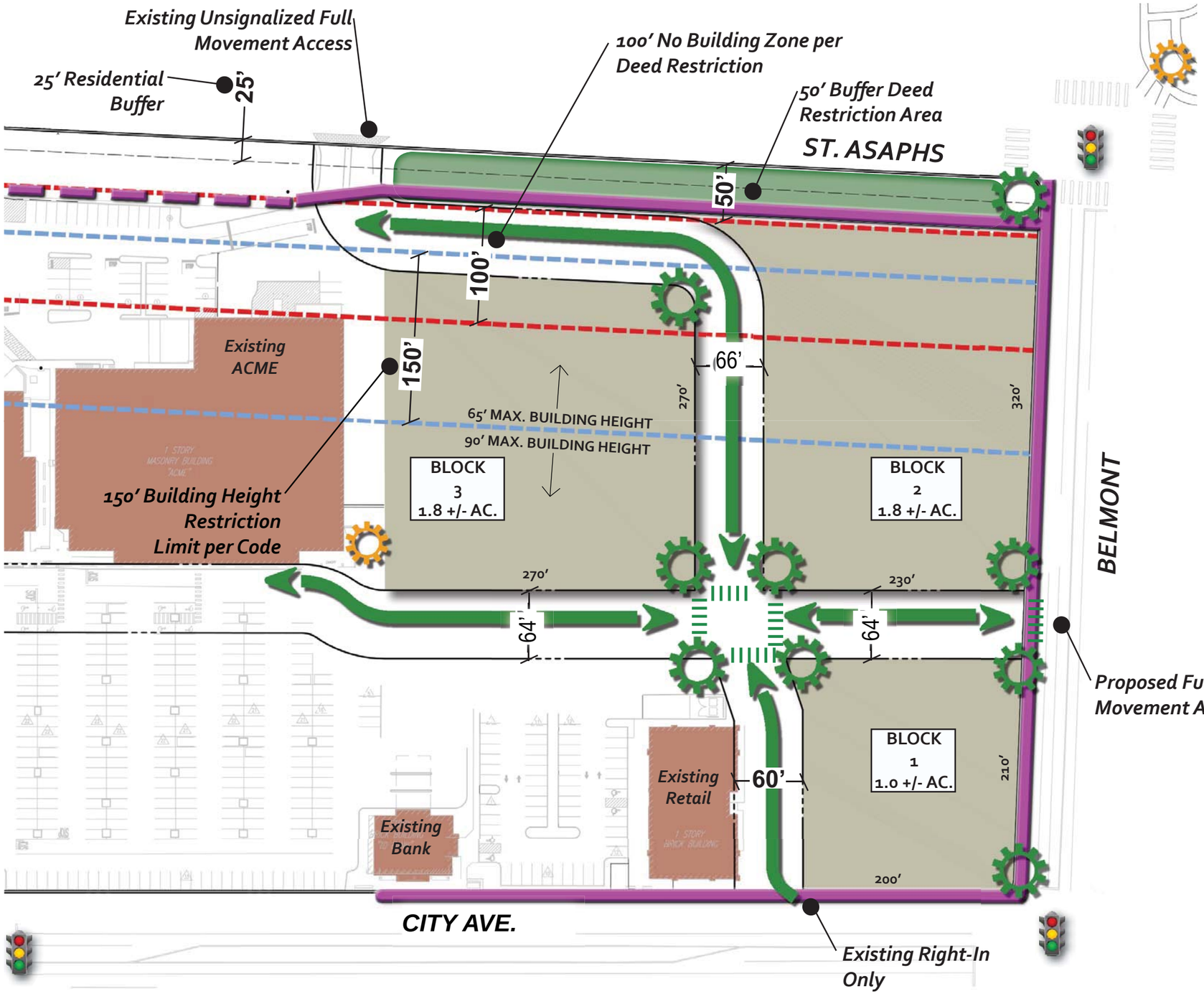
REDEVELOPMENT FRAMEWORK ANALYSIS

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE # 20032 | 18 DECEMBER, 2020



Planning Site Design Framework

- Proposed Road Alignment with Pedestrian Sidewalk
- Proposed Block Area (Building, Parking)
- Public Gathering Places per Official Map
- Connecting Gathering Spaces
- Open Space per Township Guidelines
- Proposed Public Multi-Purpose Path
- Previously Constructed Public Multi-Purpose Path

