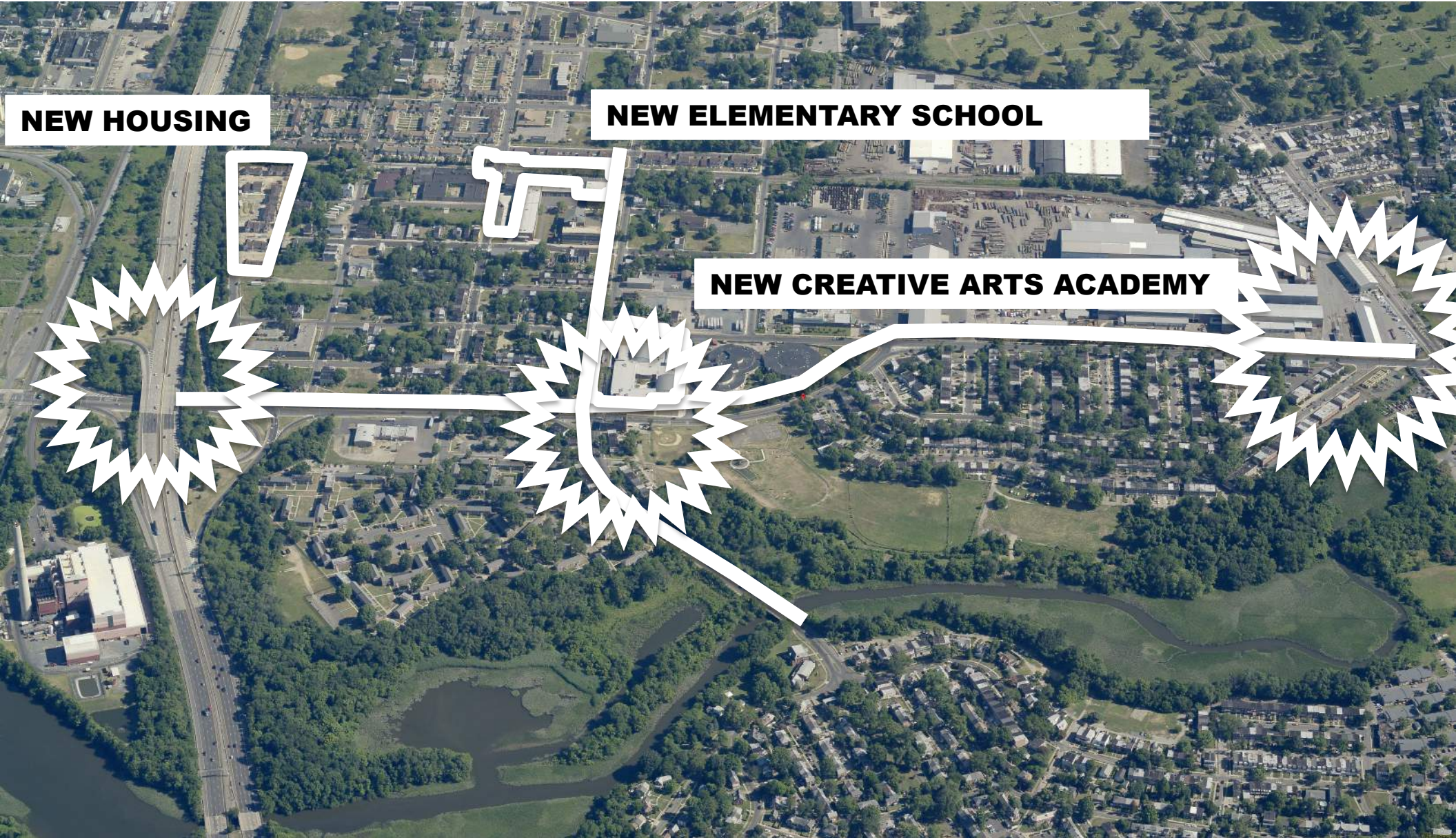




MORGAN VILLAGE

Conceptual Design for Neighborhood Gateways & Corridor Revitalization



NEW HOUSING

NEW ELEMENTARY SCHOOL

NEW CREATIVE ARTS ACADEMY



NEW HOUSING

**H B WILSON
ELEMENTARY SCHOOL**

**CREATIVE ARTS MORGAN
VILLAGE ACADEMY**

**Morgan Village
Neighborhood Strategic Plan**



City of Camden
Camden, NJ
September 2007



Lamney & Giorgio
Architecture • Planning

Mueller & Associates
Planning Consultants



**COMMUNITY DESIGN
COLLABORATIVE**

Project number

Date 12/17/13

Scale

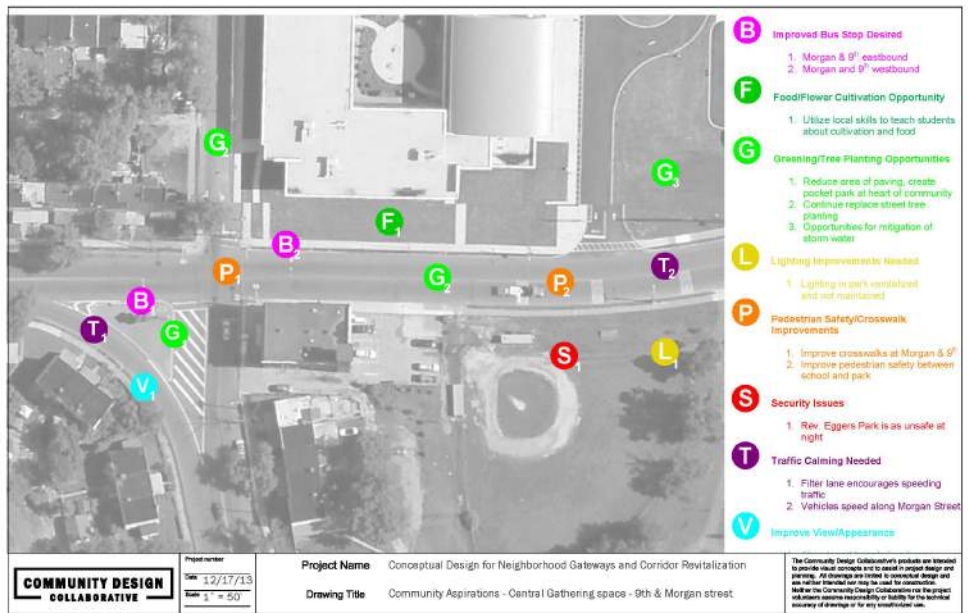
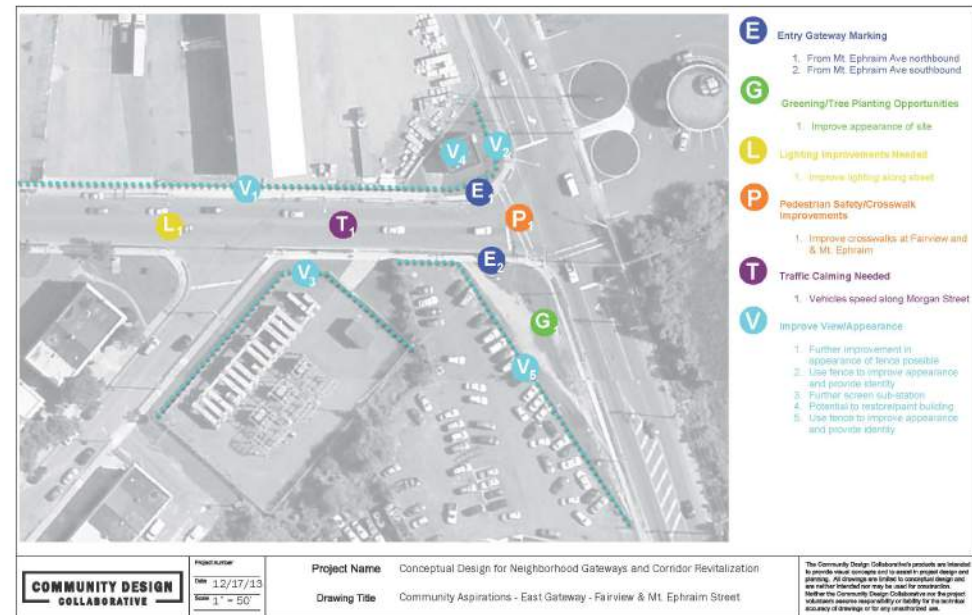
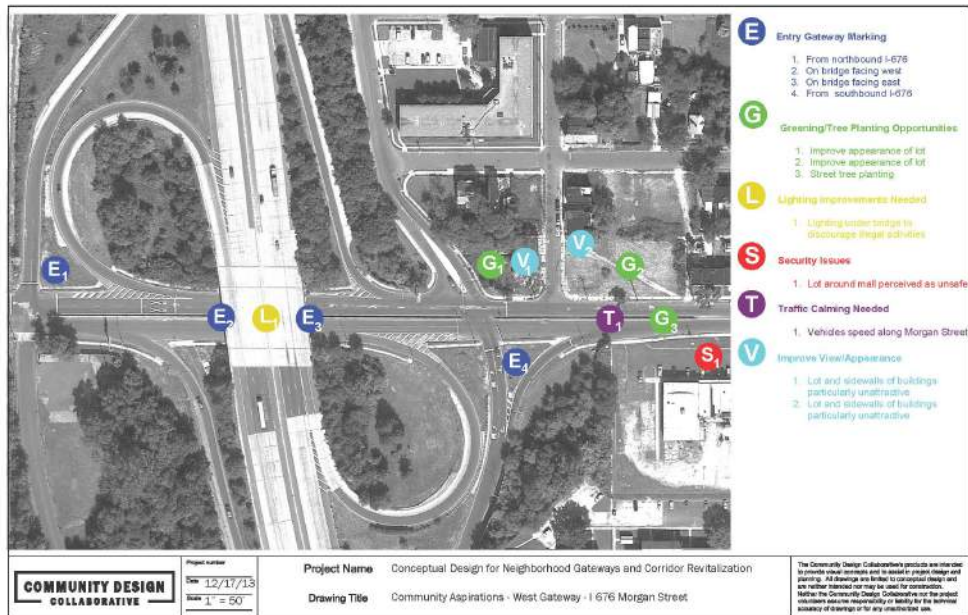
Project Name

