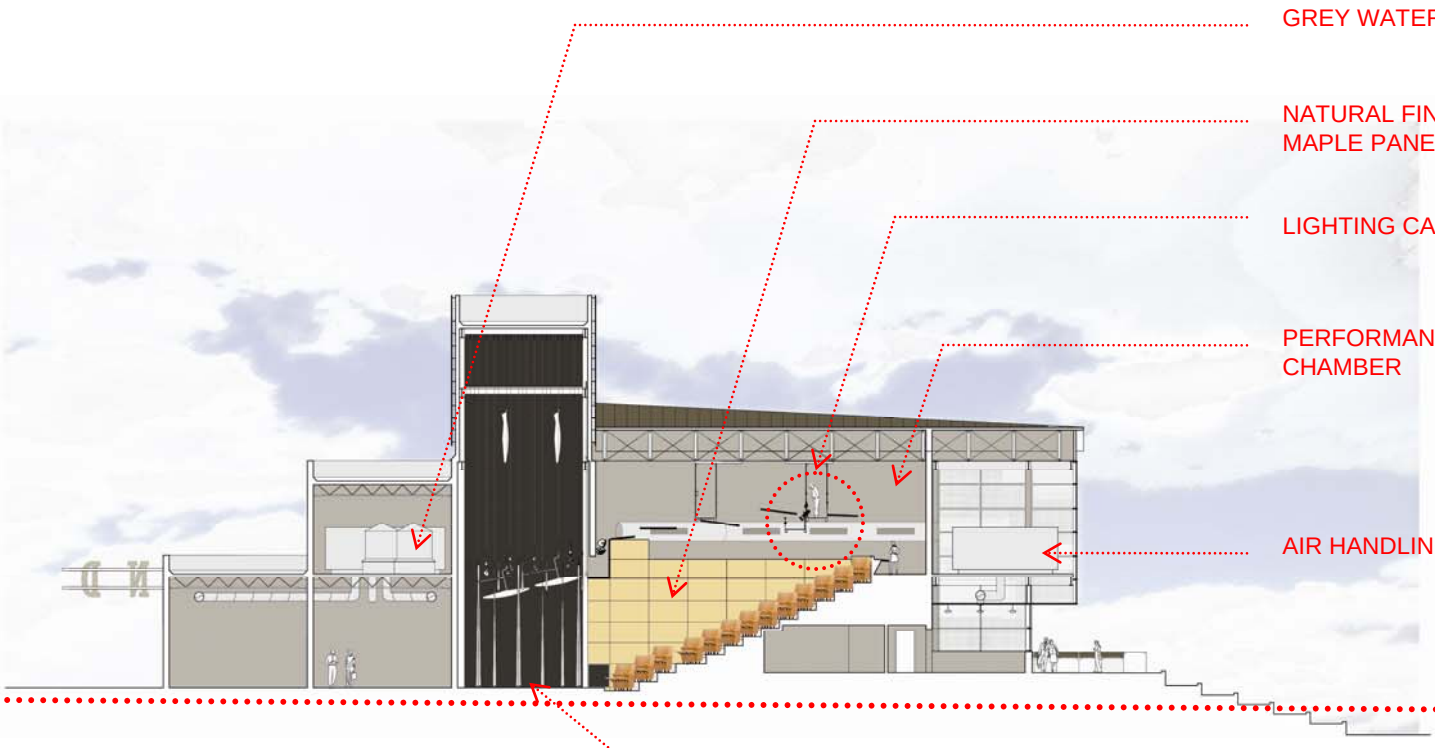
# No Changes to Riverbank-Existing Buffer



