About the Community Design Collaborative

The Community Design Collaborative provides pro bono preliminary design services to nonprofit organizations in Greater Philadelphia, creates engaging volunteer opportunities for design professionals, and raises awareness about the importance of design in revitalizing communities.

The Collaborative’s Design Grant Program helps nonprofits succeed in the challenging arena of community and economic development. We match nonprofits with skilled volunteers from fields of architecture, engineering, and construction. Our volunteers provide nonprofits with the design process and tools they need to engage their communities, put their visions down on paper, and advance to the next stage: gaining support, raising funds, and building projects.

The Collaborative’s design initiatives explore key community development opportunities in Philadelphia through design. Interactive programming brings designers, community members, community development experts, policymakers, funders, and the media together to discover new design solutions and form new relationships.

In 2019, the Collaborative matched 147 volunteer design professionals with local nonprofits to contribute $898,270 in pro bono preliminary design and 7,462 hours of community service through 15 design grants. These projects, when realized, have the potential to impact the lives of nearly 160,000 Philadelphians, the majority of whom are experiencing economic hardship.

Sacred Places/Civic Spaces engaged three congregations and communities in re-envisioning underutilized religious properties as community hubs. (Chris Kendig Photography)
WELCOME
Terry Steelman, FAIA
Principal
Ballinger

ACKNOWLEDGMENTS
Carol Horne Penn
Vice President, Business Development
Clemens Construction Company, Inc.

THE LEVERAGE AWARD
Recognizing leaders for their commitment to
strengthening neighborhoods through design

Presented by
Rev. Dr. Mary Lou Moore
Associate Pastor
Mt. Tabor AME Church/ Mt. Tabor CEED

Honoring
Judee M. Bavaria
President Emeritus
Presby’s Inspired Life
Ballard Spahr is proud to support the Community Design Collaborative

Congratulations to 2020 Leverage Award honoree Judee M. Bavaria for her leadership and vision in creating vibrant communities and affordable housing for seniors throughout the region.

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Judee Bavaria -
Many thanks for all you have done to help
Philadelphia’s Seniors
The Community Design Collaborative’s Leverage Award recognizes an individual whose professional or civic work has catalyzed community development and strengthened neighborhoods in Philadelphia and beyond.

This year’s honoree is Judee M. Bavaria, President Emeritus of Presby’s Inspired Life (Presby), now known as HumanGood PA. Judee’s incisive leadership from 2005 until 2019 has been key to expanding and enriching affordable senior housing in our region. Her commitment to creating compassionate communities has set a high bar for modern senior living.

Judee joined Presby as Chief Operating Officer in 1999. Six years later, she became the organization’s first female President and CEO. During her 14-year tenure, Judee led the growth and transformation of Presby’s affordable senior housing footprint - tripling its scale from 12 communities in 1999 to 36 sponsored and managed sites today.

“The Judee gave us all a whole new legacy in the ministry of affordable housing. Her devotion was visionary, and it has become more significant across the nation because of the boomer generation retiring and the hardships faced by many from our changing economy.”

- Reverend Fred & Joyce Malott, Rosemont

The Martha A. Lang Cyber Village is one affordable housing community with a Collaborative connection. It began as a 2008 conceptual design created with Mt. Tabor CEED, the property owner. Judee and her team were key partners early on as the owner planned for operating the 56 affordable apartments. Today, the residence has a waiting list of more than 100 seniors.

Judee also cared deeply about improving existing communities to better meet their residents’ needs. During her tenure, Presby
conducted its first ever capital campaign, which benefited the medical center at the Rydal Park life plan community slightly north of Philadelphia. Many other communities also benefited from Judee’s leadership in capital improvements.

Also part of Judee’s legacy is a more holistic care approach for the former Presby’s organizational culture. The Corporate Office became known as the “Community Support Center” and a new program, “Service from the Heart,” launched to inspire and highlight staff members’ joyful and compassionate interactions with residents.

“To me, this is a haven. A Garden of Eden…. I couldn’t ask for anything better than where I’m at.”

-Affordable housing resident, Old City Apartments

In 2015, a 60th Anniversary celebration presented Judee with an opportunity to raise the organization’s sights further. She established the Compassionate Care Fund, which provides benevolent assistance to residents with financial need. She also created an annual hands-on volunteer service event, “Day of Inspiration.” It engages people, internal to the organization and external, to address the critical needs of adults 62 and better. Event activities have included tree planting, cooking lessons, and street cleaning.