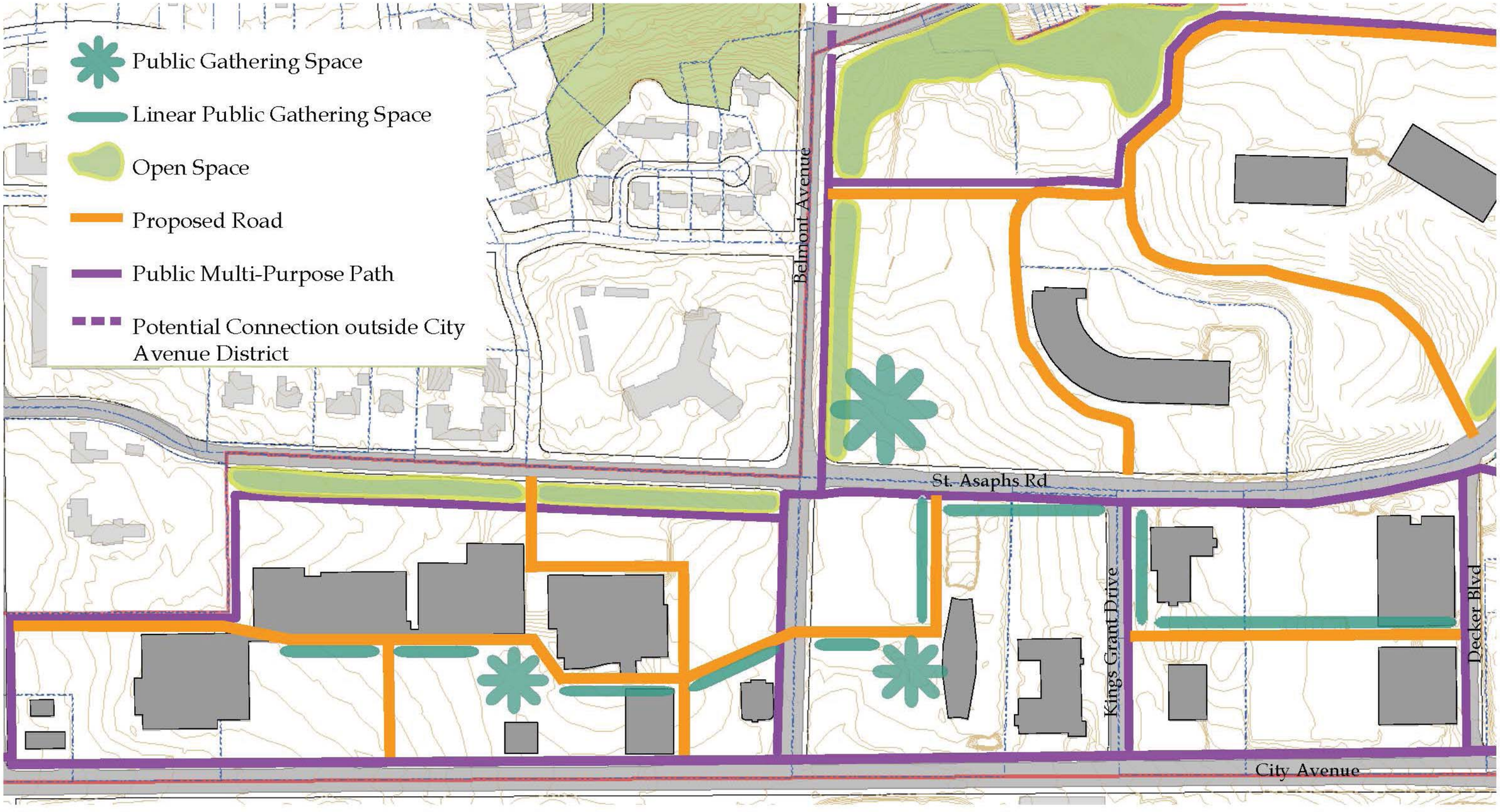
PLANNING & DESIGN FRAMEWORK

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG Ironwood Property Group, Inc. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE # 20032 | 18 DECEMBER, 2020



TOWNSHIP OFFICIAL MAP

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE # 20032 | 18 DECEMBER, 2020

EXISTING 7 STORY RESIDENTIAL
EXISTING SCHOOL
EXISTING OFFICE
EXISTING RESIDENTIAL
EXISTING 11 STORY RESIDENTIAL
EXISTING 6 STORY OFFICE FUTURE DEVELOPMENT
ST. ASAPHS RD.
EXISTING BUFFER AREA
EXISTING CHURCH & SCHOOL
CONSHOHOCKEN STATE RD.
DELWYN APTS.
EXISTING RETAIL
ACME
BLOCK 3
BLOCK 2
BELMONT AVE.
EXISTING 12 STORY OFFICE FUTURE DEVELOPMENT
EXISTING LA FITNESS
BANK
EX. RETAIL
BLOCK 1
SEPTA RAIL
BUS
CITY AVE.
BUS
EXISTING RETAIL BUILDINGS
N 47TH ST.
N 46TH ST.
OVERBROOK AVE.
BELMONT AVE.