Conceptual Design for Neighborhood Gateways and Corridor Revitalization

Drawing Title

Community Engagement Meeting 1

The Community Design Collaborative's products are intended to provide visual concepts and to assist in project design and planning. All drawings are limited to conceptual design and are neither intended nor may be used for construction. Neither the Community Design Collaborative nor the project volunteers assume responsibility or liability for the technical accuracy of drawings or for any unauthorized use.



Continue street tree planting
Continue advocating for improved policing and lighting

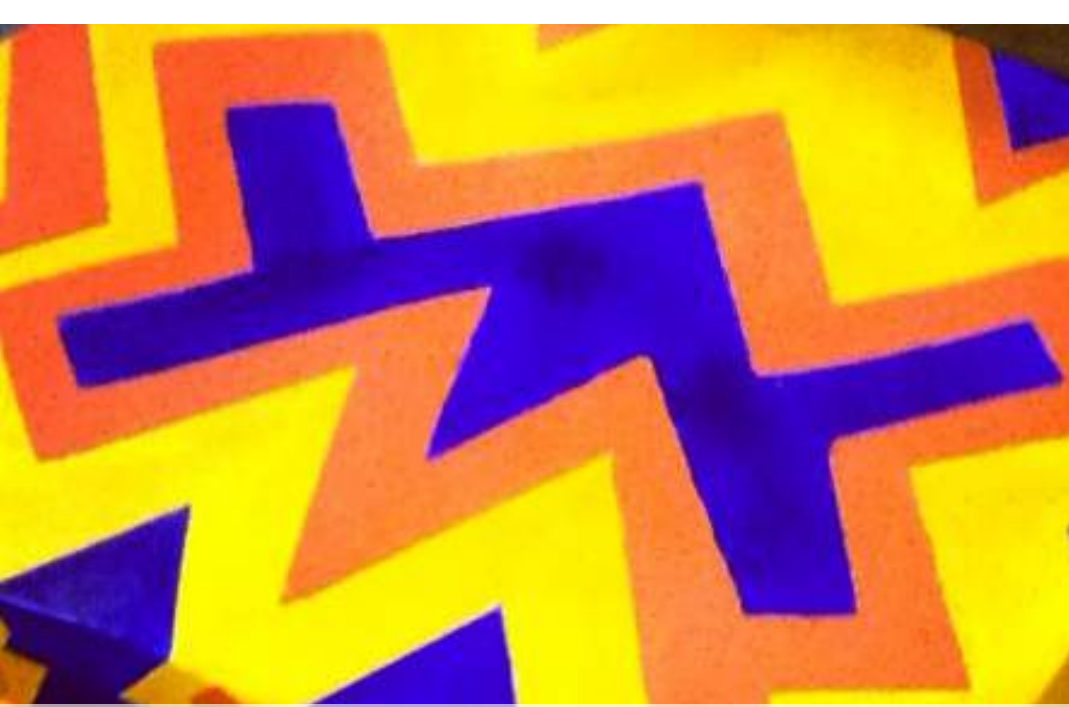
Develop more community involvement in maintaining Morgan Village's shared spaces

Develop more ways that the community can engage with the schools

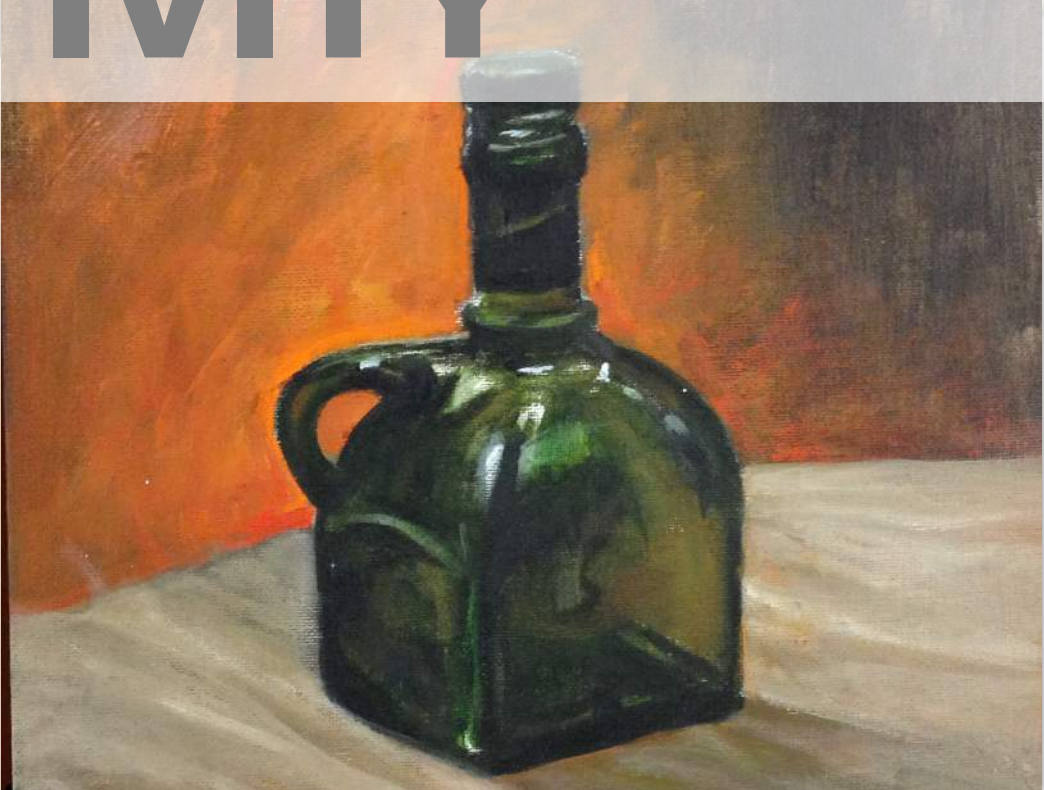
Involve the H B Wilson Elementary school