Judee’s passion for inspiring the best life possible for our region’s older adults and her myriad achievements have earned her many honors, including the Pennsylvania Association of Non-Profit Homes for the Aging (PANPHA, now LeadingAge PA) Leader of the Year Award. She remains involved in the senior housing arena through her service as a Board Director of the Philadelphia Corporation for Aging and HumanGood Affordable Housing. Previously, she served on the Boards of the University of Scranton and LeadingAge PA.

Judee left Presby’s Inspired Life on a strong foundation, which includes a recent partnership with HumanGood, the largest non-profit provider of senior affordable housing and services in California. This relationship will further strengthen the reach and effectiveness of the united organizations.
The Community Design Collaborative provides pro bono preliminary design services to nonprofit organizations in greater Philadelphia, creates engaging volunteer opportunities for design professionals, and raises awareness about the importance of design in revitalizing communities.

Design Grants

The Collaborative’s Design Grant Program helps nonprofits succeed in the challenging arena of community and economic development. Each grant provides a unique scope of preliminary design services, a multi-disciplinary team of volunteer design professionals, and community engagement. These projects, when realized, have the potential to impact the lives of nearly 160,000 people in the Philadelphia region.

In 2019, the Collaborative matched 147 volunteer design professionals with local nonprofits to contribute $898,270 in pro bono preliminary design and 7,462 hours of community service through 15 design grants.

- African Cultural Alliance of North America (ACANA): Conceptual Design for Creating Identity on Woodland Avenue
- Allegheny West Foundation: Conceptual Design for Creating an Amenity for the Allegheny West Community
- Berean Presbyterian Church: Conceptual Design for Creating a Community Hub
- Center for Architecture and Design: Conceptual Design for Creating a Community Hub
- Girard Academic Music Program (GAMP): Conceptual Design for Open Space Improvements
- Huntingdon Valley Library: Conceptual Design for Renovation
- Old City Green: Conceptual Design for Public Open Space Revitalization
- RAIR (Recycled Artist in Residency): Conceptual Design for Expansion of Artist Program
- SEAMAAC, Inc.: Conceptual Design for the South 7th Street Improvement Program
- Southwest Community Development Corporation/Evelyn Graves Christian Academy/MEE Productions
- St. Babs Church of All Religions: Conceptual Design for Restoration and Renovation of an Historic Site
- St. Mary Interparochial School: Conceptual Design for Creating a Community Hub
- The Philadelphia Masjid/People’s Emergency Center: Conceptual Design for Creating a Community Hub
- Wharton-Wesley United Methodist Church/ACHIEVeability: Conceptual Design for Creating a Community Hub
- Zion Baptist Church/Called to Serve CDC: Conceptual Design for Creating a Community Hub

Individuals and corporations provide funding through comprehensive Corporate Champion major gifts, generous support of two special events - Leverage and Bowling Ball - as well as annual appeal and membership gifts.
DESIGN GRANTS | 2015-2019
62 out of the 88 pro bono projects completed between 2015 and 2019 are located in a census tract experiencing economic hardship.
2019 Design Grants

African Cultural Alliance of North America, Inc.
Conceptual Design for Creating Cultural Identity on Woodland Avenue

ACANA provides services to support the Woodland Avenue Commercial Corridor, a multi-cultural community including African American, West African, Caribbean, Asian, and Latino residents and businesses. The Collaborative's volunteers worked with ACANA to engage this diverse community in envisioning streetscape improvements for their corridor. Together, they developed a color palette and graphics to create a unique identity for the corridor. Our volunteers also designed banners, storefronts, street trees and planted bump outs, outdoor display stands, modular furniture, and painted sidewalks to define café and gathering zones.

Samantha Petly, Planner | Sylvia Palms, Landscape Architect | Ketley Ross, Architect | Leonardo Cortes, Architectural Designer | Mark Wilke, Graphic Designer
Michael Johns, Architect | Shirlene Banks, Cost Estimator

[Images and diagrams related to the design project]
Allegheny West Foundation

Playing for the Future: Creating an Amenity for the Allegheny West Community

Collaborative volunteers engaged youth in the Allegheny West neighborhood in the design of a playful element for the Peirce Elementary schoolyard and the design and building of a ‘lounge pod’ that can be moved to different locations in the neighborhood. Playing for the Future was a partnership between the Collaborative and AIA Philadelphia’s Architecture in Education (AIE) Program and used AIE’s new curriculum, which emphasizes experiential learning.