LEGEND

- FUTURE BUILDING
- EXISTING RESIDENTIAL
- EXISTING BLDG.
- TRAFFIC SIGNAL
- PUBLIC TRANSIT (BUS/RAIL)
- PUBLIC GATHERING (+/- 55,000sf)
- PEDESTRIAN SIDEWALK
- PUBLIC MULTI-PURPOSE PATH

SCALE 1" = 200'-0"
0 100 200 400

PLANNING FRAMEWORK MASTER PLAN

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

20032 | 18 DECEMBER, 2020

EXISTING BUFFER AREA

ST. ASAPHS RD.

DELWYN APARTMENTS

Deed Restriction

Residential Outdoor Amenity Space

EXISTING RETAIL

ACME

SERVICE

RESIDENTIAL ABOVE

BLOCK 3

NORTH DRIVE

A

A

BLOCK 2

FUTURE DEVELOPMENT AREA

E

E

B

B

RETAIL

C

LOBBY/ AMENITIES

D

WEST DRIVE

EAST DRIVE

BELMONT AVE.

C

D

BLOCK 1

FUTURE DEVELOPMENT AREA

BANK

EX. RETAIL

SOUTH DRIVE

CITY AVE.

CONCEPT PLAN- PHASE 2

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

20032 | 18 DECEMBER, 2020

EXISTING BUFFER AREA

ST. ASAPHS RD.

DELWYN APARTMENTS

Deed Restriction

Residential Outdoor Amenity Space

EXISTING RETAIL

ACME

SERVICE

RESIDENTIAL ABOVE

BLOCK 3

NORTH DRIVE

Existing access drive

BELMONT AVE.

RETAIL

C

LOBBY/ AMENITIES

WEST DRIVE

C

BANK

EX. RETAIL

SOUTH DRIVE

EX. RESTAURANT

CITY AVE.

CONCEPT PLAN- PHASE 1

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

20032 | 18 DECEMBER, 2020

BLOCK 3

+/-1,800 sf corner parklet

NORTH DRIVE

BLOCK 2

+/-1,800 sf corner parklet

2 Built in Furniture /sculptural elements

Cafe/Flex Zone

9'-0"

20'-0"

5'-6"

6"

5'-0"

20'-0"

WEST DRIVE

EAST DRIVE

Light Field Paver, or Scored Colored concrete.

Dark Border Brick defines the corner, with more detailed tile/stone work at "door mat" entrance to the building

Built in Furniture /sculptural elements 2

1 Tall, Funky Planters

Pedestrian crossings

+/-3,000 sf corner parklet

+/-1,000 sf corner

20'-0"