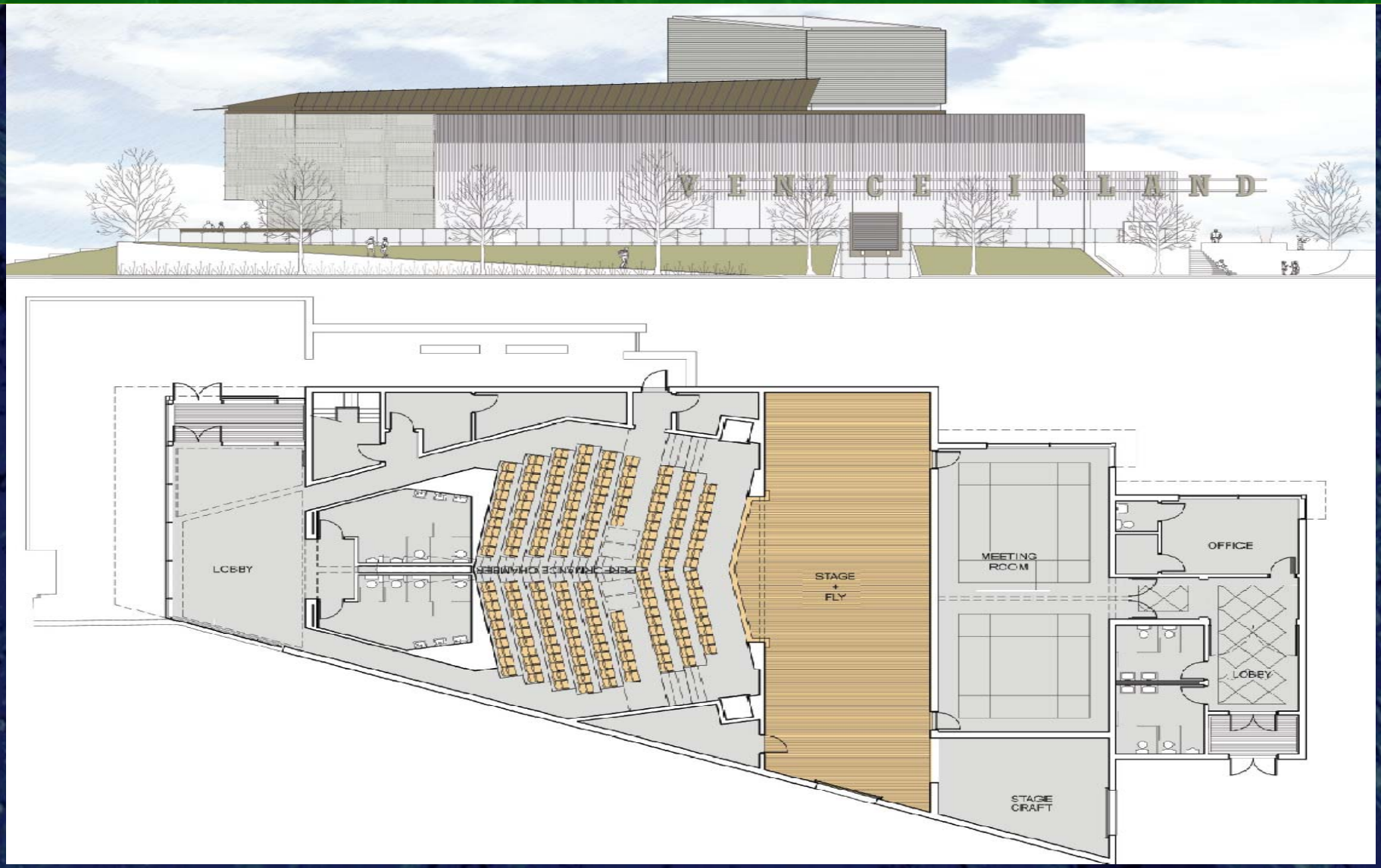
# Building Height
# Why so Tall ?  What's inside?



