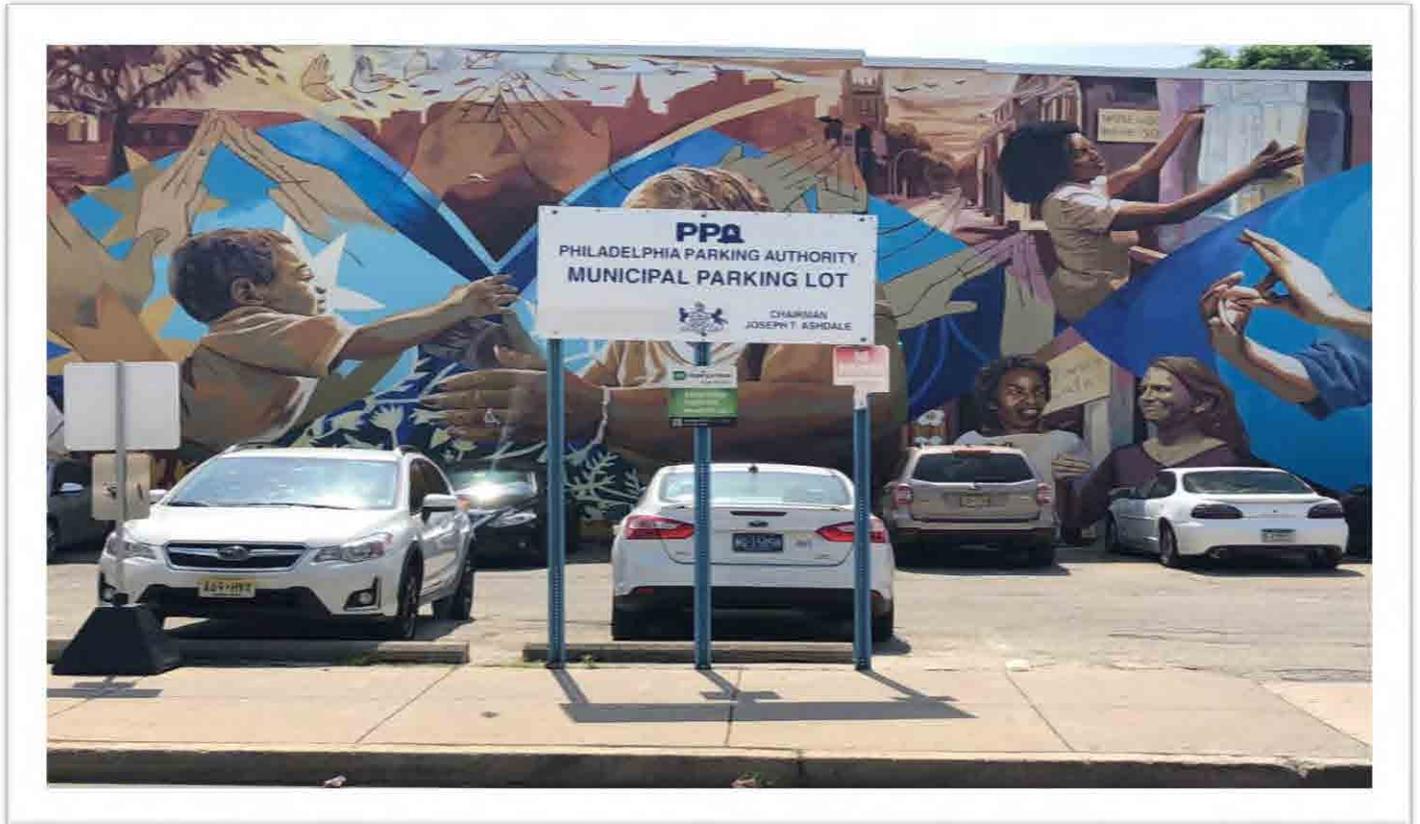


ANNUAL REPORT  
TO COMMISSIONER OF PUBLIC PROJECTS  
BRIDGET COLLINS-GREENWALD



NEIGHBORHOOD LOTS  
2018





701 MARKET STREET  
SUITE 5400  
PHILADELPHIA, PA 19106  
215.683.9600

February 28, 2019

Commissioner Bridget Collins-Greenwald  
Department of Public Property  
City Hall, Room 702  
Philadelphia, PA 19107

RE: 2018 Annual Report

Dear Commissioner Collins-Greenwald:

I am pleased to provide you with our 2018 report on Neighborhood lots for your review. We accomplished much this year embarking on improving the quality of the City assets we manage for your Department.

As we repair and improve lots, we plan extensively with local community groups to ensure that its usage is useful to the community in as broad a sense as is feasible. The lots we manage provide parking at discounted rates. As we renovate and re-design lots, the PPA provides parking spaces for new uses such as for metered spaces, ride share options, and other conveniences that have been requested by local business groups. In the next year, we will be working extensively with OTIS and the Streets Department for opportunities in these lots for bike racks, loading zones, charging stations and scooter/moped parking to replace lost spaces at the curb.

The program works best when there is some revenue available, even if at a substantially reduced amount. Our staff clean these lots each week and additionally, in the winter, snow and ice events along with overhead lighting issues, are handled immediately.

This report includes the budget for next year which we can review with you.

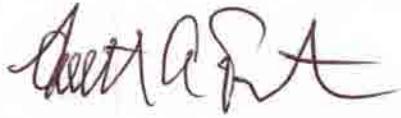


[www.philapark.org](http://www.philapark.org)

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Please feel free to contact me with any questions or thoughts you may have.

Sincerely,



Scott A. Petri  
Executive Director

Cc:

Mayor James Kenney  
Brian Abernathy, Managing Director  
Michael Carroll, Deputy Managing Director, OTIS  
Carlton Williams, Commissioner of the Streets Department  
Council President Darryl Clarke  
City Council Members  
State & Local Elected Officials in Philadelphia



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701 MARKET STREET  
SUITE 5400  
PHILADELPHIA, PA 19106  
215.683.9600

## Brief History

The Philadelphia Parking Authority entered into a lease with the City of Philadelphia in July of 1986. Under this lease, the City has the right to add or delete facilities as it seems appropriate and the PPA has the responsibility to maintain and manage the neighborhood lots and keep them in good order. The PPA pays 30% of the net revenue as defined in the lease to the City of Philadelphia. Funds retained by the PPA from revenue must be utilized to acquire additional properties or to maintain the existing neighborhood properties. The funds may not be utilized for any other purpose.

At the time the lease was executed, the PPA managed nearly 60 lots and the Philadelphia Parking Authority operated flat lots at the stadium as a concession. In 1991, the stadium lots were turned over to Spectacor, the Philadelphia-based sports team & entertainment company, for renovations and additional revenue. At the end of 2018 there were a total of 42 lots in the program; most of which do not produce revenue but represent a significant benefit to the community in which they are located. The lots that produce revenue are essential to being able to maintain and improve all of the lots.

Attached as Appendices to this report are:

**Appendix A:** Synopsis of Parking Facilities;

**Appendix B:** FY 2020 Draft Budget;

**Appendix C:** Projects Planned for 2019 for Renovation and Planning Phases;

**Appendix D:** Neighborhood Lots Revitalization Phase II (presented to the Board in January 2019); and

**Appendix E:** Neighborhood Lots Revitalization Conditions Assessment

Since most of the lots produce no revenue, the funds from those that produce revenue are utilized to maintain all of the lots. This concept of pooling revenue has maintained the lots,

but did not result in positive gross returns until rates were raised in 1998. The lease does not allow loss carry forwards from prior years so early losses from the program were not offset against the Cities' share.

See *[Appendix A]* for a list of lots with their use and revenue source. Operating costs deducted from gross revenues is defined namely on the lease and includes maintenance costs associated with the Neighborhood Lots, payroll related items, all costs to properly maintain the lots and associated support costs. The city is remitted 30% of the net profit on neighborhood lots.

The lease does not allow deduction from payments due the City for depreciation or for the cost of insurance. As you are aware, the PPA now mails monthly reports to you for your review along with the proceeds due the City.

In 2018 an internal audit conducted by the PPA revealed undistributed funds which were paid to the City this past year. The PPA distributed \$1,391,566 for FY 1997-2017 to the City and \$222,877 for FY 2018. An additional \$69,139 has been distributed for FY 2019 so far. It is our understanding that these funds were utilized by the City to assist with fire house improvements around the City; which further benefits Philadelphia.

## Summary of FY 2020 Draft Budget

### For Neighborhood Lots

The PPA has prepared a budget for 2020 which will be submitted to the Board for approval at its March 2019 meeting. We are providing this preliminary budget to you in advance, see *[Appendix B]* for full detail.

Suggestions that you might have are welcome. As you will see from this report, we are moving to Phase II of our restoration program. Estimates have been obtained. The details of Phase I are noted in this report.

The prioritization of projects is based upon the condition of the lots. The budget for restoration work is \$2.4 million. In calendar year 2018, over \$480,000 was expended which restored two (2) lots and provided emergency work to one (1) other lot. In calendar year 2019, a total of \$2,159,000 is intended to be spent to restore six (6) more lots however, the scope of work will need to be changed to accommodate the budget. We are trying to stretch the funds to cover as many lots as is possible, however, the extensive nature of the deteriorated infrastructure of the lots selected in Phase I and II necessitates extensive work and expense.

## Restoration Program

In May of 2018, the PPA performed a detailed conditions assessment of all neighborhood lots. Based upon that assessment, the staff of the PPA recommended to the Board a plan to improve the condition and safety of neighborhood lots. Projects identified include repaving, restriping, parking spaces, repair of walls, improved lighting, and security improvements. This plan was discussed with the Commissioner and the administration who agreed that the work recommended should proceed.



## Description of Projects and Costs

In addition to normal maintenance such as removal of trash, debris, repairing walls, patching and filling holes, etc., the PPA initiated a program to assist the Police Department in identifying abandoned vehicles for removal in neighborhood lots. The lots were evaluated for condition and a plan has been assembled to enhance lighting and safety for all of the lots. These projects are being phased based upon condition, starting with Neighborhood Lots that are in need of the most immediate makeover. On the next page you will find “Phase I” which is a list of the work which has been accomplished during calendar year 2018:

## Phase I

### 1. 4700 Baltimore Avenue

Improvements – Rebuilt wall, patched areas, removed overgrowth, removed abandoned vehicles, and restriped lot.

Number of spaces – 43

Cost – approximately \$10,000

2. 7<sup>th</sup> & Christian – As a result of repairs needed, the entire lot was reconfigured.