Cafe/Flex Zone

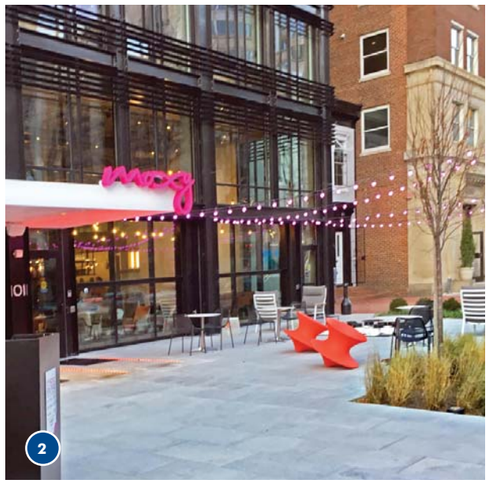
BLOCK 1

SOUTH DRIVE

Specialty paving

Seat wall

Trellis



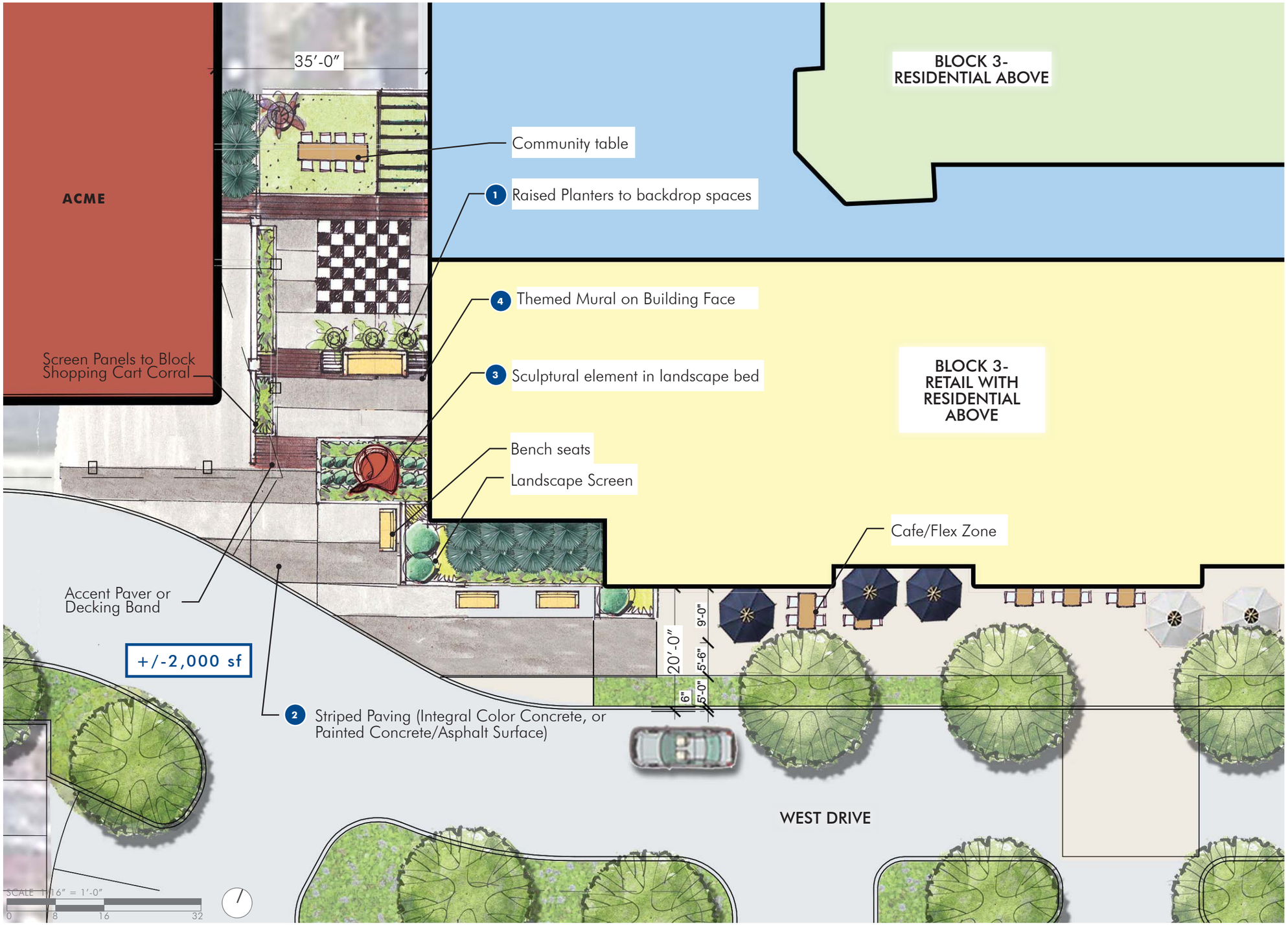
BLOCKS 1, 2, & 3 INTERSECTION

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG Ironwood Property Group, inc. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE # 20032 | 18 DECEMBER, 2020