YOUTH

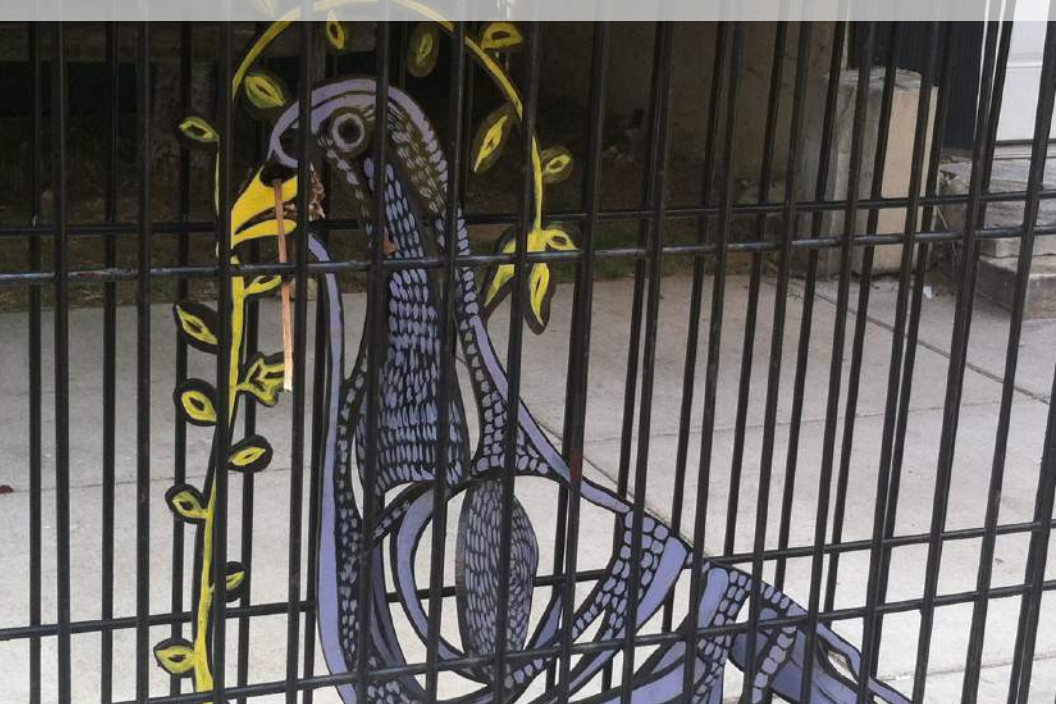


CREATIVITY





PRECEDENTS





PRECEDENTS





FOOD





PROPOSALS

THE CREATIVE CANVAS

An aerial photograph of a city area, likely St. Louis, showing a river, highways, and various urban structures. A thick blue line runs horizontally across the middle of the image, passing through a starburst graphic. Three other starburst graphics are positioned along the blue line: one on the left, one in the center, and one on the right. Each starburst is white with a jagged, sunburst-like edge. Text boxes are placed around the image, each containing a title and a list of project goals.