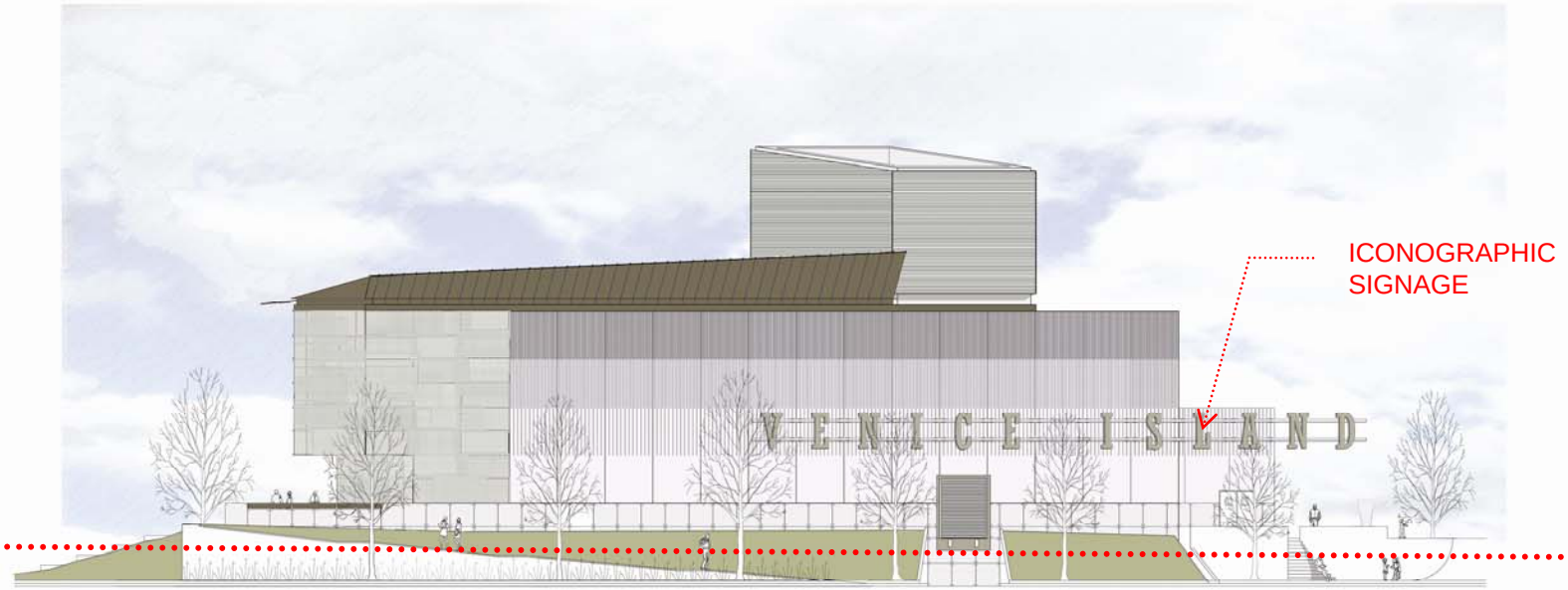
# Seating for 250
# Why Stacked Construction ?