GATHERING PARKLET

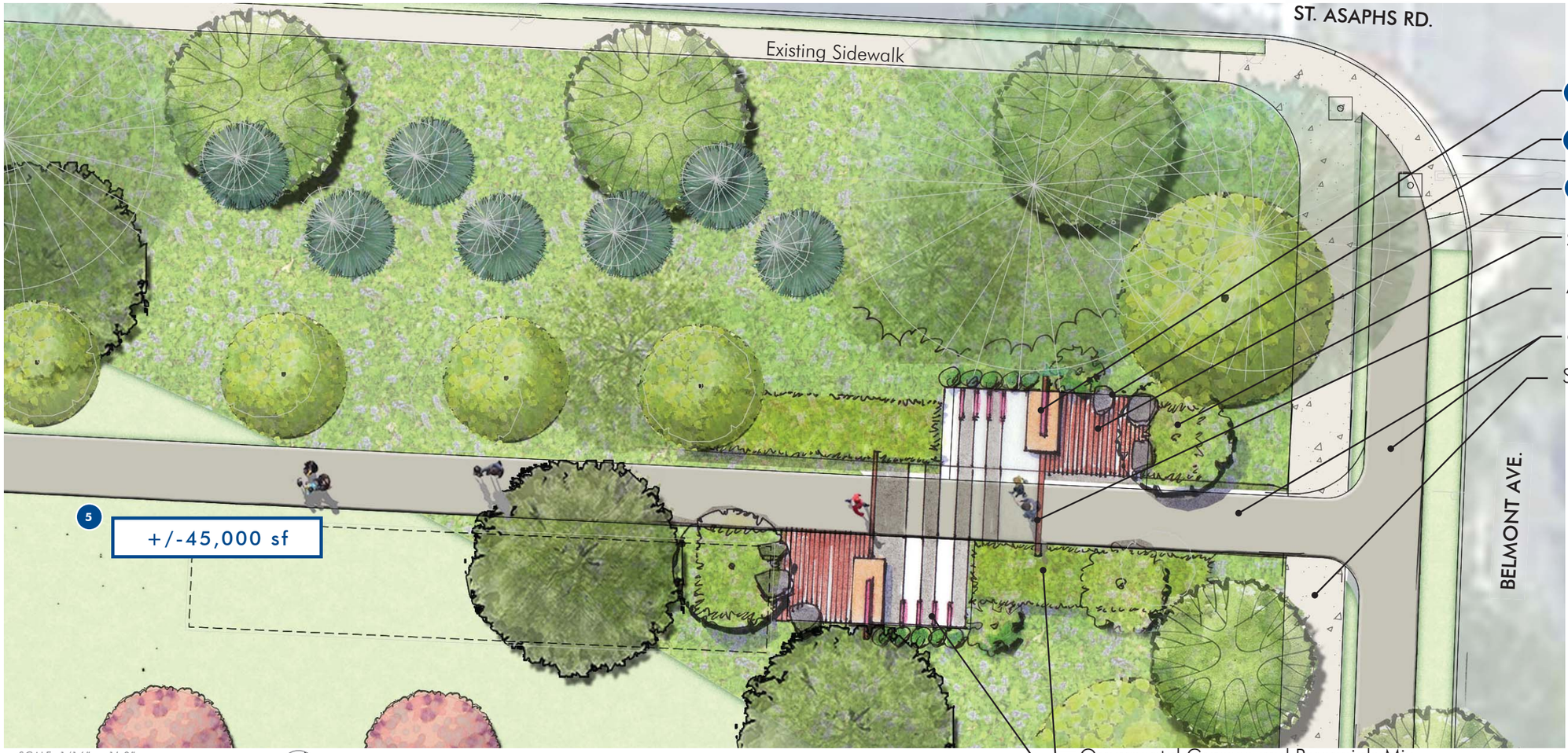
Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