WEST GATEWAY
BRIDGE PAINTING
NEW ENTRY MARKERS
PLANTING

EAST GATEWAY

- **NEW ENTRY MARKERS**
- **SCREENING**
- **PLANTING**

MORGAN & 9TH
COMMUNITY SPACE
FOOD
PLANTING
STORM WATER MANAGEMENT



FENCE SCREENS



PLANTING & BENCHES

THE CREATIVE CANVAS: KIT OF PARTS



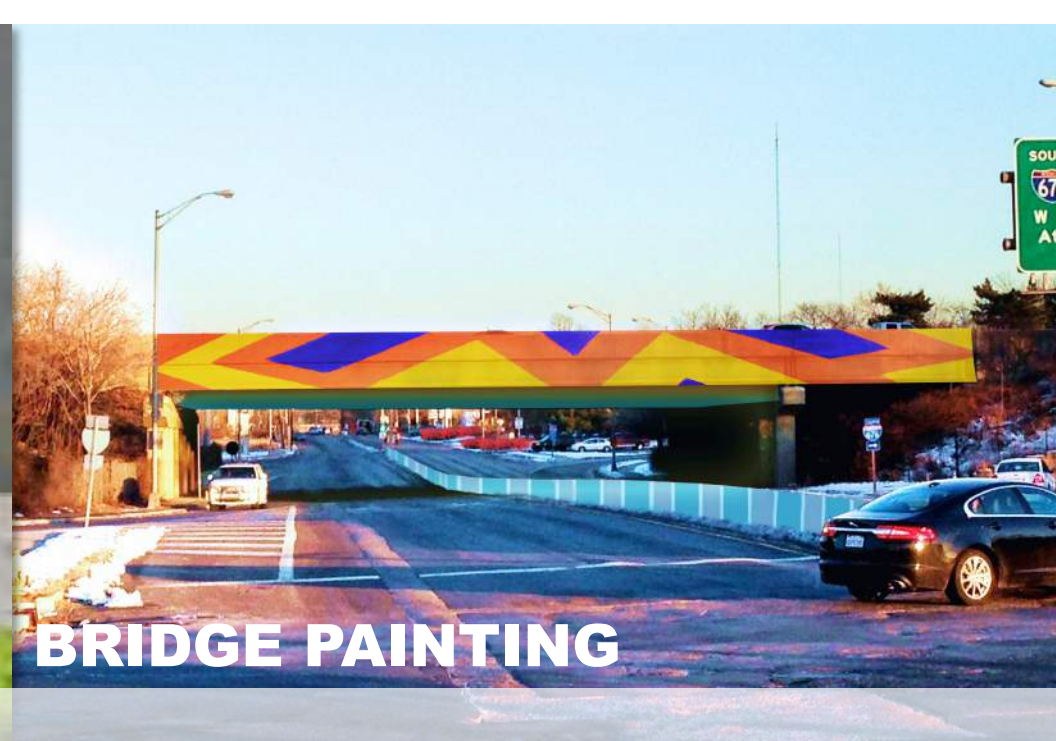
RAISED BEDS



BANNERS



CROSSWALKS



BRIDGE PAINTING

THE CREATIVE CANVAS: KIT OF PARTS