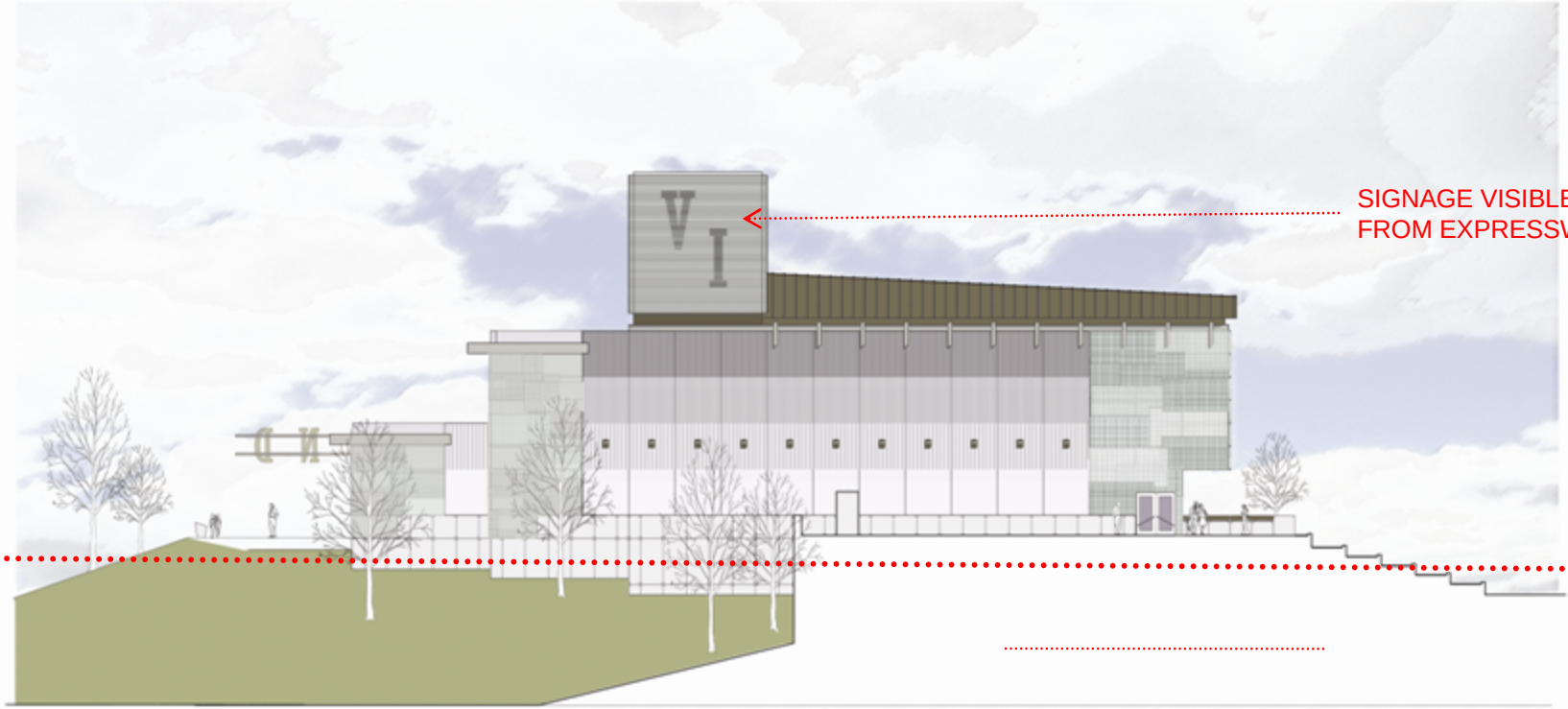
# Floor Plan Multi-purpose Use + Auditorium



# Building Signage
# Manayunk Elevation



# Building Signage
# River Elevation



# Zoning Restrictions-ZBA Hearing (Feb 24th)

- Codes
- 14-306.2(2)

No Recreational Use permitted within C-7 Zoning

- 14-306.2(8)

Multiple Signs Not Permitted

- 14-306.2(5)

Building Height Restriction

- 14-1615(9)

Landscape Buffer Provisions

**NOTICE OF:**
☒ REFUSAL
☐ REFERRAL
☐ SPECIAL USE PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

DATE OF REFUSAL: 10/15/08
APPLICATION #: 179217
ZONING DISTRICT(S): C-7 COMMERCIAL AND RECREATIONAL (MORE THAN 20% IN EACH DISTRICT); MAIN ST./ MANAYUNK SPECIAL DISTRICT

ADDRESS/LOCATION: 7 LOCK STREET, 19 LOCK STREET, 25 LOCK STREET, AND 1 RECTOR STREET
APPLICANT: MILISSA HIRST, ENGINEER FOR OWNER
ADDRESS: 801 MARKET STREET, SUITE 1001 PHILADELPHIA PA 19107