20032 | 18 DECEMBER, 2020



3 Double-sided bench feature to match bike rack color

1 Sitting Boulders with Honed Tops

2 Striped Paving (Integral Color Concrete, or Painted Concrete/Asphalt Surface)

Shade or Flowering Tree

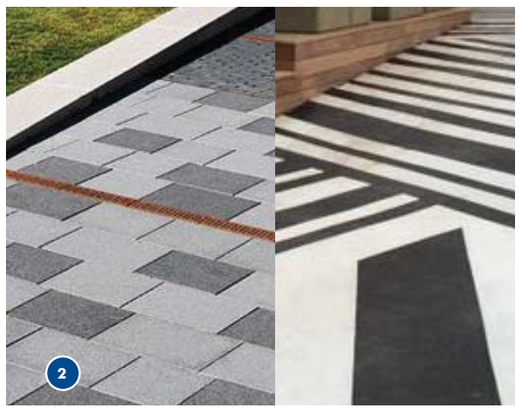
Accent Band

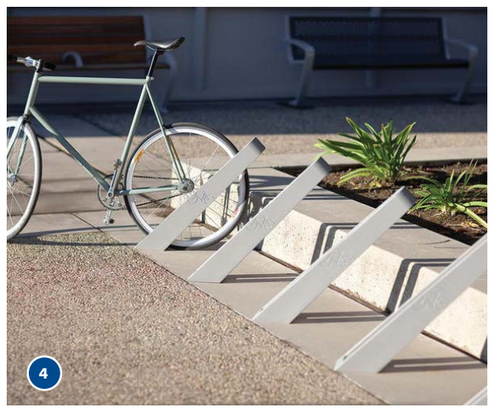
8' wide Multi-purpose Path

Sidewalk

Ornamental Grasses and Perennials Mix

4 Bike Racks (powder coated a bright color)





MULTI-PURPOSE PATH PARKLET PLAN

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

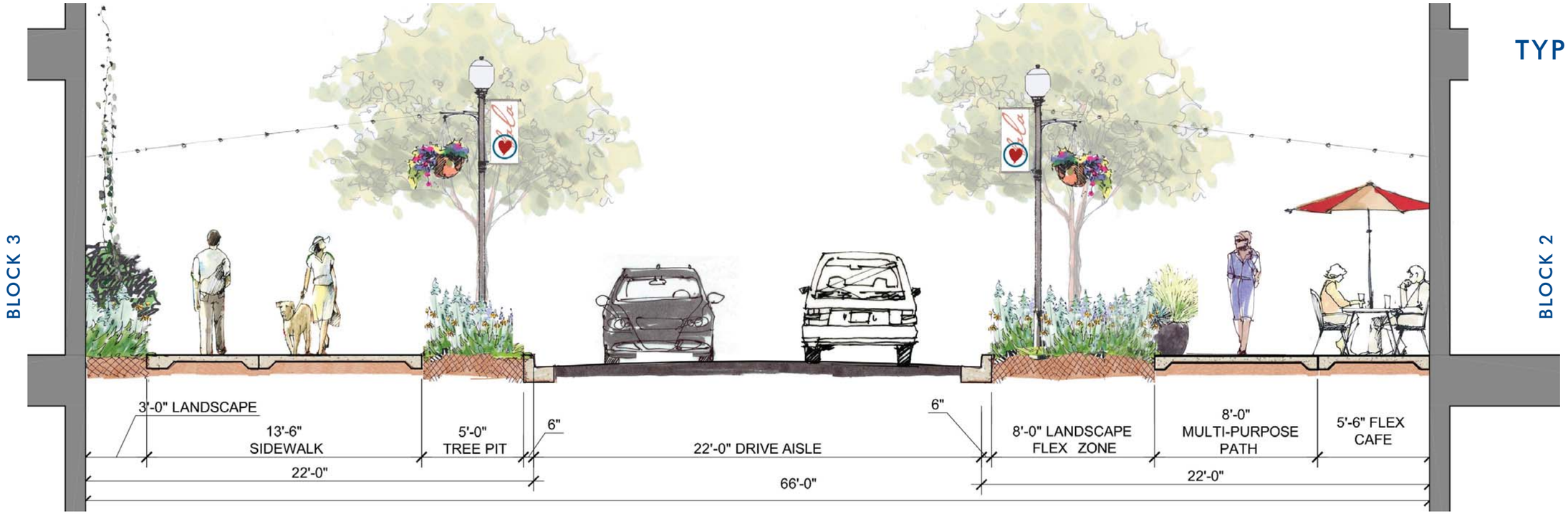
Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