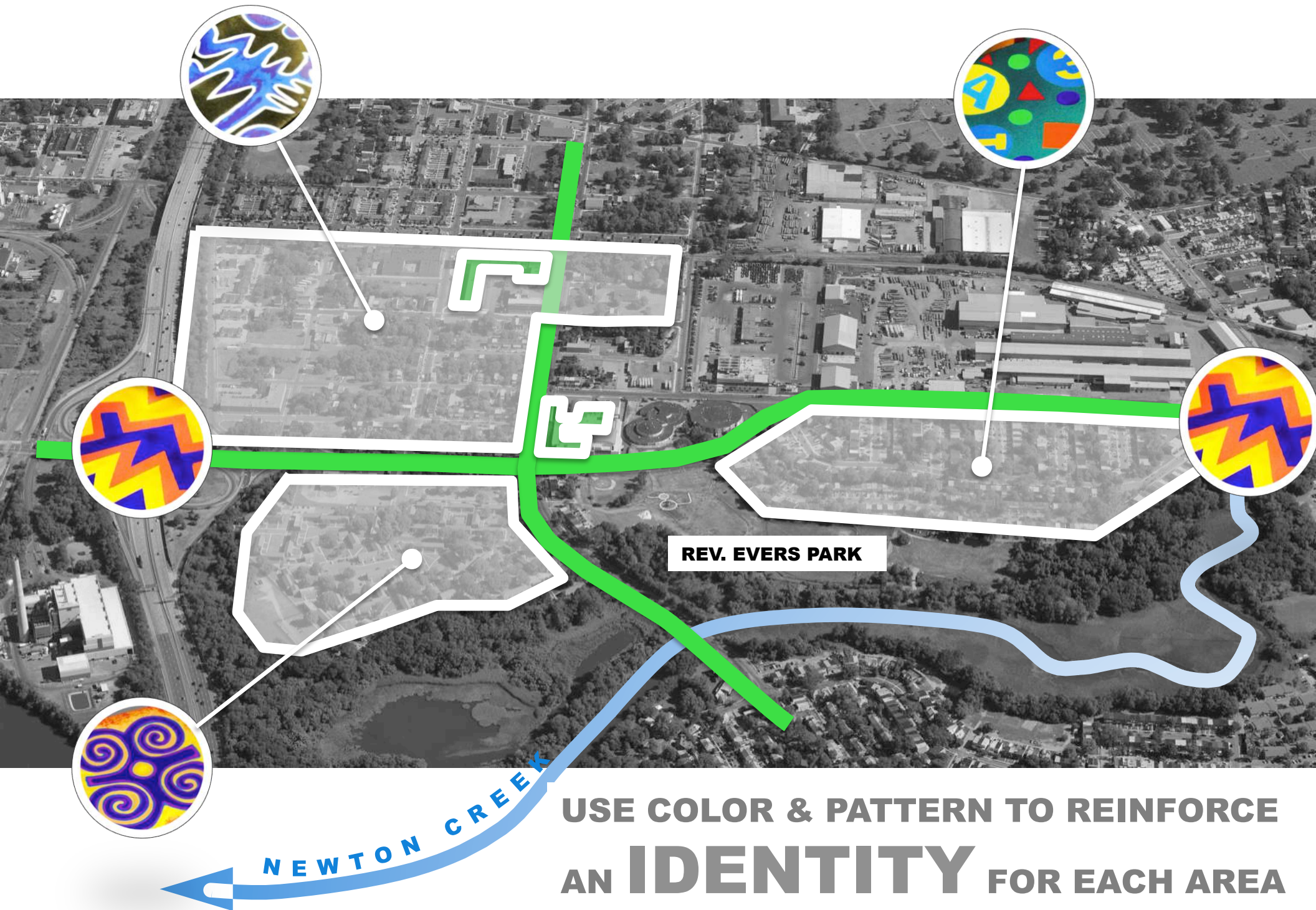


BUILDING WALLS



ENTRY MARKERS

MORGAN VILLAGE



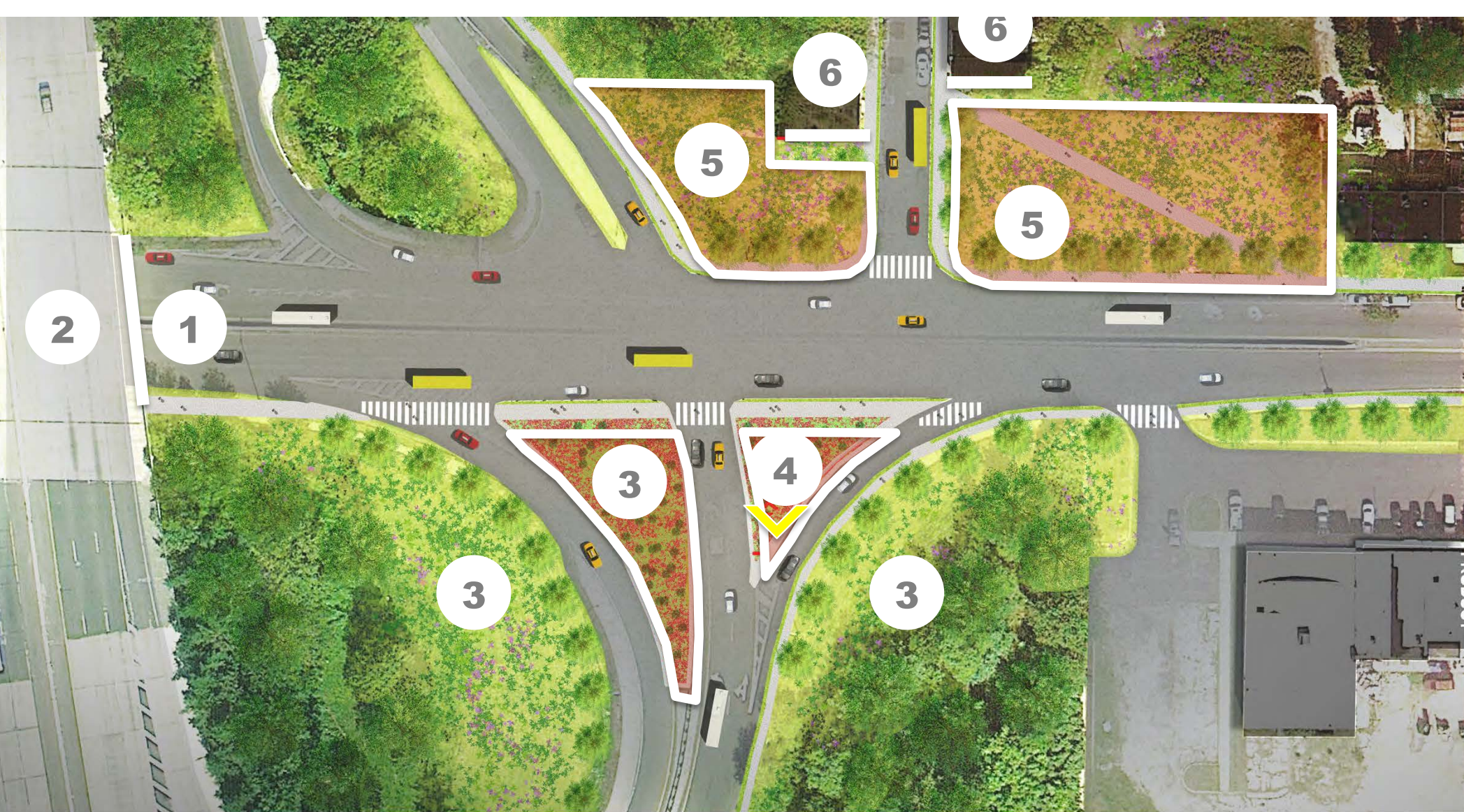
REV. EVERS PARK

NEWTON CREEK

USE COLOR & PATTERN TO REINFORCE
AN **IDENTITY** FOR EACH AREA



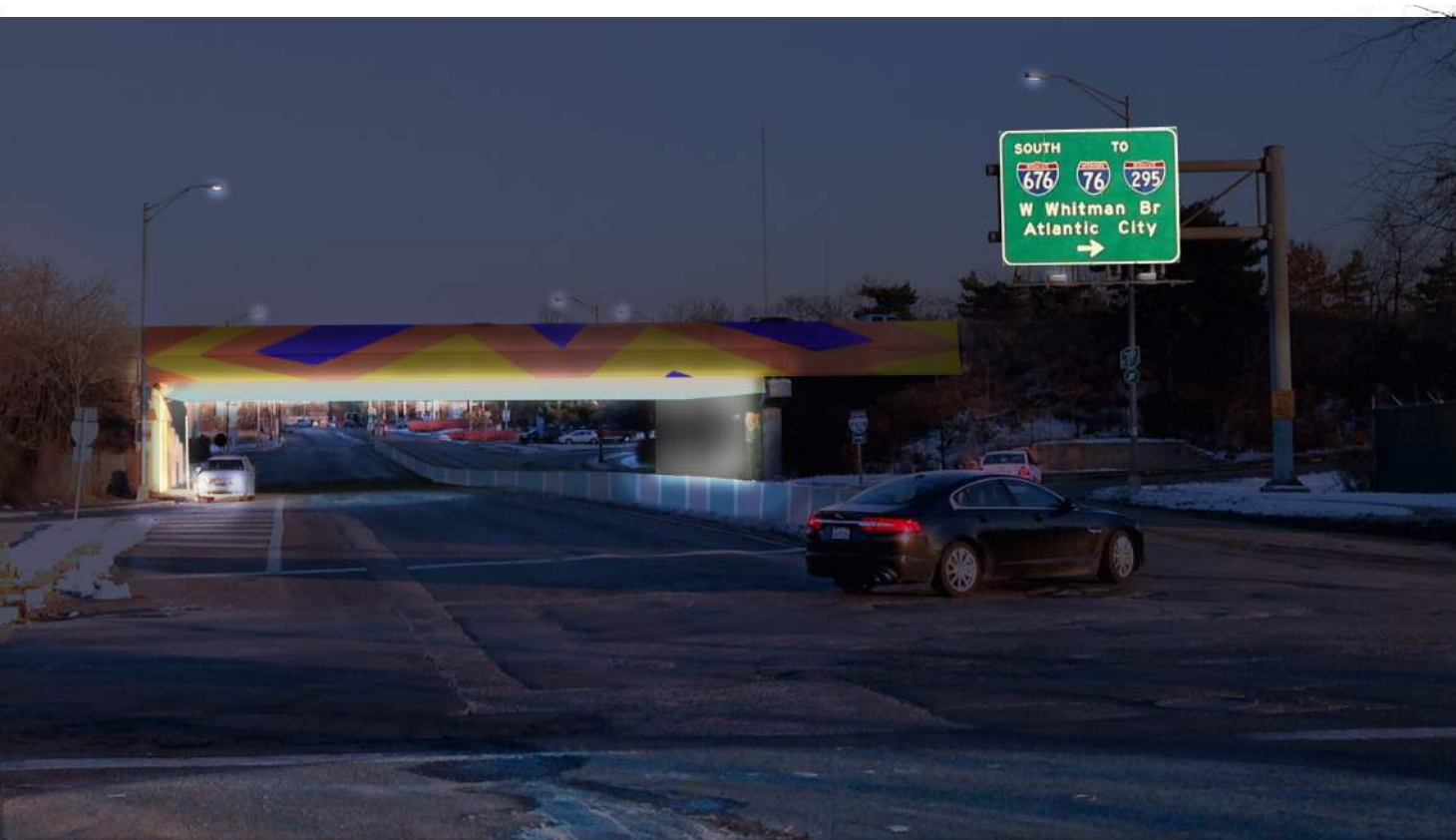
WEST GATEWAY AT I-676



1. BRIDGE PAINTING
2. BRIDGE UNDER-LIGHTING
3. NEW PLANTING
4. ENTRANCE MARKER
5. NEW PLANTING: MEADOW/RAIN GARDEN
6. BUILDING GABLE PAINTING