KieranTimberlake
Steven Johns
David Faessler
Camille Cazon
Melissa Clark
Brandon Cuffy
Theresa Starr

Jeffrey Brummer
Architects
Jeffrey Brummer
Alison Edmonds
Katarina Dudas
Michael Spain
Chanel Williams

COMMUNITY DESIGN COLLABORATIVE
Berean Presbyterian Church
Conceptual Design for Creating a Community Hub

Situated in the middle of North Philadelphia, adjacent to Temple University’s main campus, the Berean Presbyterian Church maintains a strong presence. The historically significant building consists of a Sanctuary and Fellowship Hall built in the late 1800s. Berean’s space can support a congregation of 800, but its numbers have dwindled over time and much of their space is currently underutilized. The Collaborative’s design grant helped Berean conceptualize a transformation of the Church into a community hub focused on youth development. The proposed design offers spaces for learning, worship, gathering, and celebrating, accommodating programs such as summer camps, skills training and computer labs. The design elegantly modernizes the structure and functionality of the site with exterior green gathering spaces, inviting entryways, flexible spaces, and accessibility throughout, all while maintaining its historical character.
Center for Architecture and Design
PARK(ing) Day 2019

On PARK(ing) Day, an annual international event, over 50 metered parking spaces in Philadelphia are transformed into public parks, reimagined and repurposed to introduce community, creativity and possibility.

In 2019, in partnership with Playful Learning Landscapes, the Collaborative designed a parklet installation that would live on after PARK(ing) Day. Together with the staff and community of the Winchester Recreation Center in North Philadelphia – the final destination for the installation - the Collaborative design team conceptualized and built honeycombs, a series of interlocking hexagons, that serve as building blocks for multiple multi-use structures, including backdrops for performances, chalkboard surfaces for teaching and creating, and portable seating that can be configured in multiple ways for social interaction.

Volunteers
Jeffrey Brummer, Jeffrey Brummer Architects | Mina Mosessian, McGillin Architecture, Inc
Shelly Kesseler, Rachael Todaro, Playful Learning Landscapes
Steven Conello | Tanushree Ferguson | Ethan Minter | Julia Solzi | Xiangzhen Yiang | Betsey Uway
Girard Academic Music Program
GAMP: Conceptual Design for Open Space Improvements

Girard Academic Music Program is a public magnet middle and high school located in South Philadelphia, with a curriculum focused on music and the performing arts. The school wanted to improve its open spaces to be more attractive and inviting and to better address the needs of its diverse students and rigorous curriculum. The Collaborative’s proposed design, created with the school community, includes an outdoor classroom and quiet spaces for study, as well as active recreation spaces, featuring movable furniture, a life-size chess board, wall ball and four-square, bicycle parking, and a rain garden. All design features are woven together through a painted representation of the sheet music for “Hallelujah” which has a special meaning of unity within the school community.
The Huntington Valley Library (HVL), a well-used and loved community library, is in need of a renovation as it redefines its role in an ever-changing environment where technology and collaborative learning have replaced the traditional function of libraries. The Collaborative worked with the HVL community to not only reimagine the use of the space, but to identify opportunities for infrastructure improvements, with a goal toward sustainability. The proposed design transforms the library into a space for an exchange of ideas, inviting lively conversations in open gathering spaces with both formal and informal seating, while retaining contemplative space with study pods and a quiet room. Design features include lower shelving and way-finding strategies, artistic acoustic fixtures, and an emphasis on natural lighting.
The Collaborative awarded Old City Green (OCG) a design grant to re-establish and revitalize a pedestrian walkway located in the heart of Old City. OCG leads greening and public space improvement projects in the Old City neighborhood, and identified this walkway as an opportunity to create a safe, passive recreation space and connector between historic sites. The conceptual design focuses on repairing and replacing existing hardscape, benches and lighting to create an inviting outdoor space. Other proposed improvements include new plantings and the reconfiguration of a retaining wall to improve sight lines and screen views of an adjacent parking lot.

Old City Green
Joe Schiavo, Board Member
Janet Kalter, Board Member

PROPOSED DESIGN: MAIN GATHERING SPACE

PROPOSED DESIGN: VIEW FROM MARKET STREET

PROPOSED DESIGN: VIEW FROM N. 4TH STREET
Recycled Artist in Residency
!