APPLICATION FOR:
FOR THE RELOCATION OF LOT LINES TO CREATE ONE (1) LOT FROM FOUR (4) EXISTING LOTS; FOR THE DEMOLITION OF EXISTING STRUCTURES; FOR THE ERECTION OF TWO (2), ONE (1) STORY DETACHED STRUCTURES; FOR USE AS A RECREATION CENTER WITH PERFORMING ARTS CENTER, PLAYGROUND, SPRAY PARK, BASKETBALL COURT, HOCKEY RINK, AND HEAD HOUSE; FOR THE CREATION OF 175 OFF-STREET, ACCESSORY PARKING SPACES, INCLUDING 4 RESERVED FOR WHEELCHAIR ACCESSIBILITY; FOR THE ERECTION OF TWO (2) ACCESSORY, FLATWALL SIGNS (AREA-93.3 SQ. FT. ON SOUTHERN BUILDING FACE AND 570 SQ. FT. ON THE NORTHERN BUILDING FACE); AND FOR THE ERECTION OF FENCE WALLS AS NOTED ON THE PLAN. SIZE AND LOCATION AS SHOWN ON THE APPLICATION.

**PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)**

| CODE REFERENCE | THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: |
|---|---|
| 14-306.2(2) | THE PROPOSED USE, RECREATION CENTER, IS NOT PERMITTED IN THE C-7 ZONING DISTRICT. |
| 14-306.2(8)(a) | THE PROPOSED USE, MULTIPLE SIGNS ON A BUILDING, IS NOT PERMITTED IN THE C-7 ZONING DISTRICT AND THE PROPOSED SIGNAGE ON THE NORTHERN BUILDING FACE EXCEEDS THE ALLOWABLE AREA OF 257 SQ. FT. FOR THIS PROPERTY IN THE C-7 ZONING DISTRICT. |

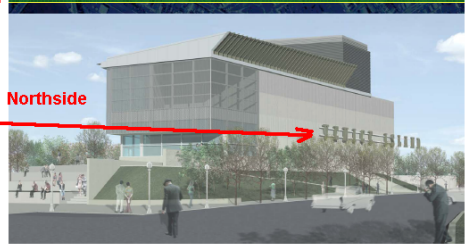
| CODE REFERENCE | THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: |
|---|---|
| 14-306.2(5)(a) | HEIGHT |
| 14-1615(9)(a) | LANDSCAPED BUFFER BETWEEN PARKING AND SCHUYLKILL RIVER/ CONRAIL ROW |

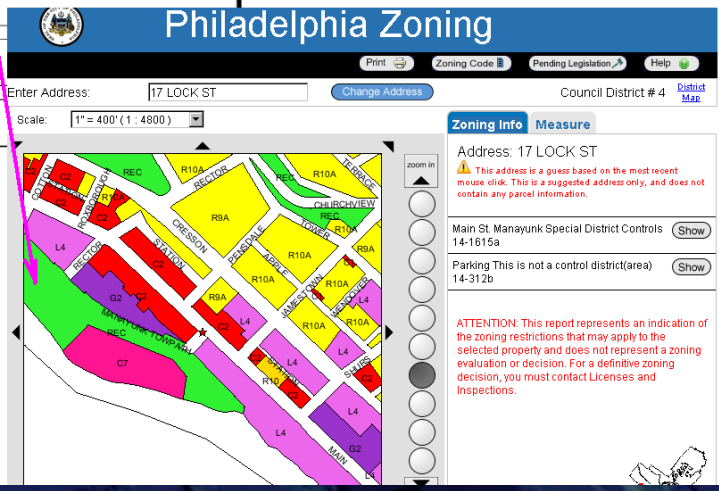
TWO (2) USE REFUSALS.
TWO (2) ZONING REFUSALS.