Improvements – created 42 Residential Permit Parking (RPP) spaces (increased from 33); rebuilt wall, repaved entire lot, restriping and meters. Installed meters for six (6) spaces to create turnover.

Cost – \$193,018.06

Revenue Enhancements – Business community requested metered spaces for transient patron use. Pay-by-Phone is also available for the six (6) spaces. Balance is parking for RPP.

Other Features – Four (4) car sharing spaces.



### 3. 2132 S. 63<sup>rd</sup> Street

Improvements – total resurface, new electrical service, and bollards.

Number of spaces – 70

Cost – \$277,776.66

Revenue Enhancements – lot has been metered/ kiosks (pay & display).

- Discounted monthly parking has been made available for an adjoining bank.

## Phase II

The reports attached as, *[Appendices C & D]* were presented to the Board of the Philadelphia Parking Authority in January, 2019. These reports detail before and after pictures of sites improved in 2018. *[Appendix E]* provides detail on the work which is contemplated for 2019 with an estimated budget.

In summary, the work recommended is:

<u>Address</u>	<u>Condition</u>	<u>Estimated Cost</u>
4234 Frankford Avenue	Extremely Poor	\$600,000
8400 Seminole Avenue	Extremely Poor	\$239,000
982 North 6 <sup>th</sup> Street	Poor	\$215,000
3601 Germantown Avenue	Extremely Poor	\$300,000
4076 Lancaster Avenue	Extremely Poor	\$575,000
7143 Frankford Avenue	Poor	\$230,000
<b>Total:</b>		<b>\$2,159,000</b>

These estimates are preliminary. Some of the sites present challenges which should be discussed. The most problematic site is 4234 Frankford Avenue. The lot has been closed and barricaded because of its unsafe condition. Physical obstructions erected to keep trespassers out until the lot can be repaved are constantly removed. Notice has been sent to adjoining property owners about not allowing access of their patrons to the property.

The PPA recognizes that the City has the right to remove any property from the lease at its sole choice. If it is the City's desire to lease a property to a community group, the PPA recommends that the selected entity have adequate resources, both financial and operational, to bring the property to appropriate condition.

## Appendices A – E

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## APPENDIX A: PPA SYNOPSIS OF PARKING FACILITIES

### THE AUTOPARK AT OLD CITY

<b><u>Exact Location:</u></b>	125 South 2 <sup>nd</sup> Street - Northeast corner of 2 <sup>nd</sup> & Sansom Streets																
<b><u>Capacity:</u></b>	615																
<b><u>Phone Number:</u></b>	215.683.9407																
<b><u>Managing Agent:</u></b>	Philadelphia Parking Authority																
<b><u>Business Hours:</u></b>	Open 24 hours a day – 7 days a week																
<b><u>Features:</u></b>	<ul style="list-style-type: none"> <li>Five-level garage</li> <li>Park and lock</li> <li>Three entry and two exit lanes</li> <li>Oversized parking area</li> <li>One entry and one exit lane in oversized vehicle parking area</li> <li>Well-lit facility with Security patrol</li> <li>Elevators</li> <li>Vehicle height clearance 6' 7"</li> <li>Convenient to Penn's Landing &amp; Chestnut Street Restaurants and clubs</li> </ul>																
<b><u>Parking equipment:</u></b>	ZEAG Pay on Foot																
<b><u>Peak Hours:</u></b>	<ul style="list-style-type: none"> <li>Entering 7:30AM to 9:00AM</li> <li>Exiting 3:30PM to 6:00PM</li> </ul>																
<b><u>Rates:</u></b>	<p><b>Last Rate adjustment: June, 2018</b>  <b>Last Parking Tax Rate adjustment: July, 2015</b></p> <table border="0"> <tr> <td>Up to ½ hour.....</td> <td>\$ 5.00</td> </tr> <tr> <td>Up to 1 hour.....</td> <td>\$ 8.00</td> </tr> <tr> <td>Up to 1 ½ hours.....</td> <td>\$ 14.00</td> </tr> <tr> <td>Up to 2 hours.....</td> <td>\$ 16.50</td> </tr> <tr> <td>Up to 10 hours.....</td> <td>\$ 19.00</td> </tr> <tr> <td>Up to 24 hours.....</td> <td>\$ 23.00</td> </tr> <tr> <td>Lost Ticket.....</td> <td>\$ 23.00</td> </tr> <tr> <td>Oversized vehicle area.....</td> <td>\$ 23.00</td> </tr> </table>	Up to ½ hour.....	\$ 5.00	Up to 1 hour.....	\$ 8.00	Up to 1 ½ hours.....	\$ 14.00	Up to 2 hours.....	\$ 16.50	Up to 10 hours.....	\$ 19.00	Up to 24 hours.....	\$ 23.00	Lost Ticket.....	\$ 23.00	Oversized vehicle area.....	\$ 23.00
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<b><u>Specials:</u></b>	<p><b>Early Bird Special</b>  Enter by 9:00AM &amp; Exit by 6:00PM..... \$ 12.00</p> <p><b>Plash Discount Rate</b>  Enter after 9:00AM &amp; Exit by 7:00PM..... \$ 8.00</p> <p><b>Scooter Parking</b>  Flat Rate daily ..... \$ 5.00</p>																
<b><u>Validations:</u></b>	<p><b>Ritz Theaters Validation</b>  Flat Rate after 12:00PM – Weekdays..... \$ 11.00  Company and Merchant discount parking programs available</p>																
<b><u>Monthly Rates:</u></b>	<table border="0"> <tr> <td>Reserved.....</td> <td>\$ 245.00</td> </tr> <tr> <td>Individual.....</td> <td>\$ 220.00</td> </tr> <tr> <td>Fleet.....</td> <td>\$ 205.00</td> </tr> <tr> <td>Government.....</td> <td>\$ 205.00</td> </tr> </table>	Reserved.....	\$ 245.00	Individual.....	\$ 220.00	Fleet.....	\$ 205.00	Government.....	\$ 205.00								
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Individual.....	\$ 220.00																
Fleet.....	\$ 205.00																
Government.....	\$ 205.00																
<b><u>Care Share:</u></b>	Enterprise Available																
<b><u>Bicycle:</u></b>	Racks Available																

## THE AUTOPARK AT INDEPENDENCE MALL

<b><u>Exact Location:</u></b>	41 North 6 <sup>th</sup> Street – One square block between 5 <sup>th</sup> & 6 <sup>th</sup> Streets and Market & Arch Streets														
<b><u>Capacity:</u></b>	612														
<b><u>Phone Number:</u></b>	215.683.9408														
<b><u>Managing Agent:</u></b>	Philadelphia Parking Authority														
<b><u>Business Hours:</u></b>	Open 24 hours a day – 7 days a week														
<b><u>Features:</u></b>	<p>Three-level underground garage  Park and lock  Two entry and two exit lanes  Van parking on the first level  Well-lit facility with Security patrol  Elevators  Vehicle height clearance 6' 6"  Located in the Center of Philadelphia's historical district  Convenient parking for Independence Visitors Center &amp; National Constitution Center</p>														
<b><u>Parking equipment:</u></b>	ZEAG Pay on Foot														
<b><u>Peak Hours:</u></b>	<p>Entering 7:30AM to 10:00AM  Exiting 2:00PM to 6:00PM</p>														
<b><u>Rates:</u></b>	<p><b>Last Rate adjustment: May, 2018</b>  <b>Last Parking Tax Rate adjustment: July, 2015</b></p> <table> <tr> <td>Up to ½ hour.....</td> <td>\$ 4.00</td> </tr> <tr> <td>Up to 1 hour.....</td> <td>\$ 9.00</td> </tr> <tr> <td>Up to 1 ½ hours.....</td> <td>\$ 15.00</td> </tr> <tr> <td>Up to 2 hours.....</td> <td>\$ 19.00</td> </tr> <tr> <td>Up to 10 hours.....</td> <td>\$ 21.00</td> </tr> <tr> <td>Up to 24 hours.....</td> <td>\$ 23.00</td> </tr> <tr> <td>Lost Ticket.....</td> <td>\$ 23.00</td> </tr> </table>	Up to ½ hour.....	\$ 4.00	Up to 1 hour.....	\$ 9.00	Up to 1 ½ hours.....	\$ 15.00	Up to 2 hours.....	\$ 19.00	Up to 10 hours.....	\$ 21.00	Up to 24 hours.....	\$ 23.00	Lost Ticket.....	\$ 23.00
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Up to 2 hours.....	\$ 19.00														
Up to 10 hours.....	\$ 21.00														
Up to 24 hours.....	\$ 23.00														
Lost Ticket.....	\$ 23.00														
<b><u>Specials:</u></b>	<p><b>Early Bird Special</b>  Enter between 6:00AM-9:00AM &amp; Exit by 6:00PM.....\$ 14.00</p> <p><b>Evening Rate – Sunday through Thursday</b>  Enter after 5:00PM &amp; Exit by 3:00AM.....\$ 10.00</p> <p><b>Evening Rate – Friday and Saturday</b>  Enter after 5:00PM &amp; Exit by 3:00AM .....\$ 7.00</p> <p><b>Phlash Discount Rate</b>  Enter after 9:00AM &amp; Exit by 7:00PM.....\$ 11.00</p>														
<b><u>Validations:</u></b>	<p>Independence Visitor Center after 5:00PM .....\$ 8.00  National Constitution Center after 5:00PM .....\$ 8.00  Company and Merchant discount parking programs available</p>														
<b><u>Monthly Rates:</u></b>	<table> <tr> <td>Individual.....</td> <td>\$ 235.00</td> </tr> <tr> <td>Fleet.....</td> <td>\$ 220.00</td> </tr> <tr> <td>Government.....</td> <td>\$ 210.00</td> </tr> <tr> <td>City.....</td> <td>\$ 180.00</td> </tr> <tr> <td>WIP/WOGL.....</td> <td>\$ 210.00</td> </tr> <tr> <td>BRT.....</td> <td>\$ 200.00</td> </tr> </table>	Individual.....	\$ 235.00	Fleet.....	\$ 220.00	Government.....	\$ 210.00	City.....	\$ 180.00	WIP/WOGL.....	\$ 210.00	BRT.....	\$ 200.00		
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City.....	\$ 180.00														
WIP/WOGL.....	\$ 210.00														
BRT.....	\$ 200.00														