RAIR: Conceptual Design for Expansion of Artist Program

Recycled Artist in Residency (RAIR) is located within the Revolution Recovery waste recycling facility. It offers artists the opportunity to create art from the 450 tons of waste that arrive daily to the tipping yard. Revolution Recovery recently acquired a new site, opening the door for RAIR’s expansion. The Collaborative’s conceptual plan proposes a new center with a courtyard workspace, sculpture garden, and Dinosaur Overlook connecting RAIR with the Delaware River, future North Delaware Riverfront Greenway bike trail, and Tacony community.

KSS Architects: Stephanie Breslin, Beth Emig, Vincent DiMaria, Becker Raab
| Decus Construction: John Sciotto | Kimley-Horn & Associates: Alexandra Hayes, Paul Hughes, Matt Patterson, Pat Walko | Landau Design + Technology: Chris Landau | Olin: Dimitra Grigoriou, Danielle Torony
The multicultural South 7th Street Commercial Corridor serves African American, Vietnamese, Cambodian, Laotian, Korean, Filipino, Burmese, Indonesian, Nepalese, Pakistani, and Bhutanese families. SEAMAAC and a community task force worked with the Collaborative on placemaking strategies and façade improvement prototypes to make the corridor more welcoming, vibrant, and safe. The conceptual design focuses on priorities identified in the Mifflin Square Park and Neighborhood Plan completed in 2018.

SEAMAAC
Conceptual Design for the South 7th Street Improvement Program

Branding: Proposed Streetscape Design Elements:

Carrie Long | BLTs Julie Morningstar | Mission First Housing Group Patrick Snoke | Philadelphia Water Department Matthew Dalrymple
Kayla Bauer | Alex Hardisty | Adela Park | Pablo Sierra | Betsy Way
The Graves - MEE Mercy Douglass Community Wellness Center is proposed as a multi-use, eco-friendly wellness center to serve the community of Southwest Philadelphia. The Collaborative worked with multiple client groups who formed a public-private partnership to pursue the creation of the Center. As this area faces developmental pressures, the partners set a goal towards “gentrification from within,” meaning that this proposed project would support, rather than displace, the existing community. The Collaborative’s design grant included a space programming study, preliminary code review, an economic feasibility study, and recommendations for funding and revenue strategies. The proposed concept design envisions educational spaces, performance and event space, coworking and maker spaces, a community kitchen, retail space, offices, and affordable housing with a green roof.

**Site Plan**

**Program Diagram**

**PROPOSED SITE SECTION AND PROGRAM DIAGRAM**

**PROPOSED SITE DIAGRAM**

**PROPOSED FLOOR PLAN DIAGRAMS**

**MGA Partners, Architects**
Sara Pettit | Marguerite Hollander | Ethan Knopsnider | Elizabeth Saleh |
Econsult Solutions, Inc. Gina Lavery | Julie Morningstar
St. Babs: Conceptual Design for Restoration and Renovation of an Historic Site
St. Babs Church of All Religions

St. Babs is an early 20th century, clapboard country church that has been re-purposed to serve as a community hub for Goshen Township and Cape May County, primarily through spiritual and arts programming. Collaborative volunteers developed a strategy for restoring and renovating the historic structure and cemetery. Improvements include repairing or replacing building systems, repainting the exterior, and adding an accessible entrance and bathrooms. The volunteers also proposed site improvements to extend St. Babs’ healing work outside.
The Philadelphia Masjid + People’s Emergency Center
Building Blocks - The Philadelphia Masjid

The Philadelphia Masjid was one of three religious sites that received design services through the Sacred Places/Civic Spaces initiative: a partnership between the Community Design Collaborative and Partners for Sacred Places to re-envision underutilized, purpose-built religious properties as community hubs. The Masjid serves a congregation of 500, while also acting as a central hub for many others in the region’s Muslim community. The 1.5-acre former Diocesan school complex has been underutilized since the closing of the Sister Clara Muhammad School over ten years ago. The site offers the potential for both renovation and new construction, and the congregation hopes to use its excess space to meet the needs of the neighborhood and lay the foundation for a broad community development initiative. Community partner, People’s Emergency Center, recognizes this site as a key opportunity within the Promise Zone and Opportunity Zone, and as a significant gateway to the neighborhood.