FEE TO FILE APPEAL: $200.00

**Current Performing Arts Center View from River**

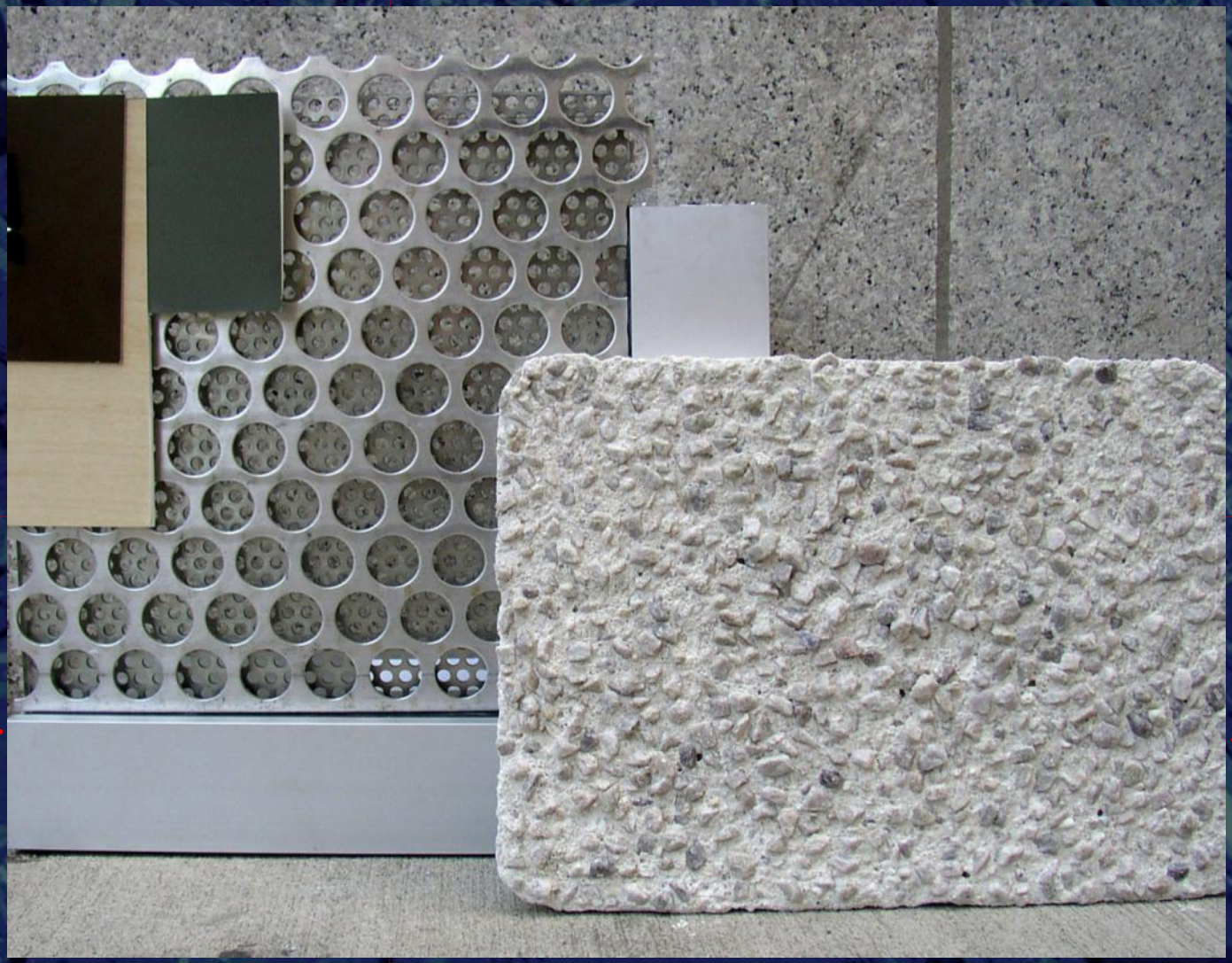
**Current Performing Arts Center View from Parking Lot**