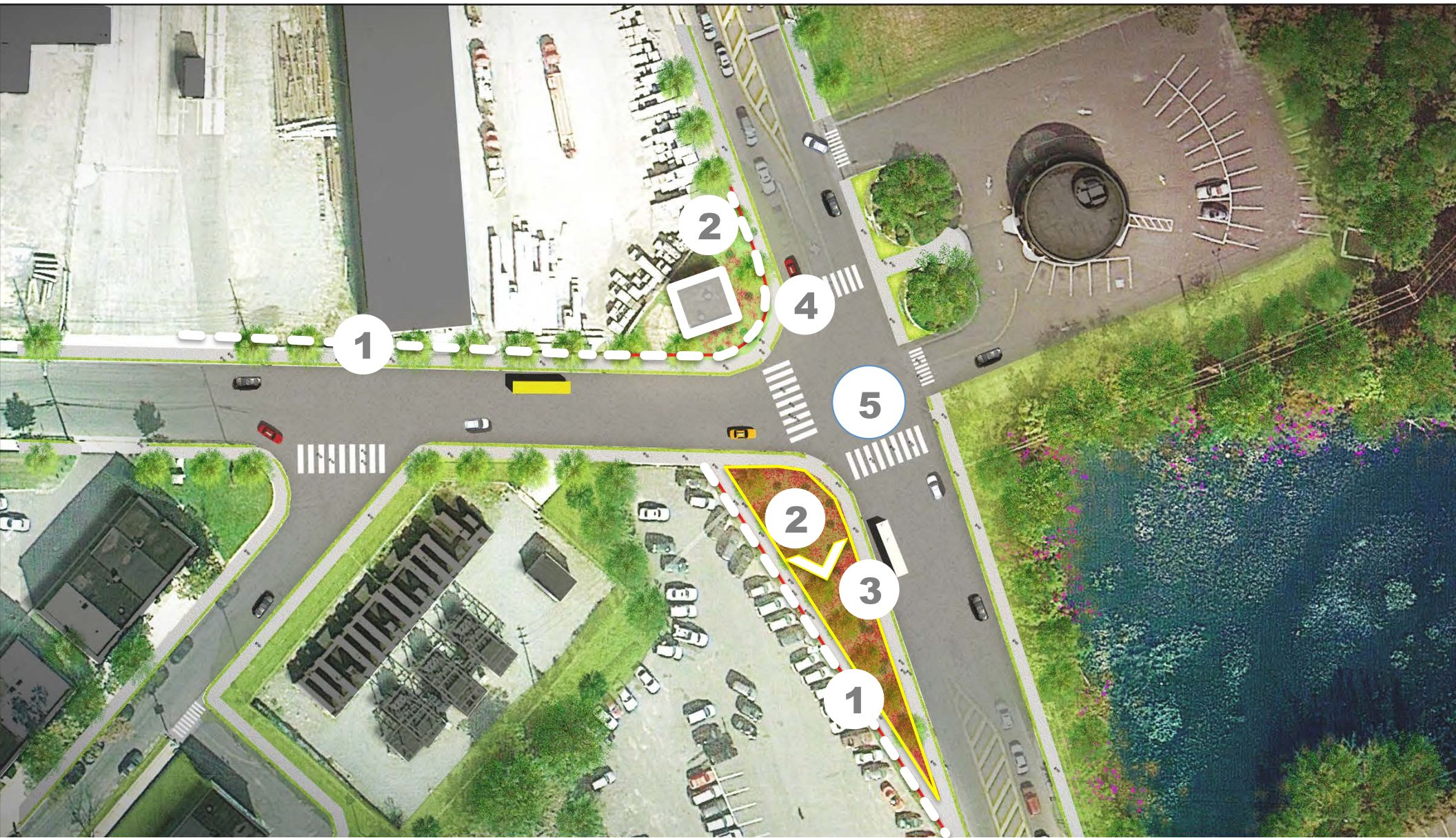








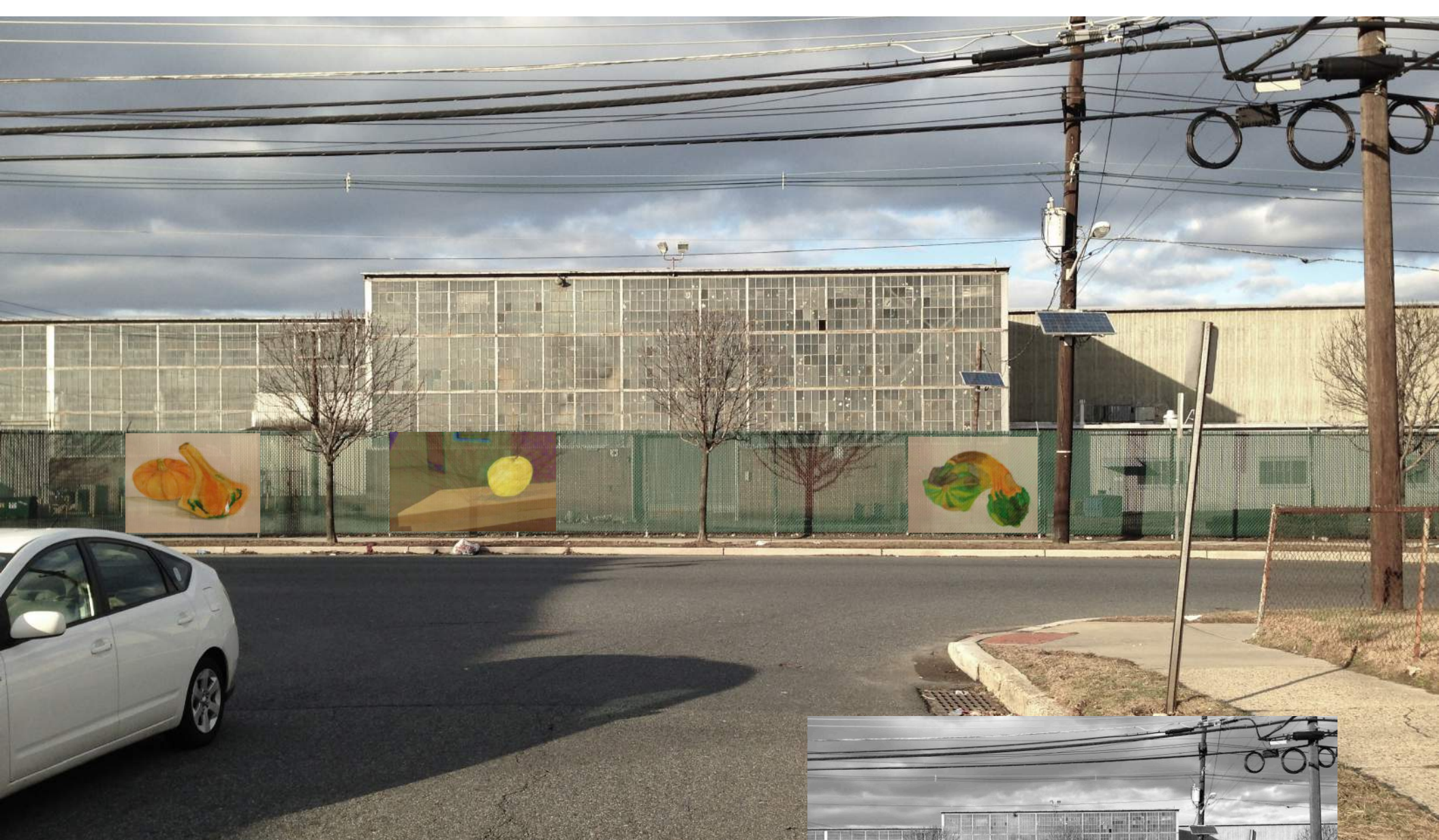
MT. EPHRAIM GATEWAY



1. FENCE SCREENS
2. NEW PLANTING
3. ENTRANCE MARKER
4. BUILDING PAINTING
5. NEW CROSWALKS











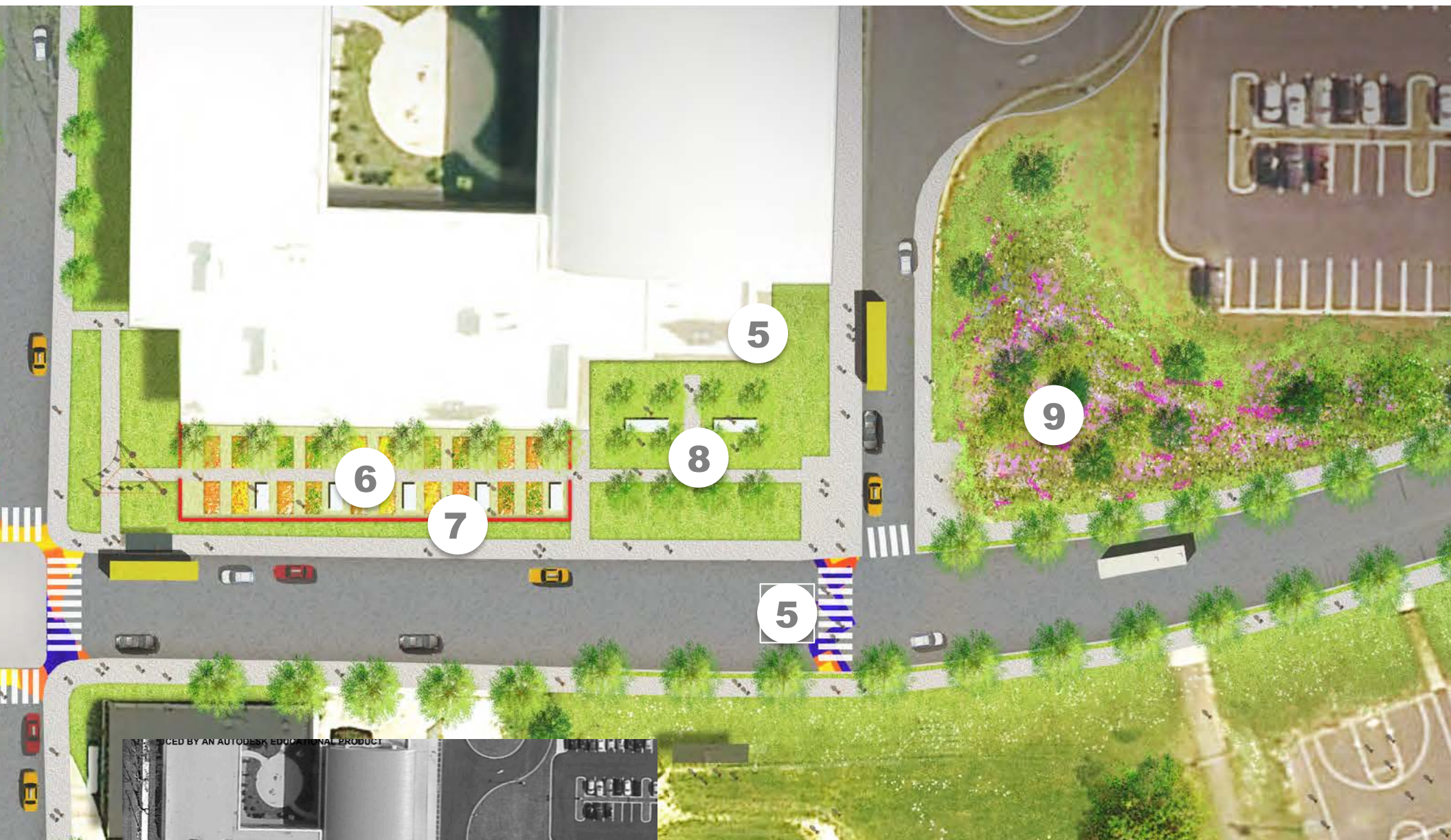
***9TH & MORGAN BLVD &
THE CREATIVE ARTS ACADEMY***