## PARKADE ON 8<sup>TH</sup> (THE AUTOPARK AT 8<sup>TH</sup> & FILBERT)

<u>Exact Location:</u>	801 Filbert Street
<u>Capacity:</u>	1,222
<u>Phone Number:</u>	215.683.9800
<u>Managing Agent:</u>	Philadelphia Parking Authority
<u>Business Hours:</u>	Open 24 hours a day – 7 days a week
<u>Features:</u>	Six-level garage Park and lock Well-lit facility with Security patrol Elevators Vehicle height clearance 6' 7"
<u>Parking equipment:</u>	ZEAG Pay on Foot
<u>Peak Days:</u>	Monday through Friday
<u>Rates:</u>	<b>Last Rate adjustment: May, 2018</b> <b>Last Parking Tax Rate adjustment: July, 2015</b>
	Up to ½ hour..... \$ 5.00
	Up to 1 hour..... \$ 10.00
	Up to 1 ½ hours..... \$ 14.00
	Up to 2 hours..... \$ 17.00
	Up to 12 hours..... \$ 19.00
	Up to 24 hours..... \$ 23.00
	Lost Ticket..... \$ 23.00
<u>Specials:</u>	<b>Early Bird Special</b> Enter between 5:00AM-10:00AM & Exit by 7:00PM.....\$ 14.00
	<b>Evening Rate – Monday through Friday</b> Enter after 5:00PM & Exit by 3:00AM.....\$ 10.00
	<b>Plash Discount Rate</b> Enter after 9:00AM & Exit by 7:00PM.....\$ 8.00
<u>Validations:</u>	Company and Merchant discount parking programs available
<u>Monthly Rates:</u>	Individual.....\$ 210.00
	Fleet..... \$ 205.00
	Government.....\$ 195.00
	City..... \$ 170.00

## THE AUTOPARK AT THE GALLERY MALL

<b><u>Exact Location:</u></b>	44 North 9 <sup>th</sup> Street																				
<b><u>Capacity:</u></b>	850																				
<b><u>Phone Number:</u></b>	215.683.9409																				
<b><u>Managing Agent:</u></b>	Philadelphia Parking Authority																				
<b><u>Business Hours:</u></b>	Monday through Sunday from 6:00AM to 12:00 Midnight																				
<b><u>Features:</u></b>	<ul style="list-style-type: none"> <li>Eight-level garage</li> <li>Park and lock</li> <li>Two entry and three exit lanes</li> <li>Well-lit facility with Security patrol</li> <li>Elevators</li> <li>Vehicle height clearance 6' 2"</li> <li>Access to Gallery Shopping Mall through the enclosed bridge on the 4<sup>th</sup> level (Presently closed for construction)</li> </ul>																				
<b><u>Parking equipment:</u></b>	ZEAG Pay on Foot																				
<b><u>Peak Hours:</u></b>	<ul style="list-style-type: none"> <li>Entering 7:00AM to 9:00AM</li> <li>Exiting 2:30PM to 6:00PM</li> </ul>																				
<b><u>Rates:</u></b>	<p><b>Last Rate adjustment: May, 2018</b>  <b>Last Parking Tax Rate adjustment: July, 2015</b></p> <table> <tr> <td>Up to 1 hour.....</td> <td>\$ 6.00</td> </tr> <tr> <td>Up to 2 hours.....</td> <td>\$ 10.00</td> </tr> <tr> <td>Up to 3 hours.....</td> <td>\$ 14.00</td> </tr> <tr> <td>Up to 12 hours.....</td> <td>\$ 22.00</td> </tr> <tr> <td>Up to 24 hours.....</td> <td>\$ 23.00</td> </tr> <tr> <td>Lost Ticket.....</td> <td>\$ 23.00</td> </tr> </table>	Up to 1 hour.....	\$ 6.00	Up to 2 hours.....	\$ 10.00	Up to 3 hours.....	\$ 14.00	Up to 12 hours.....	\$ 22.00	Up to 24 hours.....	\$ 23.00	Lost Ticket.....	\$ 23.00								
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Up to 3 hours.....	\$ 14.00																				
Up to 12 hours.....	\$ 22.00																				
Up to 24 hours.....	\$ 23.00																				
Lost Ticket.....	\$ 23.00																				
<b><u>Specials:</u></b>	<p><b>Super Early Bird Special</b>  Enter before 8:00AM &amp; Exit by 8:00PM.....\$ 12.00</p> <p><b>Early Bird Special</b>  Enter before 10:00AM &amp; Exit by 6:00PM.....\$ 13.00</p> <p><b>Evening Rate – Enter after 4:00PM</b>  Maximum to 12:00 Midnight.....\$ 10.00</p> <p><b>Plash Discount Rate</b>  Enter after 9:00AM &amp; Exit by 7:00PM.....\$ 8.00</p> <p><b>Scooter Parking</b>  Flat Rate daily .....\$ 5.00</p>																				
<b><u>Validations:</u></b>	Company and Merchant discount parking programs available																				
<b><u>Monthly Rates:</u></b>	<table> <tr> <td>Reserved (1<sup>st</sup> Floor).....</td> <td>\$ 250.00</td> </tr> <tr> <td>Individual.....</td> <td>\$ 220.00</td> </tr> <tr> <td>Fleet.....</td> <td>\$ 200.00</td> </tr> <tr> <td>Evening (4:00PM to 8:00AM).....</td> <td>\$ 160.00</td> </tr> <tr> <td>Government.....</td> <td>\$ 180.00</td> </tr> <tr> <td>City.....</td> <td>\$ 170.00</td> </tr> <tr> <td>City Council .....</td> <td>\$ 170.00</td> </tr> <tr> <td>Thomas Jefferson Hospital.....</td> <td>\$ 210.00</td> </tr> <tr> <td>Courts.....</td> <td>\$ 170.00</td> </tr> <tr> <td>BAA/PPA Employees.....</td> <td>\$ 95.00</td> </tr> </table>	Reserved (1 <sup>st</sup> Floor).....	\$ 250.00	Individual.....	\$ 220.00	Fleet.....	\$ 200.00	Evening (4:00PM to 8:00AM).....	\$ 160.00	Government.....	\$ 180.00	City.....	\$ 170.00	City Council .....	\$ 170.00	Thomas Jefferson Hospital.....	\$ 210.00	Courts.....	\$ 170.00	BAA/PPA Employees.....	\$ 95.00
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City Council .....	\$ 170.00																				
Thomas Jefferson Hospital.....	\$ 210.00																				
Courts.....	\$ 170.00																				
BAA/PPA Employees.....	\$ 95.00																				
<b><u>Bicycle:</u></b>	Racks Available																				

## THE AUTOPARK AT JEFFERSON

**Exact Location:** 14-18 South 10<sup>th</sup> Street – Southwest corner of 10<sup>th</sup> & Ludlow Streets

**Capacity:** 450

**Phone Number:** 215.683.9410

**Managing Agent:** Philadelphia Parking Authority

**Business Hours:** 5:00AM to 11:00 PM

**Features:** Five-level garage  
Park and lock  
One entry and two exit lanes  
Well-lit facility with Security patrol  
Elevators  
Vehicle height clearance 6' 10"  
Convenient Parking for Chestnut Street stores and Jefferson Hospital

**Parking equipment:** ZEAG Pay on Foot

**Peak Hours:** Entering 7:00AM to 9:00AM  
Exiting 4:00PM to 6:00PM

**Rates:** **Last Rate adjustment: May, 2018**  
**Last Parking Tax Rate adjustment: July, 2015**

Up to ½ hour.....	\$ 6.00
Up to 1 hour.....	\$ 14.00
Up to 1 ½ hours.....	\$ 17.00
Up to 2 hours.....	\$ 21.00
Up to 12 hours.....	\$ 24.00
Up to 24 hours.....	\$ 25.00
Lost Ticket.....	\$ 25.00

**Specials:** **Early Bird Special**  
Enter before 10:00AM & Exit by 6:00PM.....\$ 16.00  
**Evening Rate – Monday through Sunday**  
Enter after 5:00PM & Exit by 3:00PM..... \$ 9.00  
**Phlash Discount Rate** Enter after 9:00AM & Exit by 7:00PM... \$ 8.00  
**Lantern Theater Rate - Monday through Sunday**  
Enter after 1:00 PM & Exit by 11:00PM ..... \$ 12.00  
Enter after 5:00PM & Exit by 11:00AM..... \$ 5.00  
Weekend Flat Rate..... \$ 5.00  
**Scooter Parking**  
Flat Rate daily ..... \$ 5.00

**Validations:** Company and Merchant discount parking programs available

**Monthly Rates:** First Floor (Reserved)..... \$ 270.00  
Second through Fifth floor ..... \$ 245.00  
Fleet ..... \$ 215.00  
City..... \$ 195.00  
Government ..... \$ 210.00  
Thomas Jefferson Employees.....\$ 210.00  
Evening - Monday through Friday - 3:00PM to 8:00AM... \$ 160.00

**Bicycle:** Racks Available

## THE FAMILY COURTHOUSE GARAGE

**Exact Location:** 1503-11 Arch Street – on 15<sup>th</sup> Street between Cherry and Arch Streets

**Capacity:** 265

**Phone Number:** 215.683.9716

**Managing Agent:** Philadelphia Parking Authority

**Business Hours:** 5:30AM to 11:00 PM – Monday through Friday  
6:00AM to 10:00PM – Saturday & Sunday

**Features:** Three-Level Garage  
Park and lock  
Well-lit facility with Security patrol  
Elevators  
First Level Vehicle height clearance 8' 2"  
Remaining Levels Height Clearance 7' 0"

**Parking equipment:** ZEAG Pay on Foot/CTR Systems Revenue Control Systems

**Peak Hours:** Entering 7:30AM to 10:00AM  
Exiting 3:00PM to 6:00PM

**Rates:** **Last Rate adjustment: May, 2018**

**Last Parking Tax Rate adjustment: July, 2015**

Up to ½ hour.....	\$ 6.00
Up to 1 hour.....	\$ 13.00
Up to 1 ½ hours.....	\$ 19.00
Up to 2 hours.....	\$ 25.00
Up to 12 hours.....	\$ 28.00
Up to 24 hours.....	\$ 29.00
Lost Ticket.....	\$ 29.00

**Specials:** **Early Bird Special – Monday through Friday**  
Enter before 9:00AM & Exit by 7:00PM.....\$ 17.00

**Evening Rate**  
Enter after 5:00PM & Exit by 6:00AM.....\$ 10.00

**Weekend**  
Flat Rate per day – Exit by 6:00AM ..... \$ 11.00

**Holiday Special Rate**  
Flat Rate per day ..... \$ 13.00

**Validations:** Company and Merchant discount parking programs available

**Monthly Rates:**

Reserve .....	\$ 385.00
Individual.....	\$ 335.00
Fleet .....	\$ 325.00
Contractor .....	\$ 245.00

Evening  
Enter after 3:00PM Exit by 9:00AM  
All access on Saturday and Sundays.....\$ 235.00

## PHILADELPHIA GATEWAY PARKING GARAGE

<b><u>Exact Location:</u></b>	1540 Vine Street – square block between Spring & Vine Streets and between 15 <sup>th</sup> & 16 <sup>th</sup> Streets										
<b><u>Capacity:</u></b>	1,050										
<b><u>Phone Number:</u></b>	215.246.0300										
<b><u>Owner:</u></b>	Realen Gateway Development Associates										
<b><u>Managing Agent:</u></b>	Philadelphia Parking Authority										
<b><u>Business Hours:</u></b>	Open 24 hours a day – 7 days a week										
<b><u>Features:</u></b>	Twelve-level garage Park and lock Well-lit facility with Security patrol (Securitas) Two entrances (Spring Street & 16 <sup>th</sup> Street) Three exit lanes (Spring Street) Elevators Vehicle height clearance 6' 10"										
<b><u>Parking equipment:</u></b>	Amano Pay on Foot										
<b><u>Peak Hours:</u></b>	Entering 7:00AM to 9:00AM Exiting 3:30PM to 6:00PM										
<b><u>Rates:</u></b>	<p><b>Last Rate adjustment: February 1, 2018</b>  <b>Last Parking Tax Rate adjustment: July, 2008</b></p> <table border="0"> <tr> <td>Up to 1/3 hour.....</td> <td style="text-align: right;">\$ 3.00</td> </tr> <tr> <td>Each additional 1/3 hour .....</td> <td style="text-align: right;">\$ 3.00</td> </tr> <tr> <td>Up to 10 hours.....</td> <td style="text-align: right;">\$ 18.00</td> </tr> <tr> <td>Up to 24 hours.....</td> <td style="text-align: right;">\$ 22.00</td> </tr> <tr> <td>Lost Ticket.....</td> <td style="text-align: right;">\$ 22.00</td> </tr> </table>	Up to 1/3 hour.....	\$ 3.00	Each additional 1/3 hour .....	\$ 3.00	Up to 10 hours.....	\$ 18.00	Up to 24 hours.....	\$ 22.00	Lost Ticket.....	\$ 22.00
Up to 1/3 hour.....	\$ 3.00										
Each additional 1/3 hour .....	\$ 3.00										
Up to 10 hours.....	\$ 18.00										
Up to 24 hours.....	\$ 22.00										
Lost Ticket.....	\$ 22.00										
<b><u>Specials:</u></b>	<p><b>Early Bird Special – Monday through Friday</b>  Enter before 9:00AM &amp; Exit by 6:00PM.....\$ 15.00</p> <p><b>Evening Rate – Monday through Friday</b>  Enter after 5:00PM &amp; Exit by 9:00AM.....\$ 7.00</p> <p><b>Weekend</b>  Flat Rate per day ..... \$ 7.00</p>										
<b><u>Validations:</u></b>	Company and Merchant discount parking programs available Debit Cards Available										
<b><u>Monthly Rates:</u></b>	Individual ..... \$ 255.00										
	<b>Evening</b> Enter after 2:00PM & Exit by 9:00AM ..... \$ 120.00										
	<b>Night</b> Enter after 5:00PM & Exit by 9:00AM.....\$ 100.00										

## 8<sup>TH</sup> & CHESTNUT STREETS SURFACE LOT

<b><u>Exact Location:</u></b>	801 Chestnut Street										
<b><u>Capacity:</u></b>	110										
<b><u>Phone Number:</u></b>	215.683.9413										
<b><u>Hot Line:</u></b>	215.683.9461										
<b><u>Managing Agent:</u></b>	Philadelphia Parking Authority										
<b><u>Business Hours:</u></b>	Open 24 hours a day – 7 days a week										
<b><u>Features:</u></b>	Park and lock Convenient Parking for Jeweler’s Row										
<b><u>Parking equipment:</u></b>	Parkeon – Pay & Display Kiosk										
<b><u>Peak Hours:</u></b>	Entering 8:00AM to 11:00AM Exiting 11:00AM to 3:00PM										
<b><u>Rates:</u></b>	<p><b>Last Rate adjustment: May, 2018</b>  <b>Last Parking Tax Rate adjustment: July, 2015</b></p> <table> <tr> <td>Up to ½ hour.....</td> <td>\$ 6.00</td> </tr> <tr> <td>Up to 1 hour .....</td> <td>\$ 12.00</td> </tr> <tr> <td>Up to 1 ½ hours.....</td> <td>\$ 17.00</td> </tr> <tr> <td>Up to 2 hours .....</td> <td>\$ 22.00</td> </tr> <tr> <td>Up to 24 hours .....</td> <td>\$ 26.00</td> </tr> </table>	Up to ½ hour.....	\$ 6.00	Up to 1 hour .....	\$ 12.00	Up to 1 ½ hours.....	\$ 17.00	Up to 2 hours .....	\$ 22.00	Up to 24 hours .....	\$ 26.00
Up to ½ hour.....	\$ 6.00										
Up to 1 hour .....	\$ 12.00										
Up to 1 ½ hours.....	\$ 17.00										
Up to 2 hours .....	\$ 22.00										
Up to 24 hours .....	\$ 26.00										
<b><u>Specials:</u></b>	<p><b>Early Bird Special – Monday through Friday</b>  Enter before 9:00AM &amp; Exit by 6:00PM.....\$ 14.00</p> <p><b>Evening Rate – Monday through Friday</b>  Enter after 5:00PM &amp; Exit by 12:00AM .....\$ 9.00</p> <p><b>Weekend</b>  Flat Rate per day .....</p>										
<b><u>Monthly Rates:</u></b>	Individual ..... \$ 230.00										
<b><u>Kiosk Operations:</u></b>	Patrons must pay at the kiosk and follow posted directions accordingly										
<b><u>Enforcement:</u></b>	PEO Enforcement Daily										
<b><u>Car Share:</u></b>	Zipcar & Enterprise Available										
<b><u>Bicycle:</u></b>	Racks Available										

## 19<sup>TH</sup> & CALLOWHILL STREETS SURFACE LOT

<b><u>Exact Location:</u></b>	1901 Callowhill Street								
<b><u>Capacity:</u></b>	183								
<b><u>Phone Number:</u></b>	215.683.9813								
<b><u>Managing Agent:</u></b>	Philadelphia Parking Authority								
<b><u>Business Hours:</u></b>	Open 24 hours a day – 7 days a week								
<b><u>Features:</u></b>	Park and lock Convenient Parking for nearby museums								
<b><u>Parking equipment:</u></b>	Parkeon – Pay & Display Kiosk								
<b><u>Peak Hours:</u></b>	Entering 7:00AM to 9:00AM Exiting 2:00PM to 6:00PM								
<b><u>Rates:</u></b>	<p><b>Last Rate adjustment: May, 2018</b>  <b>Last Parking Tax Rate adjustment: July, 2015</b></p> <table> <tr> <td>Up to 1 hour .....</td> <td>\$ 6.00</td> </tr> <tr> <td>Up to 2 hours .....</td> <td>\$ 11.00</td> </tr> <tr> <td>Up to 12 hours .....</td> <td>\$ 17.00</td> </tr> <tr> <td>Up to 24 hours .....</td> <td>\$ 20.00</td> </tr> </table>	Up to 1 hour .....	\$ 6.00	Up to 2 hours .....	\$ 11.00	Up to 12 hours .....	\$ 17.00	Up to 24 hours .....	\$ 20.00
Up to 1 hour .....	\$ 6.00								
Up to 2 hours .....	\$ 11.00								
Up to 12 hours .....	\$ 17.00								
Up to 24 hours .....	\$ 20.00								
<b><u>Specials:</u></b>	<p><b>Early Bird Special – Monday through Friday</b>  Enter before 9:00AM &amp; Exit by 6:00PM.....\$ 11.00</p> <p><b>Evening Rate – Monday through Friday</b>  Enter after 5:00PM &amp; Exit by 6:00AM.....\$ 9.00</p> <p><b>Weekend</b>  Flat Rate per day ..... \$ 12.00</p>								
<b><u>Monthly Rates:</u></b>	<table> <tr> <td>Individual .....</td> <td>\$ 195.00</td> </tr> <tr> <td>Fleet .....</td> <td>\$ 185.00</td> </tr> <tr> <td>City .....</td> <td>\$ 170.00</td> </tr> </table>	Individual .....	\$ 195.00	Fleet .....	\$ 185.00	City .....	\$ 170.00		
Individual .....	\$ 195.00								
Fleet .....	\$ 185.00								
City .....	\$ 170.00								
<b><u>Kiosk Operations:</u></b>	Patrons must pay at the kiosk and follow posted directions accordingly								
<b><u>Enforcement:</u></b>	PEO Enforcement Daily								
<b><u>Car Share:</u></b>	Zipcar Available								
<b><u>Scooter Parking:</u></b>	Flat Rate Per Day ..... \$ 5.00								

## GERMANTOWN & VENANGO SURFACE LOT

**Exact Location:** 3601 Germantown Ave  
**Capacity:** 63  
**Managing Agent:** Philadelphia Parking Authority  
**Business Hours:** Monday through Saturday – 6:00AM to 6:00PM  
**Parking equipment:** Meters  
**Rates:** **Last Rate adjustment: April, 2006**  
**Last Parking Tax Rate adjustment: July, 2015**  
**Metered Parking**  
 Per hour (2 hour max)..... \$ 1.00  
**Monthly Rates:** Merchants ..... \$ 43.00  
 Regular... ..... \$ 65.00  
**Enforcement:** PEO Enforcement Daily  
**Car Share:** Zipcar & Enterprise Available



## EAST PASSYUNK AVE SURFACE LOT

**Exact Location:** 1628 East Passyunk Ave  
**Capacity:** 46  
**Managing Agent:** Philadelphia Parking Authority  
**Regulation Hours:** Monday through Saturday – 10:00AM to 10:00PM  
**Parking equipment:** Parkeon – Pay & Display Kiosk  
**Rates:** **Last Rate adjustment: April, 2012**  
 Up to 1 hour ..... \$ 1.00  
 Up to 2 hours ..... \$ 2.00  
 Up to 3 hours (Max stay)..... \$ 3.00  
**Residential Parking:** RPP #23 and #24 are valid to park on lot  
**Enforcement:** PEO Enforcement Daily  
**Car Share:** Zipcar & Enterprise Available

## ARROTT & GRISCOM STREETS LOT

Exact Location: 4667-83 Griscom Street  
Capacity: 40  
Managing Agent: Philadelphia Parking Authority  
Business Hours: Open 24 hours a day – 7 days a week  
Parking equipment: Manual Operation  
Rates: Last Rate adjustment: April, 2006  
 Last Parking Tax Rate adjustment: July, 2015  
 Monthly.....\$ 38.00  
Enforcement: PEO Enforcement Daily  
Car Share: Zipcar & Enterprise Available

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## 6<sup>TH</sup> & MARSHALL STREETS LOT

Exact Location: 982 N. 6<sup>th</sup> Street  
Capacity: 50  
Managing Agent: Philadelphia Parking Authority  
Business Hours: Open 24 hours a day – 7 days a week  
Parking equipment: Manual Operation  
Rates: Last Rate adjustment: May, 2018  
 Last Parking Tax Rate adjustment: July, 2015  
 Monthly.....\$ 40.00  
Enforcement: PEO Enforcement Daily  
Car Share: Zipcar & Enterprise Available

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## RUTH & CLEARFIELD STREETS LOT

Exact Location: 1804-36 E. Clearfield Street  
Capacity: 143  
Managing Agent: Philadelphia Parking Authority  
Business Hours: Monday through Saturday, 7:30 AM to 4:30 PM  
Parking equipment: Manual Operation  
Rates: Last Rate adjustment: April, 2006  
 Last Parking Tax Rate adjustment: July, 2015  
 Monthly..... \$ 27.00  
 Monthly Fleet..... \$ 22.00  
Enforcement: PEO Enforcement Daily  
Car Share: Zipcar & Enterprise Available

## TORRESDALE RAIL STATION PARKING LOT

Exact Location: 4900 Grant Ave  
Capacity: 318  
Managing Agent: Philadelphia Parking Authority  
Business Hours: Open 24 hours a day – 7 days a week  
Parking equipment: Parkeon – Pay by space Kiosk  
Rates: Last Rate adjustment: April, 2015  
 Daily (Up to 24 hours)..... \$ 2.00  
Enforcement: PEO Enforcement Daily

## FERN ROCK RAIL STATION PARKING LOT

Exact Location: 900 W. Nedro Avenue  
Capacity: 213  
Managing Agent: Philadelphia Parking Authority  
Business Hours: Open 24 hours a day – 7 days a week  
Parking equipment: Parkeon – Pay by space Kiosk  
Rates: Last Rate adjustment: April, 2015  
 Daily (Up to 24 hours).....\$ 2.00  
Enforcement: PEO Enforcement Daily  
Car Share: Zipcar & Enterprise Available

## FOX CHASE RAIL STATION PARKING LOT

Exact Location: 500 Rhawn Street  
Capacity: 332  
Managing Agent: Philadelphia Parking Authority  
Business Hours: Open 24 hours a day – 7 days a week  
Parking equipment: Parkeon – Pay by space Kiosk  
Rates: Last Rate adjustment: April, 2015  
 Daily (Up to 24 hours)..... \$ 2.00  
Enforcement: PEO Enforcement Daily

## NEIGHBORHOOD LOTS

### DISTRICT 1

LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
1401-15 S 9 <sup>th</sup> Street	26			2			X
914 Carpenter Street	54					9 <sup>th</sup> Street Business Association	
1012-26 E Passyunk Ave	71	RPP #22 Permit Parking			1		
719-35 Christian Street	42	RPP #24	X	2	2		
738-48 S 7 <sup>th</sup> Street	22						X
1339 S 12 <sup>th</sup> Street	39			2	1		X
1628 E Passyunk Avenue	46	RPP #23 and #24 Permit Parking	Pay & Display Kiosk	1	1		

### DISTRICT 2

LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
2132 S 63 <sup>rd</sup> Street	70		Pay & Display Kiosk		1		
1345 S 28 <sup>th</sup> Street	32				1		X

### DISTRICT 3

LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
4716-23 Baltimore Avenue	43			3	2		X
4076 Lancaster Avenue	137						X

### DISTRICT 4

LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
4712 Umbria Street	33						X
4418 Manayunk Avenue	38			1			X
Main & Levering Streets	44					New Manayunk Corporation	

<b>NEIGHBORHOOD LOTS</b>							
<b>DISTRICT 5</b>							
LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
3250 W Lehigh Avenue	23						X
2200 Turner Street	44				3		X
982 N 6 <sup>th</sup> Street	50	Monthly Parking		2	2		
1300-04 Frankford Avenue	13			1			X
1900 Callowhill Street	183	Monthly & Transient	Pay & Display Kiosk		1		
<b>DISTRICT 6</b>							
LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
7143 Frankford Avenue	53		X		2		
4902 Grant Avenue (Torresdale Lot 1)	110		Multi-space kiosks				
9620 James Street (Torresdale Lot 2)	117		Multi-space kiosks				
9625 James Street (Torresdale Lot 3)	91		Multi-space kiosks				
<b>DISTRICT 7</b>							
LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
401 W Somerset Street	65				1		X
4667-83 Griscom Street	40	Monthly Parking		2	4		
4234 Frankford Avenue	70	Closed due to structural concerns					
301 Huntingdon Street	48						X
1804-36 E Clearfield Street	143	Monthly Parking					
Hancock & Somerset Streets	60						X
5 <sup>th</sup> & Indiana Streets *	25					Owned by PPA	X

DISTRICT 8							
LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
7142 Germantown Avenue	45			2	1		X
4850 N Broad Street	34						X
8400 Seminole Street (Highland Station)	56						X
5526-28 Germantown Ave *	47			1	2	Owned by PPA	X
5525 Greene Street *	44					Owned by PPA	X
58 W Maplewood Mall *	10		X			Owned by PPA	
* Parking lots not part of neighborhood lots lease with the city.							
DISTRICT 9							
LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
900 W Nedro Avenue (Fern Rock Station Lot)	213		Multi-space kiosks	2			
6411 Rising Sun Avenue	19		X				
5541 Fairhill Street	23		X		2		
3601 Germantown Avenue	63	Monthly Parking	X	2	2		
DISTRICT 10							
LOT	CAPACITY	PPA STAFFED	PPA METER	CAR SHARE ENTERPRISE	CAR SHARE ZIPCAR	LEASED	NEIGHBORHOOD RESIDENTIAL PARKING
500 Rhawn Street (Fox Chase/Rockwell)	195		Multi-space kiosks				
500 Rhawn Street (Fox Chase/Oxford)	137		Multi-space kiosks				
CURRENT NEIGHBORHOOD LOTS TOTALS							
Total Neighborhood Lot Parking Spaces					2,718		
Total Leased Neighborhood Lot Parking Spaces					98		
PPA Owned Neighborhood Lot Parking Spaces					126		
Total Enterprise Neighborhood Lot Parking Spaces					23		
Total Zipcar Neighborhood Lot Parking Spaces					30		
Enterprise has an additional three (3) spaces within our Center City Facilities. (Bringing their overall total to 26)							
- Two (2) spaces at The AutoPark @ Olde City Garage							
- One (1) space at 8 <sup>th</sup> & Chestnut Street Lot							
Zipcar has an additional two (2) spaces within our Center City Facilities. (Bringing their overall total to 32)							
- Two (2) spaces at 8 <sup>th</sup> & Chestnut Street Lot							

APPENDIX B: FY 2020 DRAFT BUDGET  
 Neighborhood Lots  
 FY2020 Budget for the twelve months ended 03/31/2020

<b>Revenue</b>		
Revenue - Meters	\$	452,292
Transient Revenue		556,187
Monthly Revenue		258,300
Rental Income		1,800
Miscellaneous Revenue		500
Total Revenue		<u>1,269,079</u>
<b>Payroll Costs</b>		
Payroll		315,645
Fringes		125,650
Pension		76,050
Post Employment Benefits		10,550
Total Payroll Costs		<u>527,895</u>
<b>Operating Expenses:</b>		
Credit Card Fees		31,531
Damage Claims		500
Equipment		1,000
Insurance		13,654
Printing		500
Depreciation		67,255
Meter Costs		22,200
Misc. Expenses		2,500
Office Expense		500
Professional Fees		3,000
Repairs & Maintenance		39,058
Snow Removal		2,500
Telephone		1,000
Tickets		750
Uniforms		700
Utilities		41,720
Total Operating Expense		<u>228,368</u>
Total Expenses		<u>756,263</u>
Operating Profit	\$	<u>512,816</u>
<b>Other Income/Expenses</b>		
Support Allocation		127,645
Security Allocation		98,750
Fleet Allocation		31,522
Interest Income		5,400
Net Income from Operations	\$	<u>260,299</u>
<b>Payment to the City Reconciliation</b>		
Add: Depreciation		67,255
Insurance		13,654
Interest Income		(5,400)
Additional Items		<u>75,509</u>
Net Income as per present lease		<u>335,808</u>
30% To City of Philadelphia	\$	<u>100,742</u>

## Appendix C: Projects Planned for 2019

The PPA has evaluated lots and set the priorities for 2019 as follows:

1. 4076 Lancaster Avenue  
Spaces – 137
2. 4234 Frankford Avenue  
Spaces – 70
3. 8400 Seminole Street  
Spaces – 56
4. 982 N. 6<sup>th</sup> Street  
Spaces – 50
5. 3601 Germantown Avenue  
Spaces – 63
6. 7143 Frankford Avenue  
Spaces – 53

### Planning Stage

1. 7142 Germantown Avenue  
Spaces – 45
2. 4716-23 Baltimore Avenue  
Spaces – 43
3. 500 Rhawn Street  
Spaces – 332
4. 1804-36 E. Clearfield Street  
Spaces – 143
5. 4850 N. Broad Street  
Spaces – 34
6. 4902 Grant Avenue  
Spaces – 318

# Appendix D: Neighborhood Lots Revitalization Phase II



# Overview

The details within this presentation outline the site condition improvement efforts made during Phase 1 of the Revitalization Plan in addition to locations that will be the focus of Phase 2 of the Revitalization initiative during CY 2019.

## Points of Focus:

- Targeted Locations
- Current Site Improvements
- Future Locations

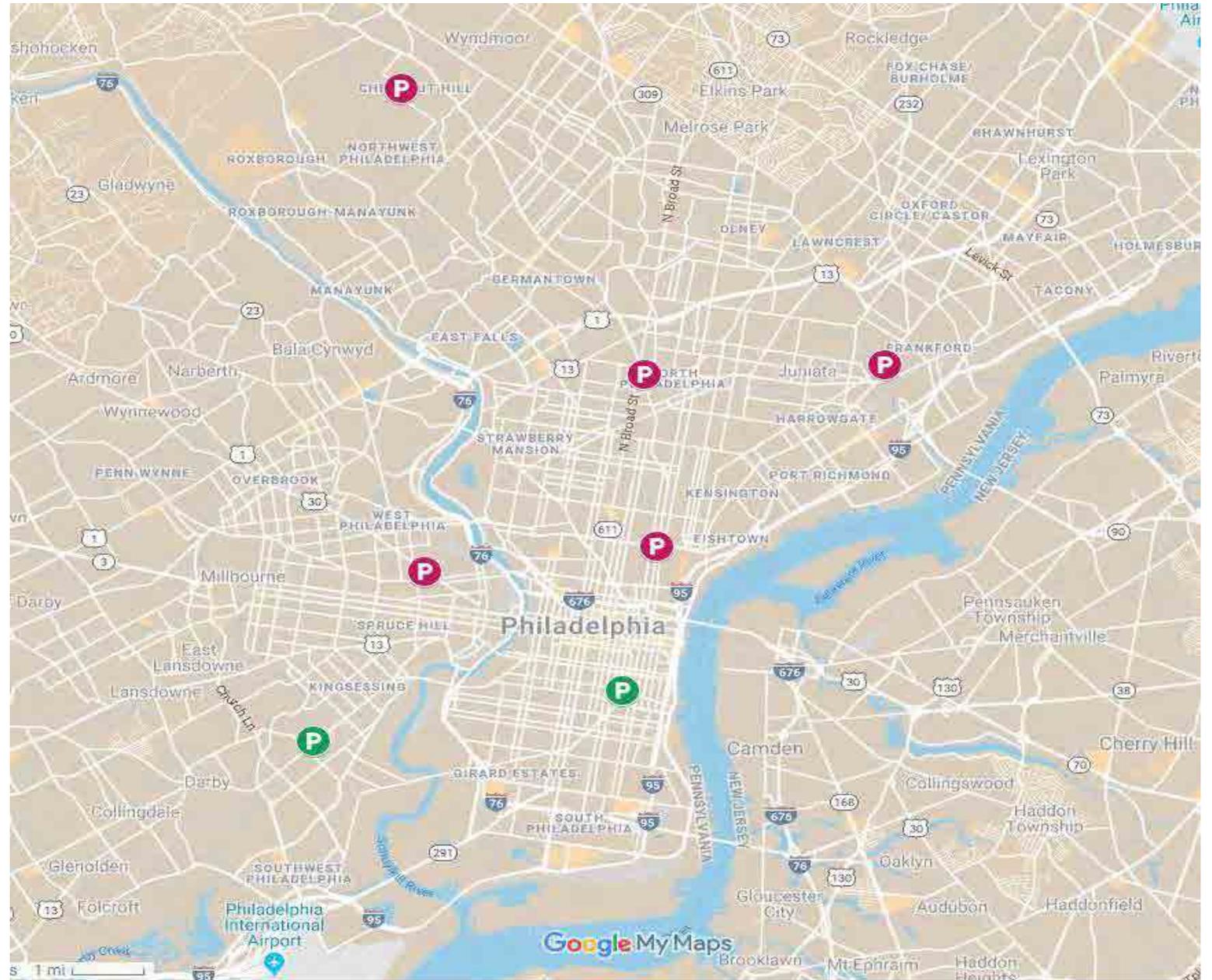
# Targeted Locations List

■ Number of Locations Completed: Two (2)

- 719-35 Christian Street
- 2132 S. 63<sup>rd</sup> Street

■ Locations Presently in Scope Phase: Five (5)

- 4076 Lancaster Avenue
- 4234 Frankford Avenue
- 8400 Seminole Avenue
- 982 N. 6<sup>th</sup> Street
- 3601 Germantown Avenue



# 2132 South 63<sup>rd</sup> Street - *Condition: Extremely Poor*



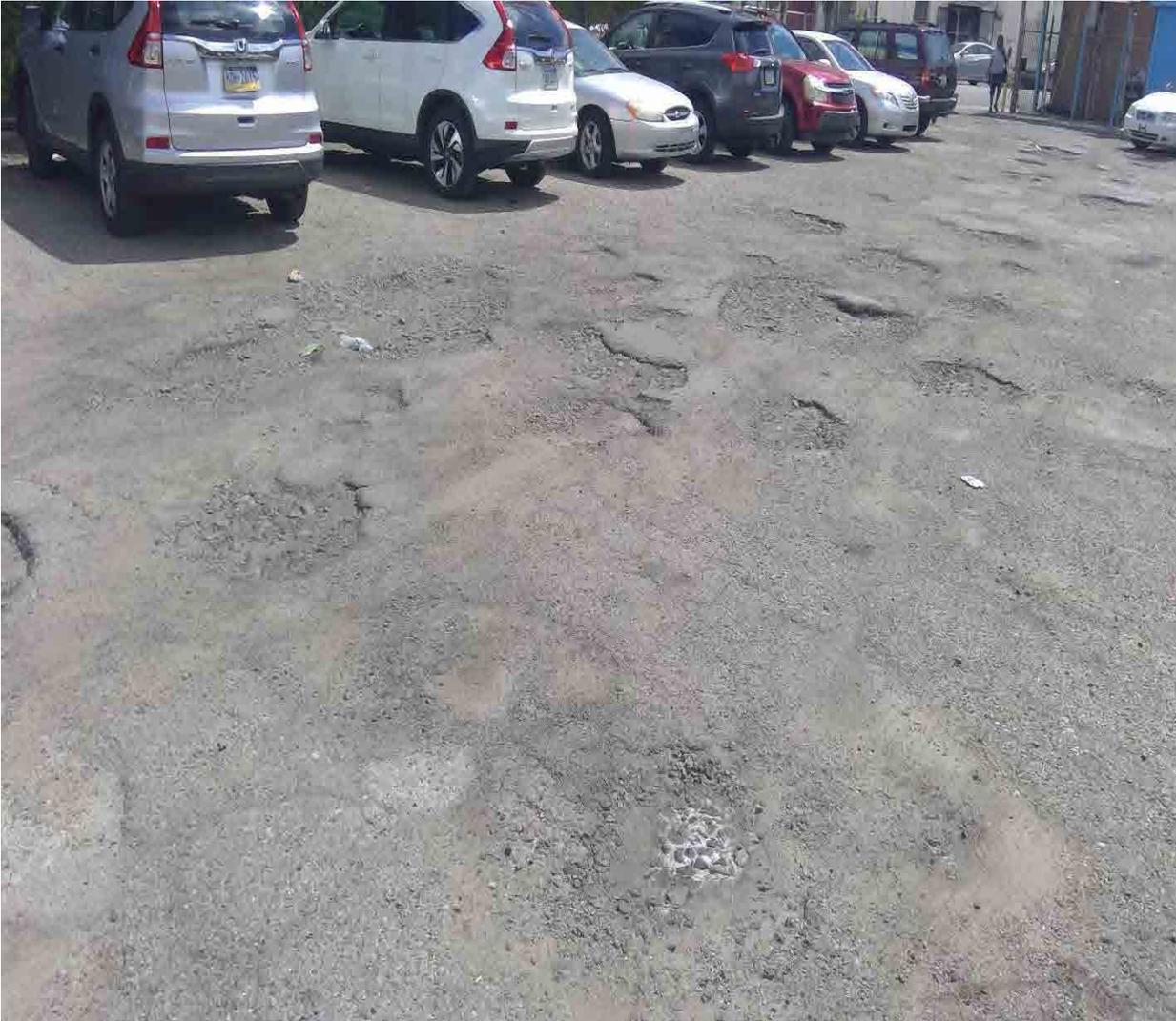
# Prior Conditions



2132 South 63<sup>rd</sup> Street

- Lot surface was in extremely poor condition with significant bulging, large shallow voids and deep potholes presenting a major safety issue. This site was on the verge of being unsafe with tripping hazards resulting from surface deterioration existing throughout the entire site.
- Parking lines and directional markers were non-existent. The lack of designated movement predictors at this location resulted in the underutilization of available parking when **taking into consideration the lot's total square footage**. User defined parking without specific order or structure produced unintended consequences with the reduction of parking volume being a key negative result.
- Though the lighting conditions at this location were deemed to be adequate; six (6) lighting fixture were observed to be non-functional and the main electrical panel was determined to be extremely outdated. Replacement of this equipment would further increase visibility significantly and enhance current lighting conditions.

# Prior Conditions (Cont'd.)



2132 South 63<sup>rd</sup> Street



## Post Renovation

- The installation of a new asphalt surface now provides a safe and healthy condition for customers utilizing this parking location.
- Introduction of a new striping plan along with directional markers now provides defined usable space, appropriate way-finding, and designated parking identification.
- Newly installed Lighting equipment servicing this parking location; inclusive of twelve (12) 100 Watt LED Fixtures and a updated electrical panel has now increased visibility significantly and enhanced current lighting conditions dramatically.

# Post Renovation (Cont'd.)



2132 South 63<sup>rd</sup> Street

# 719-35 Christian Street - *Condition: Poor*



## Prior Conditions



- Lot surface was in very poor condition with cracking, bulging, shallow voids present throughout the entirety of this site.
- Line striping was observed to be fading making parking designation difficult and directional markers deemed to be virtually non existent.
- Significant deterioration of the stucco wall to the rear of this site was determined to be a major issue with large sections observed to be separating from the underlying masonry.

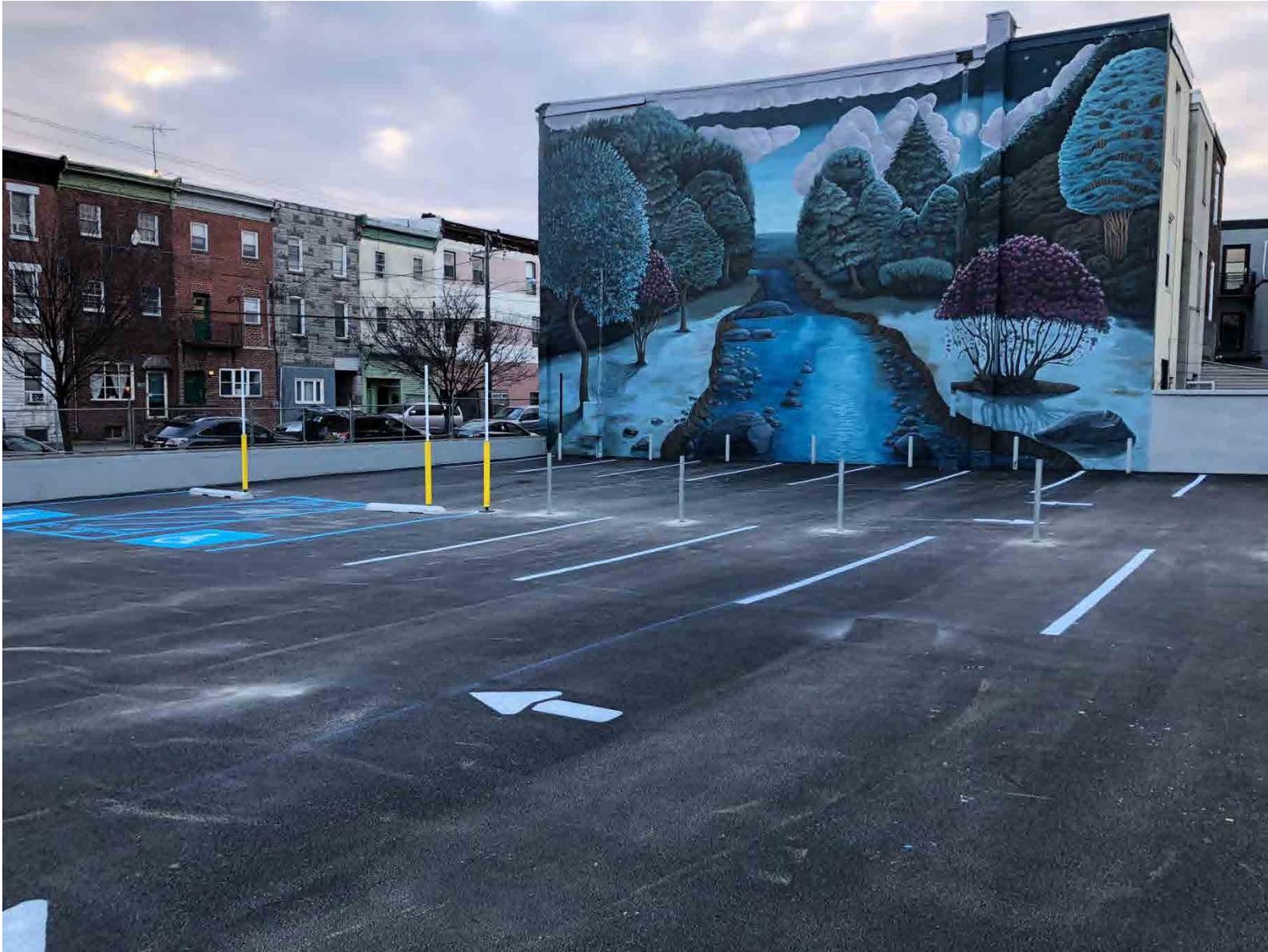
# Prior Conditions(Cont'd.)



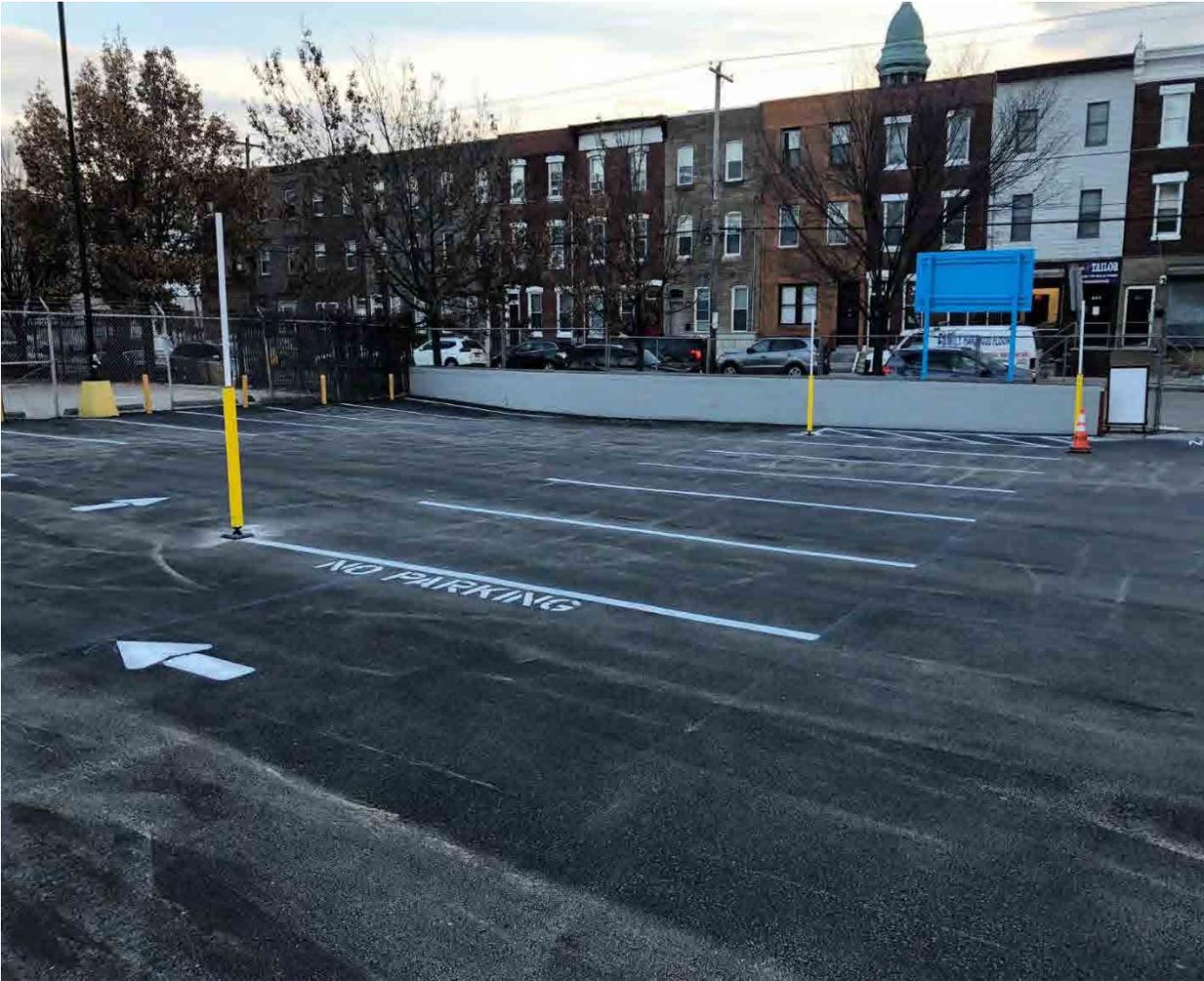
719-35 Christian Street

## Post Renovation

- The newly installed asphalt features a site specific grading system to aid in drainage efficiency leading to the reduction of ponding and storm water entrapment points.
- New striping and directional markers were provided as a part of this project. The implementation of a new striping plan has led to an increase in available parking at this location. Parking was effectively increased from 33 original spaces to now 42 available spaces for local customers.
- The restoration of the stucco wall at the rear of this site was completed inclusive of the removal of wild vegetation and installation of new CMU capping.



# Post Renovation (Cont'd.)



719-35 Christian Street

# 2019 Surface Lots-Revitalization Status

Targeted Neighborhood Lots List						
Neighborhood Lot Address	Number of Spaces	Current Condition (Good, Fair, Poor)	Status	Square Footage	Budget	Completion Date
1. 2132 S. 63 <sup>rd</sup> Street	70	Extremely Poor	Civil Completed & Electrical Pending	25,877 S.F.	\$277,776.66	2018
2. 719-35 Christian Street	42	Poor	Completed (Close Out Phase)	15,980 S.F.	\$193,018.06	2018
3. 4076 Lancaster Avenue	137	Extremely Poor	Scope Phase	57,691 S.F.	TBD	2019
4. 4234 Frankford Avenue	70	*Extremely Poor	Scope Phase	29,991 S.F.	TBD	2019
5. 8400 Seminole Avenue	56	Extremely Poor	Scope Phase	14,800 S.F.	TBD	2019
6. 982 N. 6 <sup>th</sup> Street	50	Poor	Scope Phase	19,114 S.F.	TBD	2019
7. 3601 Germantown Avenue	63	Extremely Poor	Scope Phase	21,450 S.F.	TBD	2019
8. 7143 Frankford Avenue	53	Poor	Scope Phase	25,000 S.F.	TBD	TBD
9. 7142 Germantown Avenue	45	TBD	Scope Phase		TBD	TBD
10. 4716-23 Baltimore Avenue	43	Poor	Scope Phase		TBD	TBD
11. 500 Rhawn Street (Fox Chase Train Station)	332	Extremely Poor	Pending		TBD	TBD
12. 1804-36 E. Clearfield Street	143	Poor	Pending		TBD	TBD
13. 4850 N. Broad Street	34	Poor	Pending		TBD	TBD
14. 4902 Grant Avenue (Torresdale Train Station)	318	Poor	Pending		TBD	TBD

# Appendix E: Neighborhood Lots Revitalization Conditions Assessment



Prepared by:  
Construction Management & Capital Projects  
Philadelphia Parking Authority  
January 2019 (updated)

# Overview

The details within this presentation outline the site condition improvement efforts to be made during Phase 2 of the Revitalization initiative during CY 2019.

## Points of Focus:

- Targeted Locations
- Scope of Site Improvements
- Preliminary Estimated Budget

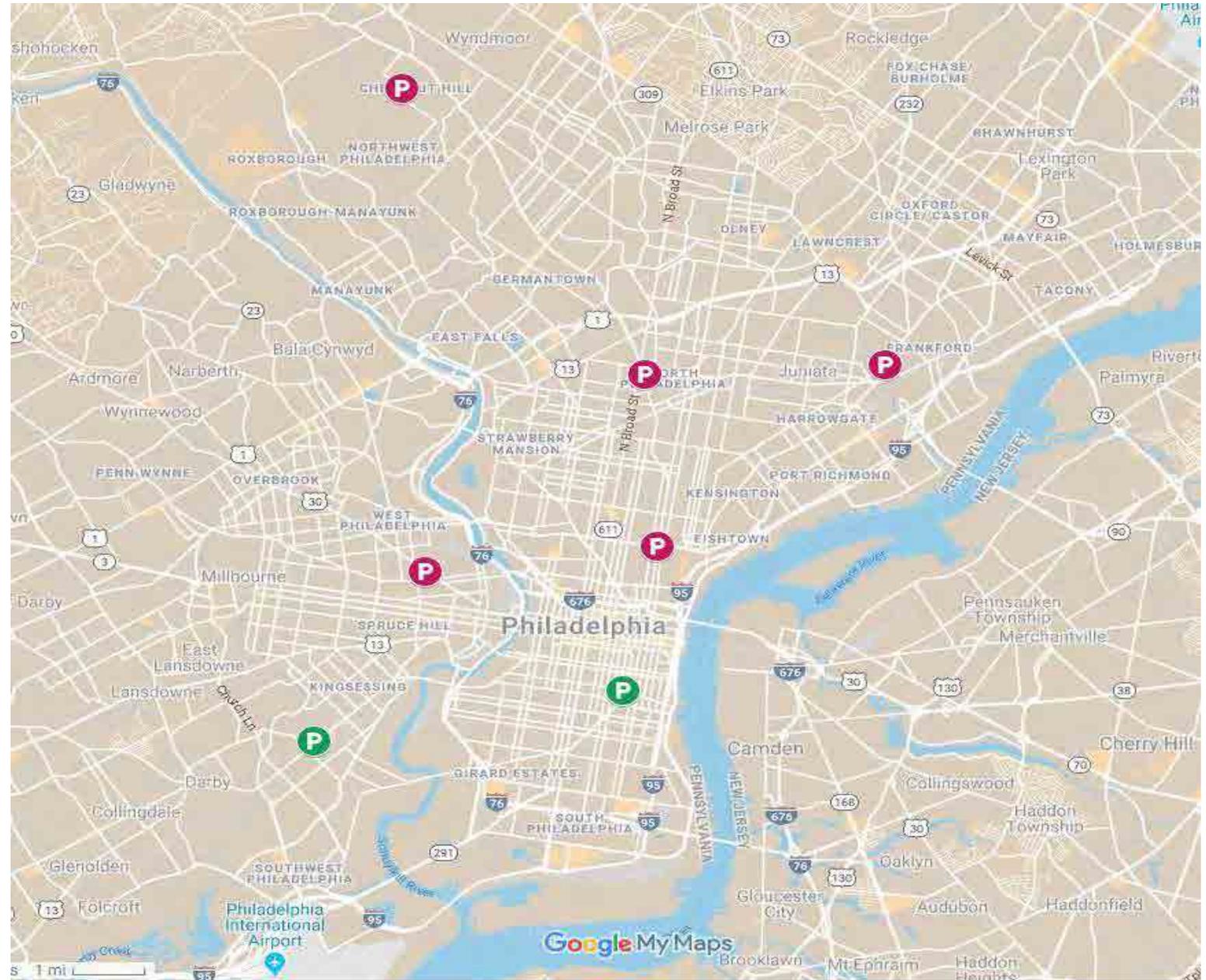
# Targeted Locations List

■ Number of Locations Completed: Two (2)

- 719-35 Christian Street
- 2132 S. 63<sup>rd</sup> Street

■ Locations Presently in Scope Phase: Five (5)

- 4076 Lancaster Avenue
- 4234 Frankford Avenue
- 8400 Seminole Avenue
- 982 N. 6<sup>th</sup> Street
- 3601 Germantown Avenue



# 4076 Lancaster Ave. - *Condition: Extremely Poor*



## Scope of Work

1. Remove interior bollards
2. Remove existing surface
3. Install new asphalt surface
4. Improve Parking Layout
5. Add/Update lighting
6. General Painting
7. Signage improvements
8. Fencing repairs

## Estimated Budget

\$575,000.00

# 4234 Frankford Ave. - *Condition: \*Extremely Poor*



## Scope of Work

1. Remove foundations and wall
2. Remove/replace electrical service
3. Remove existing surface/subsurface
4. Install new asphalt surface and wall
5. Improve parking layout
6. Install drainage system
7. Install lighting system
8. General painting
9. Signage improvements

## Estimated Budget

\$600,000.00

\* Significant unknown factors

# 8400 Seminole Ave. - *Condition: Extremely Poor*



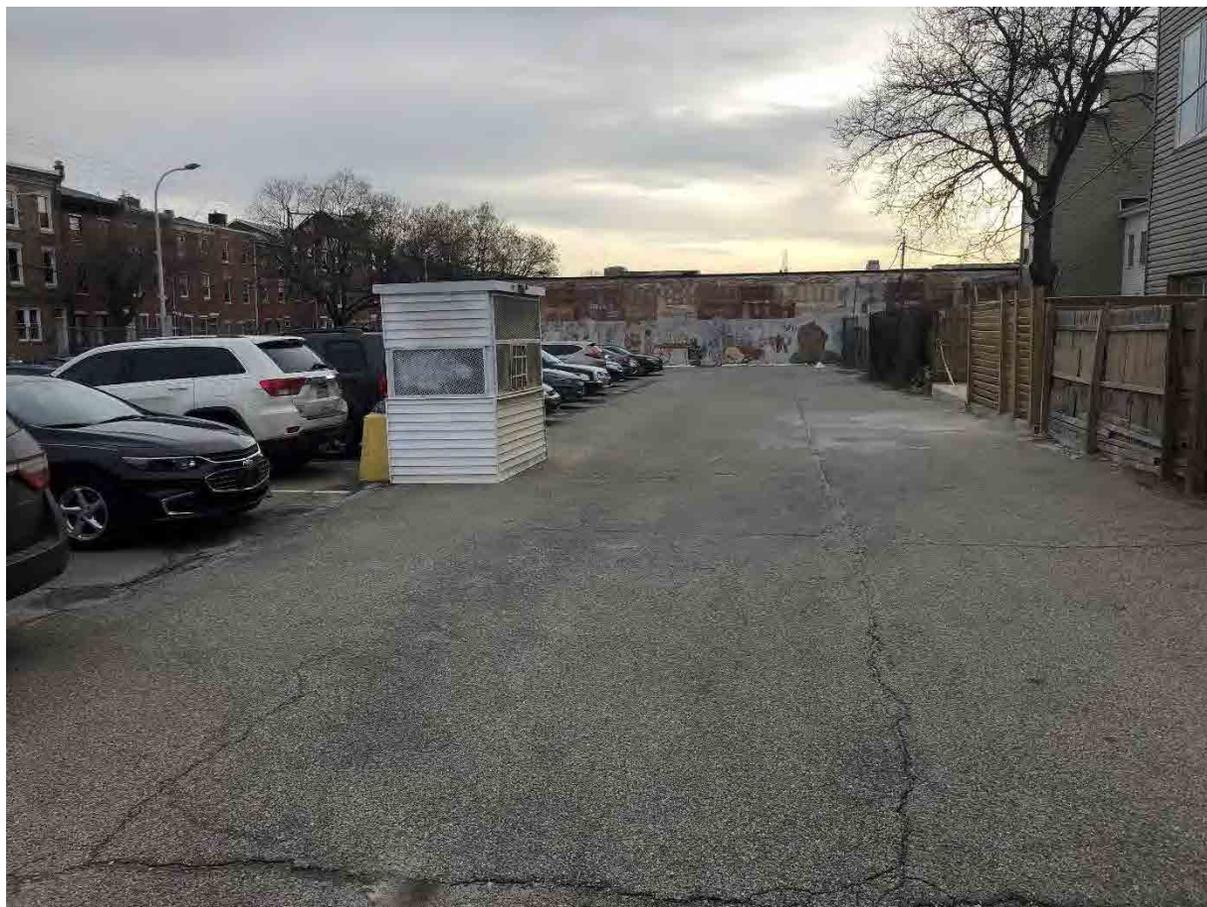
## Scope of Work

1. Remove booth
2. Remove existing surface
3. Install new asphalt surface
4. Improve Parking Layout
5. Add/Update lighting
6. General Painting
7. Signage improvements

## Estimated Budget

\$239,000.00

# 982 North 6<sup>th</sup> Street - *Condition: Poor*



## Scope of Work

1. Remove booth
2. Remove existing surface
3. Install new asphalt surface
4. Improve parking layout
5. Add/update lighting
6. General painting
7. Signage improvements

## Estimated Budget

\$215,000.00

# 3601 Germantown Ave. - *Condition: Extremely Poor*



## Scope of Work

1. Remove booth and meters
2. Relocate electrical service
3. Remove existing surface
4. Install new asphalt surface
5. Improve parking layout
6. Improve drainage
7. Add/update lighting
8. General painting
9. Signage improvements

## Estimated Budget

\$300,000.00

# 7143 Frankford Ave. - Condition: Poor



## Scope of Work

1. Remove center bollards
2. Remove existing surface
3. Install new asphalt surface
4. Improve parking layout
5. Add/update lighting
6. General painting
7. Signage improvements

## Estimated Budget

\$230,000.00

# 2019 Surface Lots - Revitalization Status

Targeted Neighborhood Lots List						
Neighborhood Lot Address	Number of Spaces	Current Condition (Good, Fair, Poor)	Status	Square Footage	Budget	Completion Date
1. 2132 S. 63 <sup>rd</sup> Street	70	Extremely Poor	Civil Completed & Electrical Pending	25,877 S.F.	\$277,776.66	2018
2. 719-35 Christian Street	42	Poor	Completed (Close Out Phase)	15,980 S.F.	\$193,018.06	2018
3. 4076 Lancaster Avenue	137	Extremely Poor	Scope Phase	57,691 S.F.	\$575,000.00	2019
4. 4234 Frankford Avenue	70	*Extremely Poor	Scope Phase	29,991 S.F.	\$600,000.00	2019
5. 8400 Seminole Avenue	56	Extremely Poor	Scope Phase	14,800 S.F.	\$239,000.00	2019
6. 982 N. 6 <sup>th</sup> Street	50	Poor	Scope Phase	19,114 S.F.	\$215,000.00	2019
7. 3601 Germantown Avenue	63	Extremely Poor	Scope Phase	21,450 S.F.	\$275,000.00	2019
8. 7143 Frankford Avenue	53	Poor	Scope Phase	25,000 S.F.	\$230,000.00	TBD
9. 7142 Germantown Avenue	45	TBD	Scope Phase		TBD	TBD
10. 4716-23 Baltimore Avenue	43	Poor	Scope Phase		TBD	TBD
11. 500 Rhawn Street (Fox Chase Train Station)	332	Extremely Poor	Pending		TBD	TBD
12. 1804-36 E. Clearfield Street	143	Poor	Pending		TBD	TBD
13. 4850 N. Broad Street	34	Poor	Pending		TBD	TBD
14. 4902 Grant Avenue (Torresdale Train Station)	318	Poor	Pending		TBD	TBD