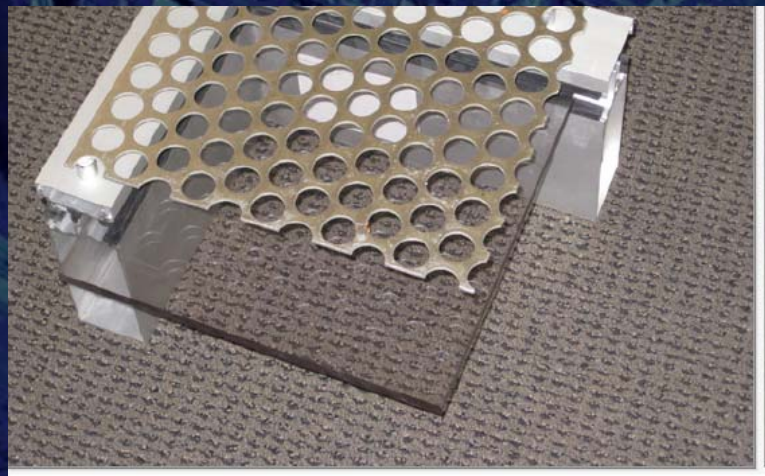



# In-depth look at the PAC's Exterior Design Material Palette

## Department of Recreation's Rational

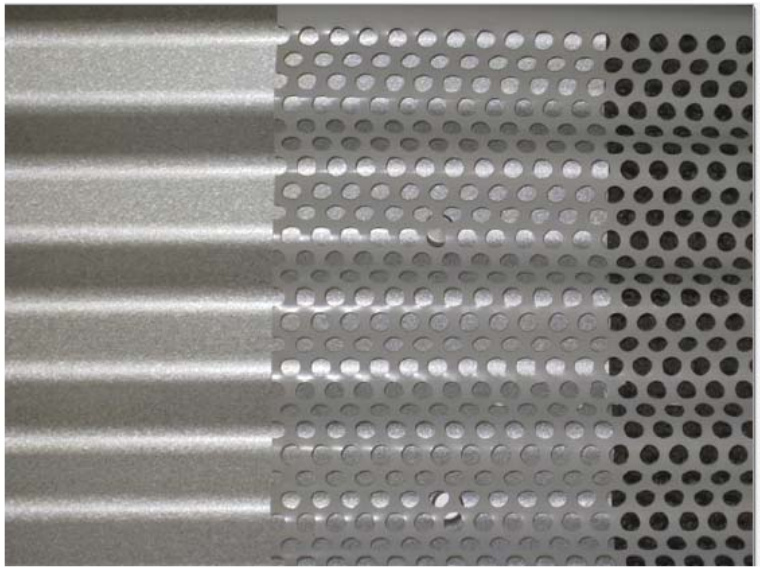


# PAC's Material Palette (continued)



Covered Window Glazing

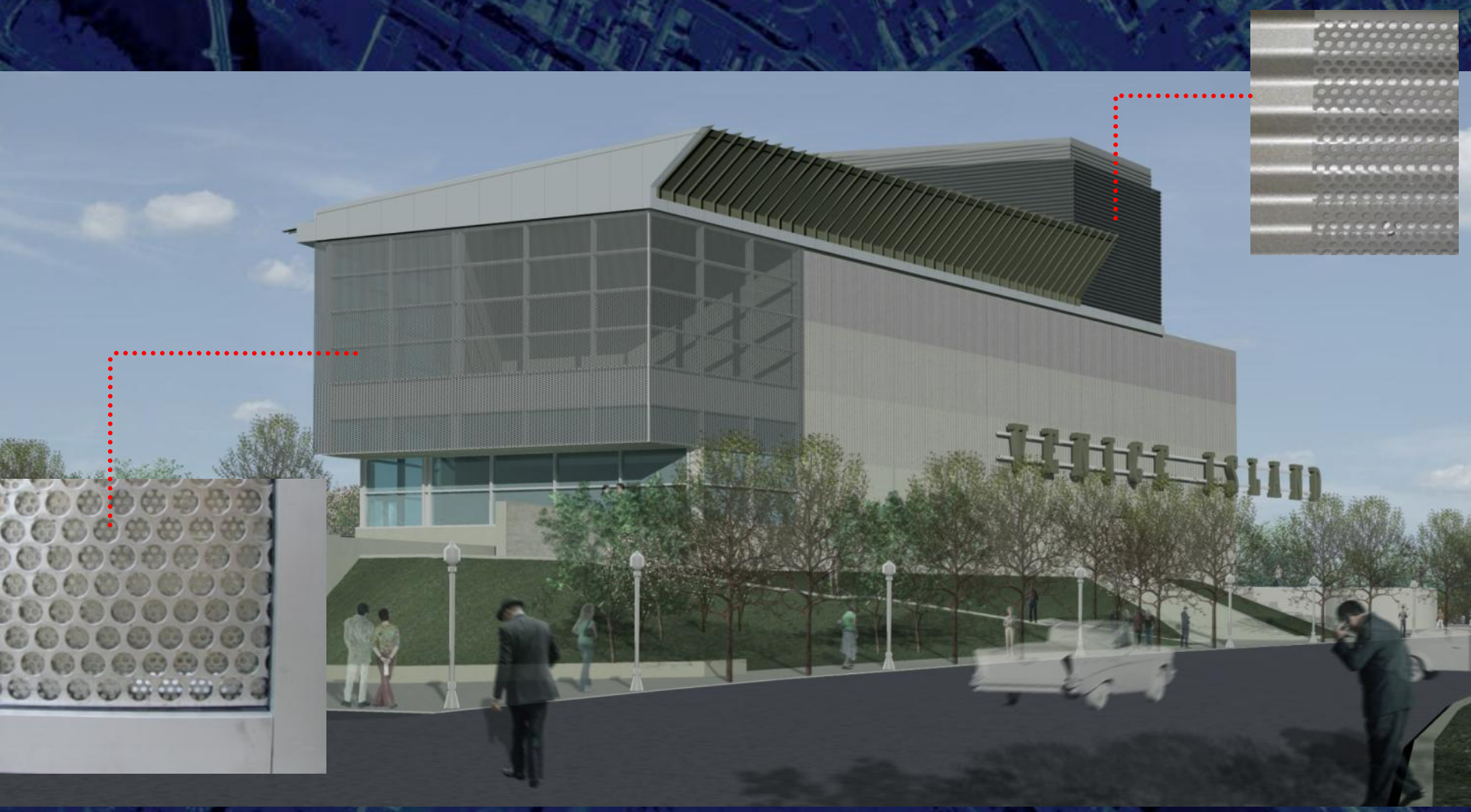
Corregated Panel



Layered Panel

Window Glazing

# Performing Arts Center
# View from Parking Lot w/Materials



# View from River Side

- Precast Wall Panel
- Use of Shadowing
- Use of Exterior lighting


# River Analysis
# Hydraulic Report

- Perpared by Jerry Snyder, Professional Engineer w/ 30+ years experience
- Industry Standards & Protocol followed
  - Same process used by US ACOE for FEMA
  - Utilized HEC-RAS (update of HEC II) Computer Model
  - Cross Sections taken from Flood Insurance Study (FIS) developed by FEMA.
  - Additional  cross sections were added to provide more detail to the project area.
  - Model was calibrated to the 100-year water surface elevations established in 1996 FIS.

# What was Evaluated?

- Future Conditions were modeled by modifying cross-sections to represent proposed conditions
  - Performing Arts Center & Head House
- Key concepts:
  - Volume of river channel along site
  - The amount of “fill” between existing grade and the regulatory flood (100-year flood flow)
  - The volume of buildings above flood line has no impact. The fill is offset by other areas that are the same grade.

# Hydrologic/Hydraulic Analysis
# What's it all mean?

- No impact to flooding of the Schuylkill River during 100-year flood flow with proposed improvements. This is a result of:
  - Minimal fill when compared to
    - ✓volume of river channel along site
    - ✓volume of the river channel along its entire length

# Hydraulic Report
# Reviewed by the following Agencies

- City of Philadelphia Planning Commission
- Delaware River Basin Commission
- Army Corps of Engineers (part of Joint Application)
- PADEP (Part of Joint Application)