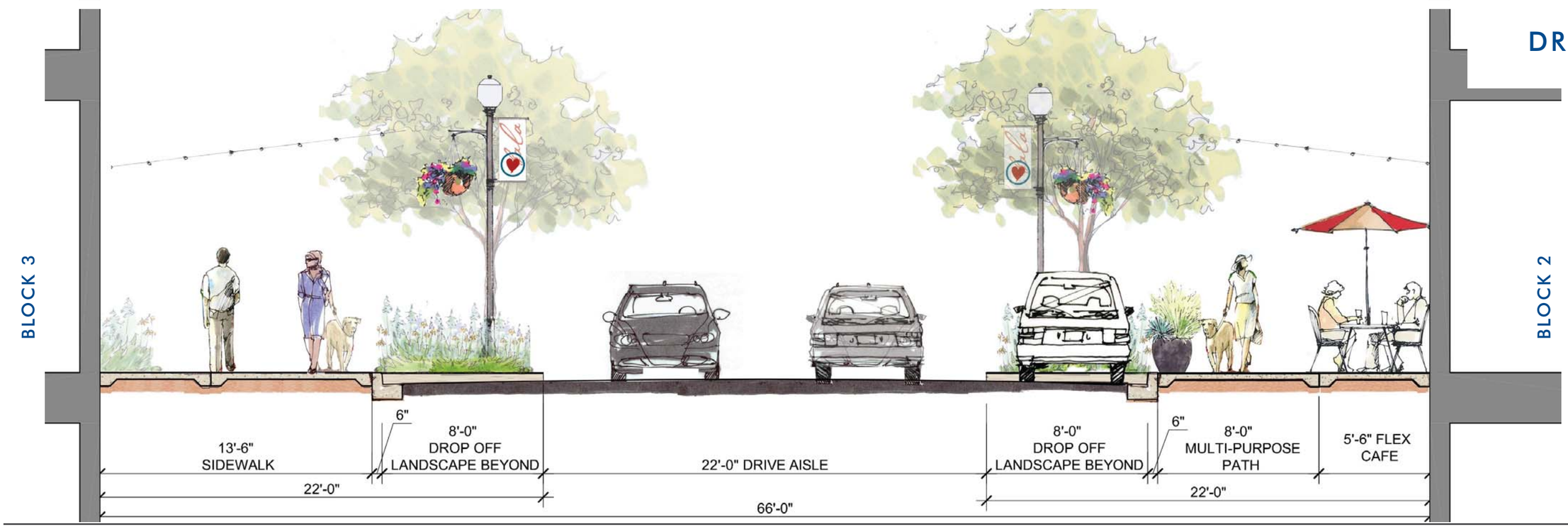
CONCEPTUAL DESIGN / SUBJECT TO CHANGE

20032 | 18 DECEMBER, 2020

SECTION A-A
TYPICAL SECTION



SECTION B-B
DROP OFF ZONE



SCALE 3/16" = 1'-0"

SECTIONS A-A & B-B: BLOCKS 3 & 2 SECTIONS (66'-0")

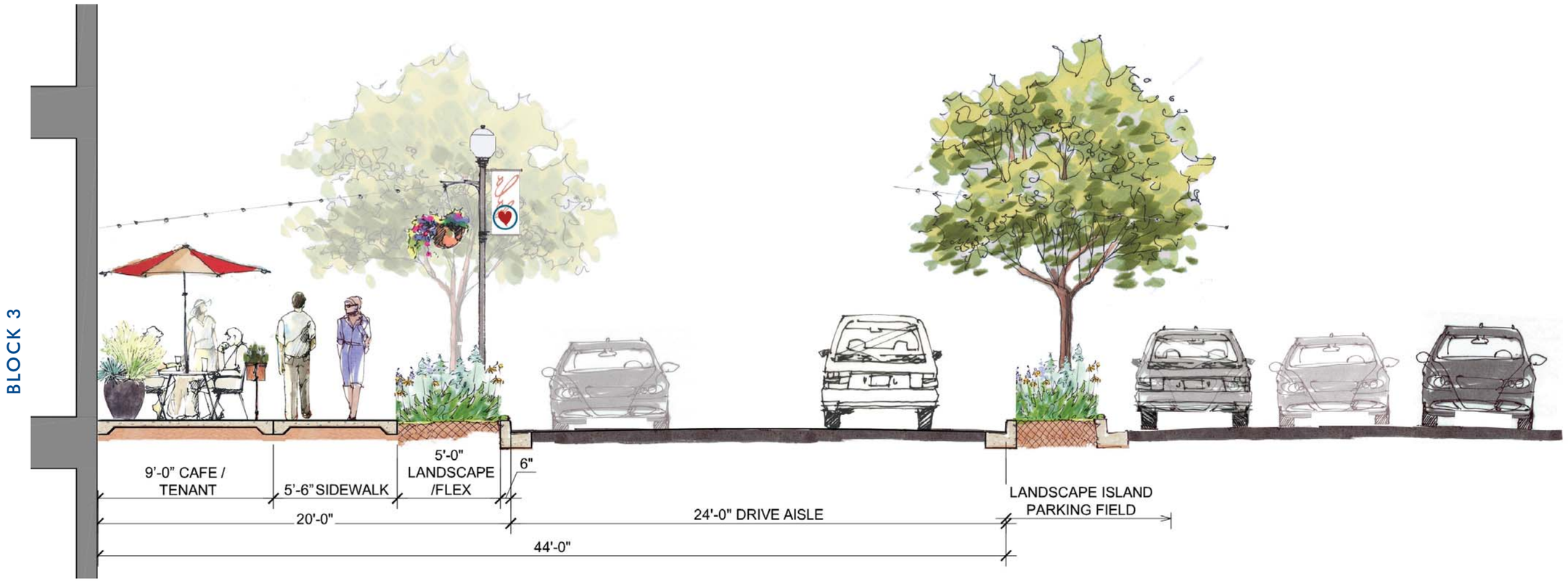
Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