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Aminah Woodring

J+M Engineering
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Wharton-Wesley United Methodist Church

Wharton-Wesley United Methodist Church was one of three religious sites that received design services through the Sacred Places/Civic Spaces initiative—a partnership between the Community Design Collaborative and Partners for Sacred Places to re-envision underutilized, purpose-built religious properties as community hubs. The church is embedded in the surrounding residential fabric of the Cotes Creek neighborhood, once had a congregation of 700. Today, most of its 150 members travel from outside the neighborhood to attend services. High utility costs and aging infrastructure make the church and Sunday school building costly and challenging to maintain. Having just completed a strategic planning process, the congregation is aligned to the challenges faced by the surrounding community. Community partner ACHIEVability is eager to increase the impact of its work to improve the lives of residents in the Yealdingson/Cobby Creek neighborhood through collaboration with Wharton-Wesley.

A redesigned front entry incorporates stained cypress doors and stonework to both entries, a dual entry, so that visitors can enter the interior, which makes the entire building accessible. From the street, pacing pedestrians will be greeted with planters, new granite entry doors, and RIBB LED’s that draw attention to the interior program.

New Main Entry

The remodeled and expanded kitchen and fellowship hall areas allow Wharton-Wesley to expand their existing food ministry, while existing as outdoor space can take it even to the bar or use as a café. This down-scaled café allows for flexibility when events may be moving in and out, and allows the kitchen to operate independently of the front entry.

Flexible Narrative crab shell valley

A new community message board makes a way for the community members and Wharton-Wesley to have important information and get passive feedback. It will be a passive place for the community to advertise events and for small gatherings to occur.

A forum/garden

This parking lot once surrounded by barbed wire will be replaced by a barrier of green. The plants will include herbs, flowers, and vegetables. It will be both a hedge and a community resource. The plants can be used for educational purposes and for Wharton-Wesley’s food ministry program. The lot also features a stage to help the church program events while drawing the parking lot for when typical services are being held.

Upper Level

Chapel and Classrooms

This 2-story and a basement, 5,700 square foot building was designed and built by Wharton-Wesley. It has been better that through, with access to kitchen and water storage. In the event of a fire PEC. This building has a series of new, easy-to-heal spaces, with much healing Wharton-Wesley materials. Option 2 is to be sold to the community. Since it is made for occupancy requests and can be sold for a larger building. Currently, the space is used for weekly Bible studies and meeting spaces that can be rented by different organizations and community organizations can host meetings.
ZION BAPTIST CHURCH / CALLED TO SERVE CDC
CORRIDOR CONNECTIONS: ZION BAPTIST CHURCH

Zion Baptist Church was one of three religious sites that received design services through the Sacred Places/Civic Spaces Initiative, a partnership between the Community Design Collaborative and Partners for Sacred Places to re-envision underutilized, purpose-built religious properties as community hubs. Zion Baptist Church has a rich history and strong ties to the community.

The site comprises two buildings: the 1970s contemporary building where the congregation worships, and the 1920s annex, which housed the church’s outreach programs until recently. The buildings are located directly across the street from one another and just one block from the intersection of Broad and Cemetery Streets, a key location along the North Broad Street commercial corridor. Zion and Called to Serve Community Development Cooperation Hope to redevelop the site into a trailhead for the community’s revitalization.

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Ten volunteers jumped on a rapid response assignment to tackle the urgent needs of a nonprofit on the front lines of the coronavirus pandemic.

They enthusiastically and sensitively embraced the challenge. Within one week they learned about the site, the issues, and developed concepts for easily implementable solutions. Another 20 volunteers supported the team by providing feedback through the Collaborative’s first ever virtual design review.

Sunday Breakfast Rescue Mission is now taking steps to offer street side handwashing stations, reconfigure interior and exterior spaces for better physical distancing, and improve the aesthetic experience for guests and staff. Learn more here.

https://www.instagram.com/p/B_igYDHAGwM/
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The Forum will be held ideally in person, but we are investigating virtual options in event that COVID-19 is a continued threat and that format is necessary. Visit www.aiaphiladelphia.org/forum-on-architecture-and-design for more information.

This year’s Forum, if held in person, will take place at Convene, 30 S 17th St, Philadelphia www.aiaphiladelphia.org/forum-on-architecture-and-design

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East End Transformation, Washington University, St. Louis, 2018
Photography: Clemens Eising / BSA
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