- 1. NEW COMMUNITY SPACE**
- 2. NEW PLANTING**
- 3. NEW STREET TREES**
- 4. BANNERS ON POLES**
- 5. PAINTED CROSSWALKS**

- 6. RAISED BEDS**
- 7. LOW FENCE**
- 8. ORCHARD**
- 9. MEADOW/RAIN GARDEN**





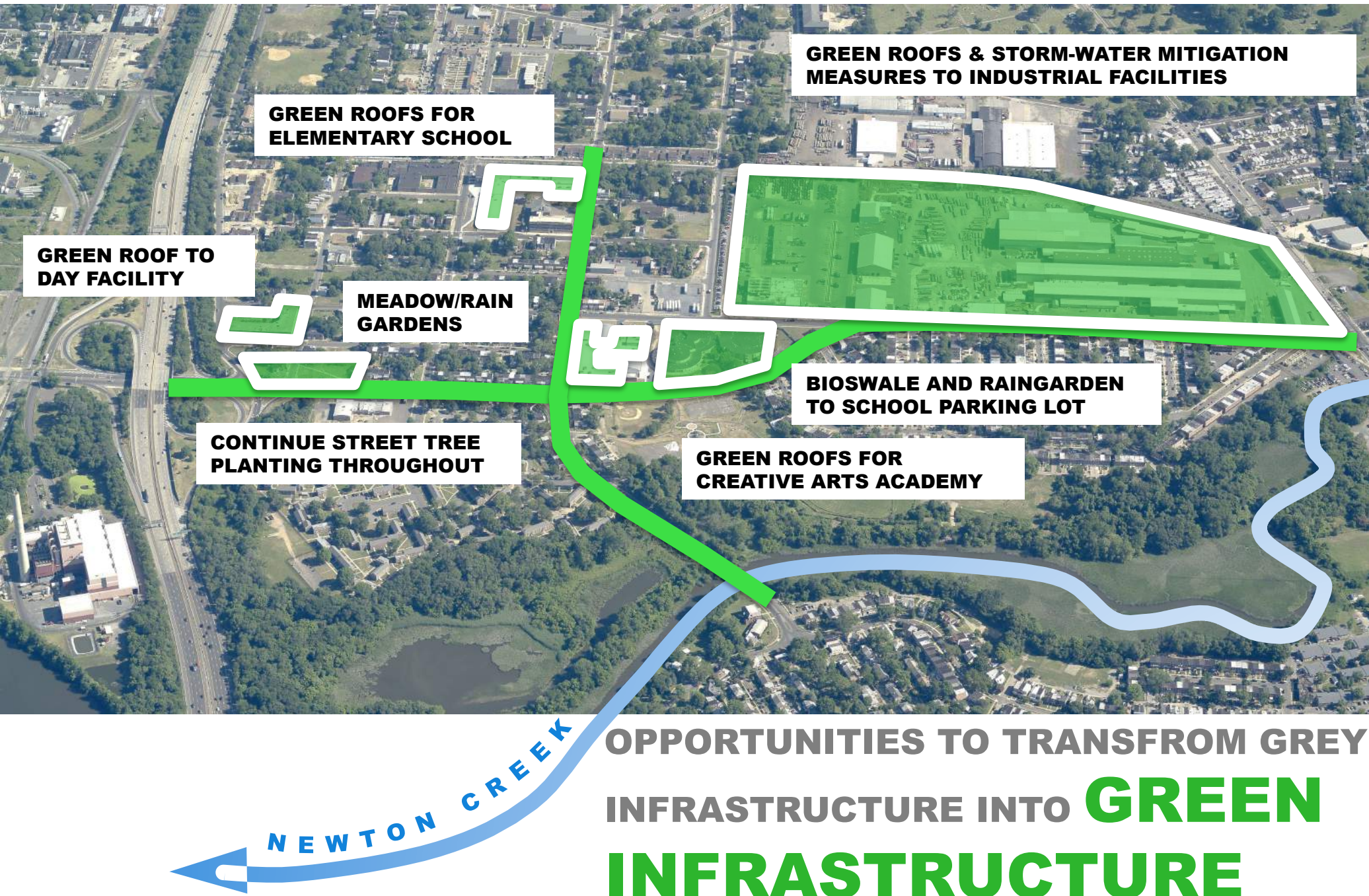
- 5. PAINTED CROSSWALKS**
- 6. RAISED BEDS**
- 7. LOW FENCE**
- 8. ORCHARD**
- 9. MEADOW/RAIN GARDEN**





An aerial photograph of a city landscape. On the left, a multi-lane highway runs vertically. The city is a mix of residential neighborhoods with houses and trees, and commercial/industrial areas with large warehouses and parking lots. A large, circular green space with a building in the center is visible in the middle. The text 'GREEN INFRASTRUCTURE' is overlaid in a semi-transparent white banner across the bottom half of the image.

GREEN INFRASTRUCTURE



GREEN ROOFS & STORM-WATER MITIGATION MEASURES TO INDUSTRIAL FACILITIES

GREEN ROOFS FOR ELEMENTARY SCHOOL

GREEN ROOF TO DAY FACILITY

MEADOW/RAIN GARDENS

BIOSWALE AND RAINGARDEN TO SCHOOL PARKING LOT

CONTINUE STREET TREE PLANTING THROUGHOUT

GREEN ROOFS FOR CREATIVE ARTS ACADEMY

NEWTON CREEK

**OPPORTUNITIES TO TRANSFORM GREY
INFRASTRUCTURE INTO GREEN
INFRASTRUCTURE**



BUDGETS, PARTNERS & IMPLEMENTATION

COSTS FOR BUDGETTING

COMMUNITY DESIGN COLLABORATIVE				Community Design Collaborative			
				1216 Arch Street, First Floor			
				Philadelphia, PA 19107			
				215.587.5298			

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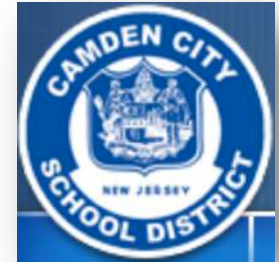
COMMUNITY DESIGN		COLLABORATIVE		Community Design Collaborative					
				1216 Arch Street, First Floor					
				Philadelphia, PA 19107					
				215.587.5298					
Engineer's Estimate of Probable Construction Costs									
Project Name: Morgan Village Conceptual Design for Neighborhood Gateways & Corridor Revitalization									
Project Location: City of Camden, Camden County, New Jersey									
Description: Installation and Maintenance Estimate									
Date: February 17, 2014									
Revised: March 27, 2014									
Line No.	Category	Description	Qty	Unit	Unit Cost	Installation Cost	Maintenance Cost	Volunteer Labor	
35		Pose BB				Assumed to be accessible from the school for watering.		N/A	
36	School Morgan & 9th Street Subtotal					\$115,010.00			
East Gateway									
37	Site Prep	Site Prep and Grading	580	SY	\$1.00	\$580.00		N	
38	Hardscape	Handicap Ramps	8	EACH	\$180.00	\$1,440.00		N	
39		Reinforced Entry Marker	1	EACH	\$10,000.00	\$10,000.00		N	
40		8" x 8" Mesh Fence Screens Attached to Existing Chain Link Fence	800	SP	\$35.00	\$28,000.00	Y	N	
41		Bridge Planting	800	SP	\$35.00	\$28,000.00	Y	N	
42	Signage	Signage	1	S	\$5,000.00	\$5,000.00		N	
43	Signage & Signage	Crosswalk	2	EACH	\$500.00	\$1,000.00		N	
44	Landscaping	Ornamental Trees	1	EACH	\$250.00	\$2,500.00		Y	
45		Grass	360	EACH	\$30.00	\$10,800.00		Y	
46		12" Topsoil	580	SY	\$10.00	\$5,800.00		Y	
47	East Gateway Subtotal					\$70,117.00			
48	Total					\$370,027.00			
49	10% Contingency					\$37,002.70			
50	Grand Total					\$407,029.70			
NOTES:									
This Community Design Collaborative's primary role is to provide visual concepts and to assist in project design and permitting. All drawings are limited to conceptual design and are neither intended nor may be used for construction. Neither the Community Design Collaborative nor the project volunteers assume responsibility or liability for the technical accuracy of drawings or for any unauthorized use. Information contained herein is the engineer's opinion of probable construction costs. The engineer has no influence over the cost of labor, materials, equipment, materials, equipment, or services provided by other parties and therefore the information contained herein is neither guaranteed nor warranted.									
These estimates are based on plans entitled "Morgan Village Conceptual Design for Neighborhood Gateways & Corridor Revitalization" dated 12/17/2013. The plans should be carefully reviewed and checked with the estimated quantities. Only those items listed herein have been estimated. Estimated costs have been extrapolated from standardized construction costing guides: "2008/2009 Site Work & Landscape Cost Guide, 10th Annual Edition, 2011" and NJDOT's "Bid Price Report 2010". Cost estimates only and do not represent actual bids.									

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PRELIMINARY BUDGET			
WEST GATEWAY		Maintenance Implications	Volunteer Labor Potential
Site preparation	\$3,000		
Entry Marker Fabrication	\$7,500		
Painting Gable Wall	\$56,000		
Planting	\$70,500	Y	Y
Bridge painting	\$28,000		
Pedestrian improvements etc.	\$9,900		
Lighting Under Bridge	\$8,000		
BUDGET	\$201,190 (incl. 10% contingency)		
EAST GATEWAY		Maintenance Implications	Volunteer Labor Potential
Site preparation	\$600		
Entry Marker Fabrication & Sign	\$12,500		
Building Painting	\$28,000		
Planting	\$18,000	Y	Y
Mesh Fence Screens	\$5,000		
Crosswalks/ADA Curbcuts	\$3,500		
BUDGET	\$75,360 (incl. 10% contingency)		

	PRELIMINARY BUDGET			
	MORGAN & 9TH 'GREENING' & SCHOOL FOOD GARDEN		Maintenance Implications	Volunteer Labor Potential
	Site Preparation	\$3,200		
	Hardscape	\$54,235		
	Lighting	\$8,000		
	Signage and Striping	\$3,000		
	Planting	\$33,250	Y	Y
	School Food Garden Set-up	\$13,325	Y	Y
	BUDGET	\$126,511 (incl. 10% contingency)		

POTENTIAL PARTNERS



EARLY WINS

• FAIRVIEW STREET

Spring 2014

- Establish “Creative Canvas” concept
- Demonstrate the stewardship model
- Create ‘pride of place’ out of the gate

The “Creative Canvas” concept and the partnerships needed can be quickly demonstrated by having the CDC and the high school engage with the business along Fairview St. and potentially a local banner/sign company to create the Fence Gallery. This could be an annual or seasonal competition and use the local Perkins Center for the Arts (PCA) as the facilitator for the competition.

• WEST GATEWAY

Fall 2014

- Plant the “seeds”
- Introduce the gardening idea

Volunteers plant Fall shrub color and Spring perennial colors

• COMMUNITY GARDEN

Spring 2015

- Create a sense of “productivity”
- Create intergenerational stewardship

Build off of Morgan Village’s gardening heritage and build inter-generational stewardship by bring the experienced gardeners together with the students in building the raised beds and fencing. The potential partners are the State, Camden Children’s Garden, Board of Education, and the Pennsylvania Horticultural Society’s community gardening program. Set the stage for future Camden SMART collaborations with Perkins Center for the Arts (PCA) by partnering with them on fence, bench, and table designs.

• MT EPHRAIM GATEWAY

Fall 2015

- Get on Camden SMART’s projects list
- Formalize ongoing PCA partnership

Building off the art and gardening, partner with NJ Tree Foundation to do the first of gateway landscapes.

PARTNERS

- **MORGAN BLVD “CENTER”**

- **Community Garden**

- Community Service Block Grants (State)
 - PHS (Horticultural Society)
 - Camden Children’s Garden
 - Perkins Center for the Arts

- **Outdoor Classroom**

- Board of Education

- **Meadow / Rain Garden**

- PHS (Horticultural Society)
 - Camden SMART

- **Cross Walk Art**

- ERB / Public Works Department
 - Perkins Center for the Arts

- **Circle Park**

- ERB / Coopers Ferry Partnership
 - NJ Tree Foundation
 - Camden SMART

- **Art Piece**

- Perkins Center for the Arts
 - Crowd Funding Efforts

- **Street Trees**

- NJ Tree Foundation
 - Businesses along Fairview Street
 - Camden SMART for any GSI BMPs

- **Lighting**

- ERB
 - PSE&G

PARTNERS

- **FAIRVIEW STREET**

- **Fence Gallery**

- **Businesses along Fairview Street**
 - **Local Banner/Sign Companies (Allen Repro)**
 - **Perkins Center for the Arts**

- **Street Trees**

- **NJ Tree Foundation**
 - **Businesses along Fairview Street**
 - **Camden SMART for any GSI BMPs**

- **WEST GATEWAY**

- **Bridge Painting / Lighting**

- **NJ DOT**
 - **Perkins Center for the Arts**

- **Rain Garden Park**

- **NJ Tree Foundation**
 - **Camden SMART**

- **Entry Marker**

- **Perkins Center for the Arts**
 - **Crowd Funding Efforts**

- **Murals**

- **Perkins Center for the Arts**
 - **Crowd Funding Efforts**

- **MT. EPHRAIM GATEWAY**

- **Mural and Fence Screens**

- **Perkins Center for the Arts**
 - **Businesses along Fairview Street**
 - **Local Banner/Sign Companies (Allen Repro)**
 - **Crowd Funding Efforts**

- **Rain Garden Park**

- **NJ Tree Foundation**
 - **Camden SMART**

- **Entry Marker**

- **Perkins Center for the Arts**
 - **Crowd Funding Efforts**