20032 | 18 DECEMBER, 2020



SCALE 3/16" = 1'-0"

SECTION C-C: BLOCKS 3 & SURFACE PARKING FIELD

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

SCALE 3/16" = 1'-0"

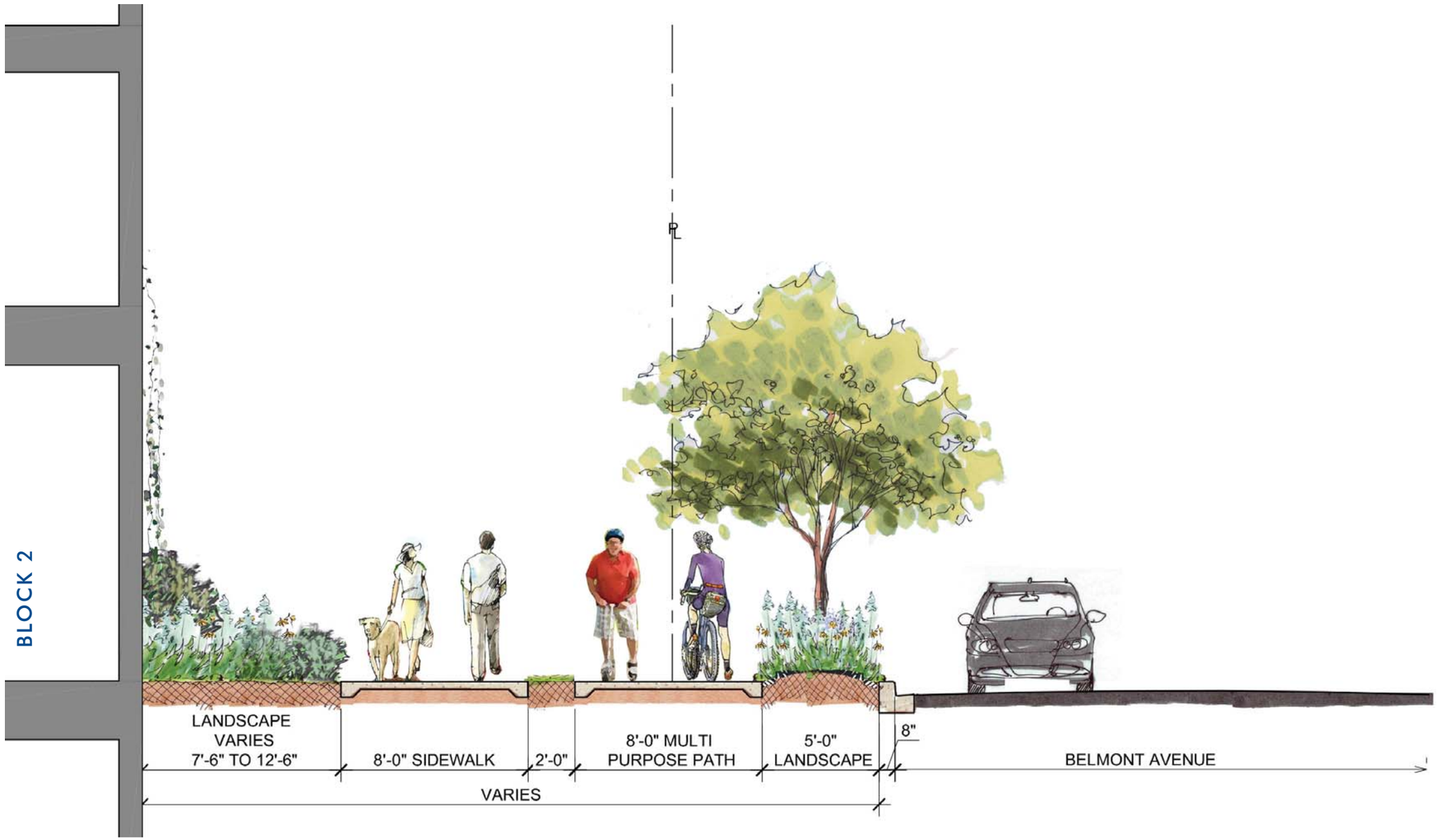
SECTION D-D: BLOCKS 1 & 2 SECTIONS (64'-0")

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE



SCALE 3/16" = 1'-0"

SECTION E-E: BLOCK 3 & BELMONT AVENUE

Bala Cynwyd: East-End Redevelopment | Bala Cynwyd, PA

Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39 IPG IRONWOOD PROPERTY GROUP, INC. FEDERAL 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE