

CIVIL DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 480911

What is the trigger causing the project to require CDR Review? Explain briefly.
Construction of over 100,000 sf. of space

PROJECT LOCATION

Planning District: <u>North</u>	Council District: <u>5th</u>
Address: <u>3401 North Broad St.</u>	
<u>Phila., PA 19140</u>	
Is this parcel within a Master Plan District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

CONTACT INFORMATION

Applicant Name: <u>Temple University Health System</u>	Primary Phone: <u>215-864-8771</u>
c/o Matthew N. McClure, Ballard Spahr LLP	
Email: <u>mcclure@ballardspahr.com</u>	Address: <u>1735 Market Street, 51st Floor</u>
<u>Phila., PA 19103</u>	
Property Owner: <u>Commonwealth of Pennay</u>	Developer <u>Temple University Health System</u>
<u>General Service Administration</u>	
Architect: <u>Array Healthcare Facilities Solutions</u>	

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 296,745 sf.
Existing Zoning: CMX-3 Are Zoning Variances required? Yes X No

SITE USES

Present Use: Existing Hospital complex with 425-space parking structure.

Proposed Use:
Replace existing parking structure with new 454-space structure.
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
168,951 sf. of structured parking (454 spaces)
583 sf. of connection corridor space.

Proposed # of Parking Units:
454 parking spaces in a new structured parking facility replacing existing 425-space facility.

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:
Date: Sept. 24 Time: 6:00 p.m.



CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: 480911

ADDRESS: 3401 N. BROAD ST

APPLICANT: MATTHEW N. McCLURE, ESQ & EILEEN QUIGLEY, ESQ

AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

THE PROPERTY:

THE PROPERTY AFFECTED:

THE APPLICATION:

<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u>, EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)</p>	<p><u>AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY</u></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 100 NEW DWELLING UNITS</p>
<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>A COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u></p>	<p><u>AND THE PROPERTY AFFECTS: PROPERTY IN ANY RM OR RMX DISTRICT</u></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 50 NEW DWELLING UNITS</p> <p>3) INCLUDES BUILDINGS THAT ARE MORE THAN 20 FEET TALLER THAN MAXIMUM PERMITTED HEIGHT OF AN AFFECTED RM- OR RMX-ZONED LOT.</p>
<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>AN RM, RMX, COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u></p>	<p><u>AND THE PROPERTY AFFECTS: PROPERTY IN ANY RSD, RSA, OR RTA DISTRICT</u></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>1) INCLUDES MORE THAN 25,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 25 NEW DWELLING UNITS</p> <p>3) INCLUDES BUILDINGS THAT ARE MORE THAN 20 FEET TALLER THAN MAXIMUM PERMITTED HEIGHT OF AN AFFECTED RSD-, RSA-, OR RTA-ZONED LOT.</p>

Examiner's Signature: BINDU MATHEW

Examiner's Phone: (215) 686 - 2609

Date: 08/27/2013

Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

The Civic Design Review Committee is located at:
One Parkway, 13th floor
1515 Arch Street, Philadelphia, PA, 19102.
Please contact (215) 683-4615 for more information.



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: BINDU MATHEW

PHONE NUMBER: (215) 686-2609

EMAIL: Bindu.Mathew@phila.gov

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION: 07/25/2013

SITE ADDRESS: 3401 N. BROAD STREET. PHILADELPHIA, PA, 19140

SQUARE FOOTAGE BEING ADDED: 43,022 SQ. FT.

NUMBER OF DWELLING UNITS BEING ADDED: 0

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW? YES

APPLICANT INFORMATION

NAME: MATTHEW N. McCLURE, ESQ & EILEEN QUIGLEY, ESQ

ADDRESS: 1735 MARKET ST, 51st FLOOR- PHILADELPHIA, PA 19103

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO: Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov) & David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 08/27/13	APPLICATION # 480911
		ZONING DISTRICT(S) CMX-3 COMMERCIAL DISTRICT	

ADDRESS/LOCATION: 3401 N. BROAD ST NEC ONTARIO ST THRU TO GERMANTOWN AVE AND TIOGA ST

APPLICANT: EILEEN QUIGLEY (ATTORNEY FOR OWNER)	ADDRESS: 1735 MARKET ST, 51 ST FLR, PHILADELPHIA, PA 19103
---	---

APPLICATION IS FOR THE PARTIAL DEMOLITION OF AN EXISTING THREE (3) STORY STRUCTURE (DETACHED PARKING GARAGE) AND FOR THE ERECTION OF A PARKING GARAGE STRUCTURE WITH A CONNECTOR TO THE EXISTING STRUCTURE FOR FOUR HUNDRED FIFTY FOUR (454) PARKING SPACES (250 SPACES WILL BE ALLOCATED FOR OUTPATIENT USE) INCLUDING THIRTY TWO (32) HANDICAP SPACES AND TWENTY FOUR (24) PREFERENTIAL PARKING SPACES, EIGHT (8) RESERVOIR SPACES, SIXTEEN (16) BICYCLE PARKING SPACES AS PART OF AN EXISTING HOSPITAL WITH EXISTING LOADING SPACES AND ALL OTHER USES AS PREVIOUSLY APPROVED (SIZE AND LOCATION AS SHOWN IN THE APPLICATION).

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

<u>CODE REFERENCE</u>	<u>PROPOSED</u>						
14-803 (4) (b)(.2) (a)	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: FAÇADE OPENINGS THAT FACE ANY PUBLIC STREET OR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE VERTICALLY AND HORIZONTALLY ALIGNED AND ALL FLOORS FRONTING ON THOSE FACADES SHALL BE LEVEL (NOT INCLINED) AND IS NOT BEING PROVIDED.						
14-803 (4) (B) (.1)	<table border="0"> <tr> <td></td> <td style="text-align: center;">ALLOWED</td> <td></td> </tr> <tr> <td>MAXIMUM NUMBER OF ONE WAY CURB CUTS FOR PARKING GARAGE (ONTARIO ST)</td> <td style="text-align: center;">2</td> <td style="text-align: center;">3</td> </tr> </table>		ALLOWED		MAXIMUM NUMBER OF ONE WAY CURB CUTS FOR PARKING GARAGE (ONTARIO ST)	2	3
	ALLOWED						
MAXIMUM NUMBER OF ONE WAY CURB CUTS FOR PARKING GARAGE (ONTARIO ST)	2	3					

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: \$250

NOTE TO ZBA: NO SIGN ON THIS APPLICATION AND CIVIC DESIGN REVIEW REQUIRED.

SEE A/P # 050210016, CAL # 05-0291, ZBA GRANTED FOR THE ERECTION OF A ONE STORY ADDITION (VESTIBULE AND AWNING) AS PART OF AN EXISTING HOSPITAL, 03/28/05.

SEE A/P # 030416056, CAL # 03-0530, ZBA GRANTED ERECTION OF AN EIGHT (8) STORY ADDITION AS PART OF AN EXISTING HOSPITAL, 05/15/03 AND ADMINISTRATIVE APPROVAL FOR THE ERECTION OF 3 TRAILERS FOR EMPLOYEE OFFICES, 11/10/04.

SEE A/P # 83260, CAL # 84-1475, ZBA GRANTED ERECTION OF A PARKING GARAGE, 01/30/88.

CC:

_____ BINDU MATHEW PLANS EXAMINER	_____ 08/27/13 DATE
---	---------------------------

NOTICE TO APPLICANT:
 AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

Temple University Hospital

Ontario Street Garage

PHILADELPHIA, PA

*TEMPLE UNIVERSITY
HOSPITAL GARAGE*

AGENDA

- › Project Definition
- › Project Necessity
- › Existing Context
- › Project Vision
- › Design Concept
- › Design Solution



PROJECT SCOPE

PROJECT DEFINITION

TUH seeks to replace the existing parking facility at the corner of Germantown Ave & Ontario Street in kind.

- › 454 Parking Spaces on 4 Levels plus Cellar
- › New Emergency Department Parking
- › Lobby connecting garage and hospital
- › Drop-Off Area and Canopy
- › Green Space/Landscaping

*GARAGE
CONDITIONS*

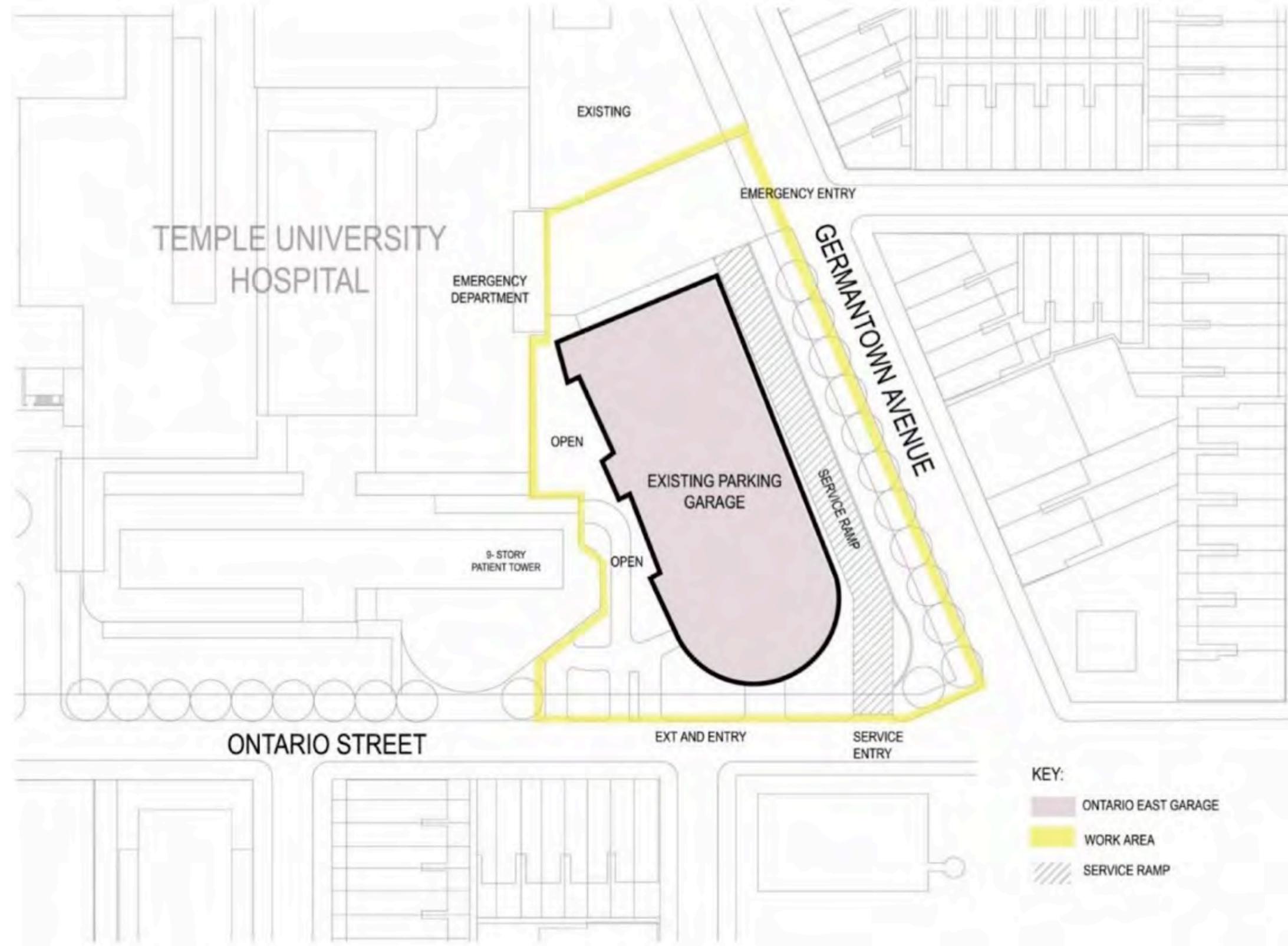
PROJECT NECESSITY

Why does the Ontario Street Garage need to be replaced?

- › The garage is in poor condition and is expensive to maintain.
- › The double helix layout of the garage results in poor connectivity to the hospital thus hindering access by patients (parking levels do not align with hospital floor levels)
- › The ambulance deck configuration forces Emergency Department traffic to re-enter Germantown Avenue to access parking
- › The ambulance deck is open and provides no privacy for first responders and/or families in crises.

TUH
Garage

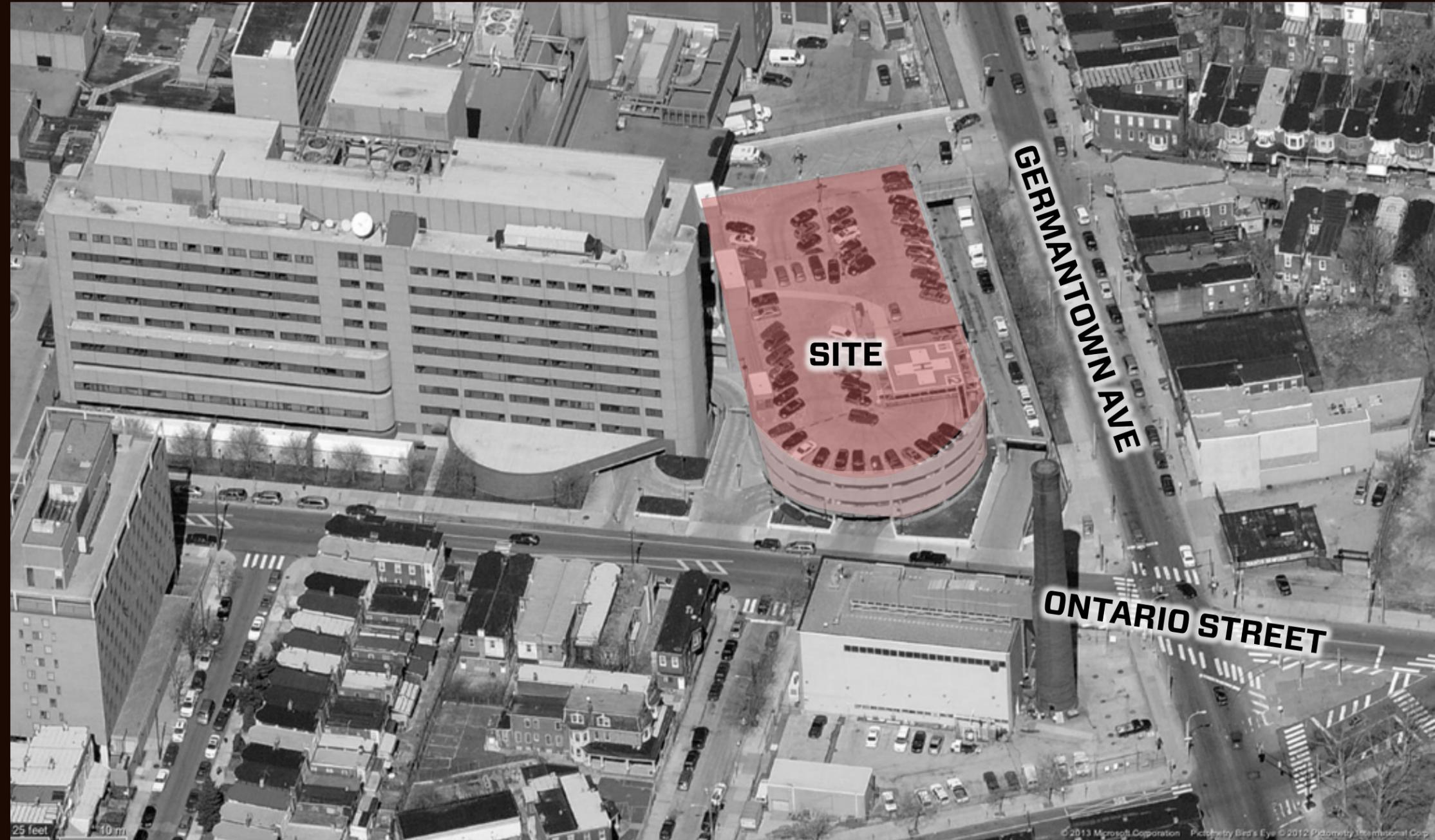
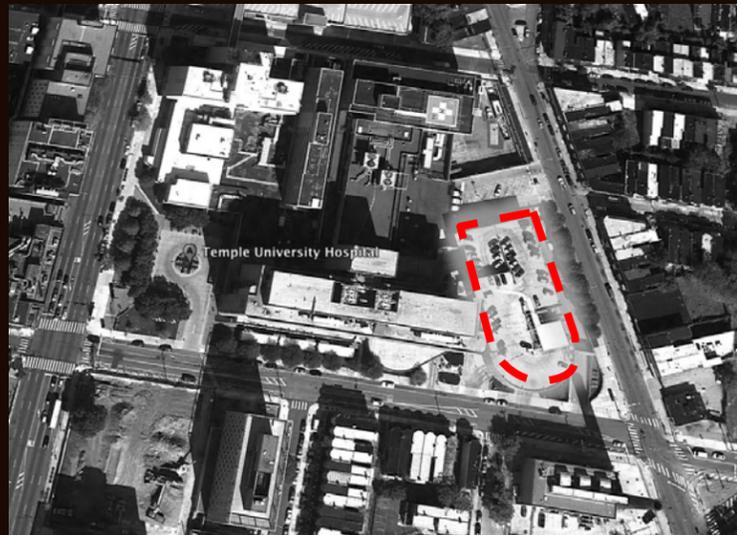
*Existing Context:
Current Site Plan*



TUH
Garage

*Existing Context:
Neighborhood
Streetscape*

PROPOSED BUILDING SITE



TUH
Garage

*Existing Context:
Neighborhood Streetscape*

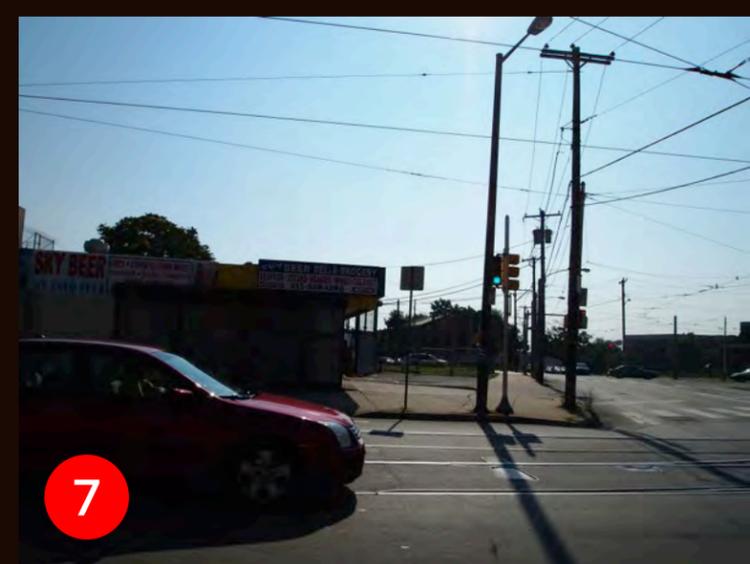
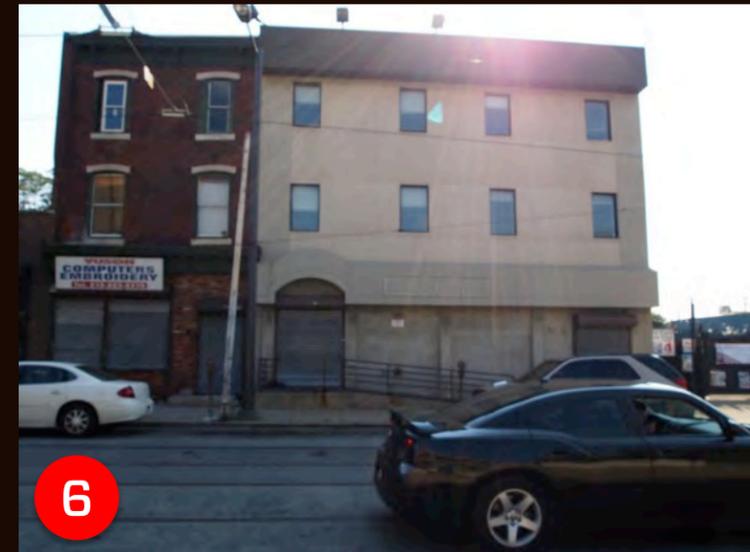
**VIEW LOOKING NORTH ON
GERMANTOWN AVE FROM ONTARIO ST**



TUH
Garage

*Existing Context:
Neighborhood Streetscape*

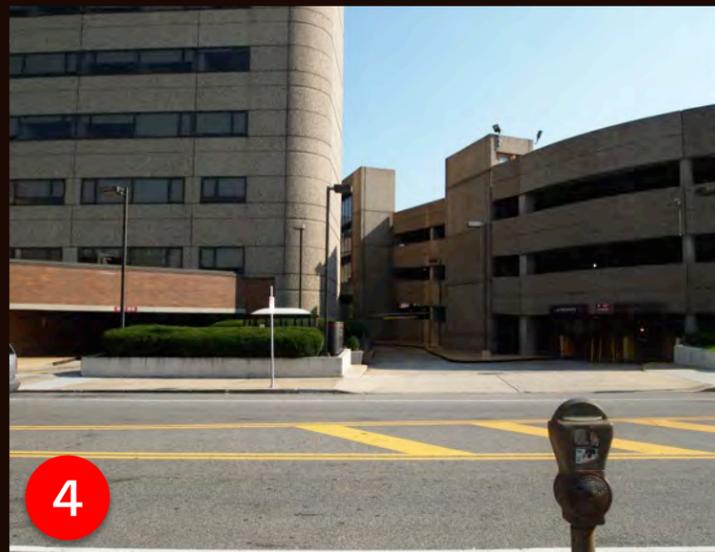
VIEW LOOKING EAST ON
GERMANTOWN AVE



TUH
Garage

*Existing Context:
Neighborhood Streetscape*

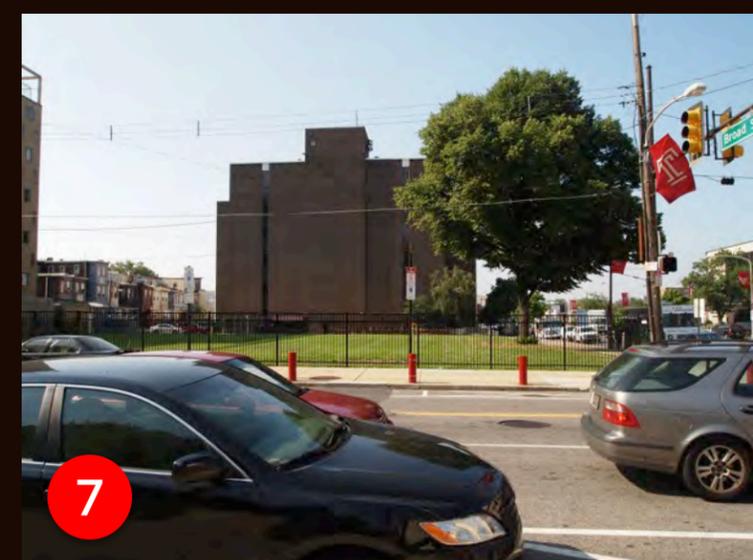
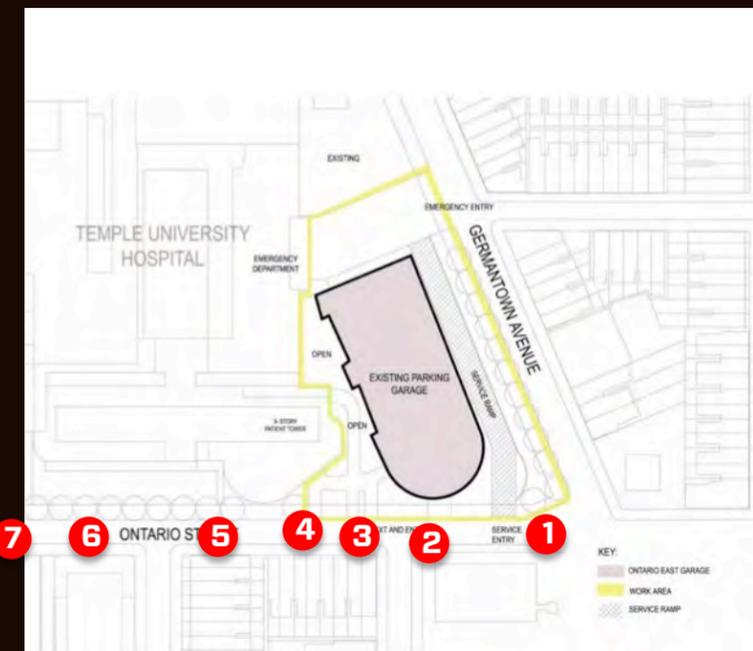
**VIEW LOOKING NORTH ON
ONTARIO STREET**



TUH
Garage

*Existing Context:
Neighborhood Streetscape*

VIEW LOOKING SOUTH ON
ONTARIO STREET



*DESIGN
REQUIREMENTS*

PROJECT VISION

What are the goals for this project?

- › The existing service/delivery ramps and utilities must remain operational
- › Minimal disruptions of hospital during construction
- › The project must be fiscally responsible
- › Improve connectivity and presence
- › Ensure ease of access for patients and their families
- › Maximize pedestrian level landscaping with courtyard/respice area
- › Concealment of the service ramp cut along Germantown Ave

*FAÇADE
EXPRESSION*

DESIGN SOLUTION

Why did we choose precast concrete as our major façade material?

- › Aesthetics: Precast concrete can be efficiently cast into intricate patterns
- › Structural Properties: Precast concrete has a high span to depth ratio that allows increased parking efficiency (thereby minimizing the building bulk)
- › Sustainability: Ingredients are plentiful, locally available and almost 100% recyclable
- › Constructability: Modularity allows for increased quality control and speeds site erection (thereby minimizing disruptions to the hospital and neighborhood)

TUH
Garage

*Design Solution:
Proposed Site*



TUH
Garage

Design Solution:
Site/Ground Floor Plan
(Tier 1)

HIGHLIGHTS:

Parking garage entrance / exit access from Ontario Street.

Patient drop-off / pick-up courtyard accessed from Ontario Street.

Service ramp access to hospital loading dock from Ontario Street.

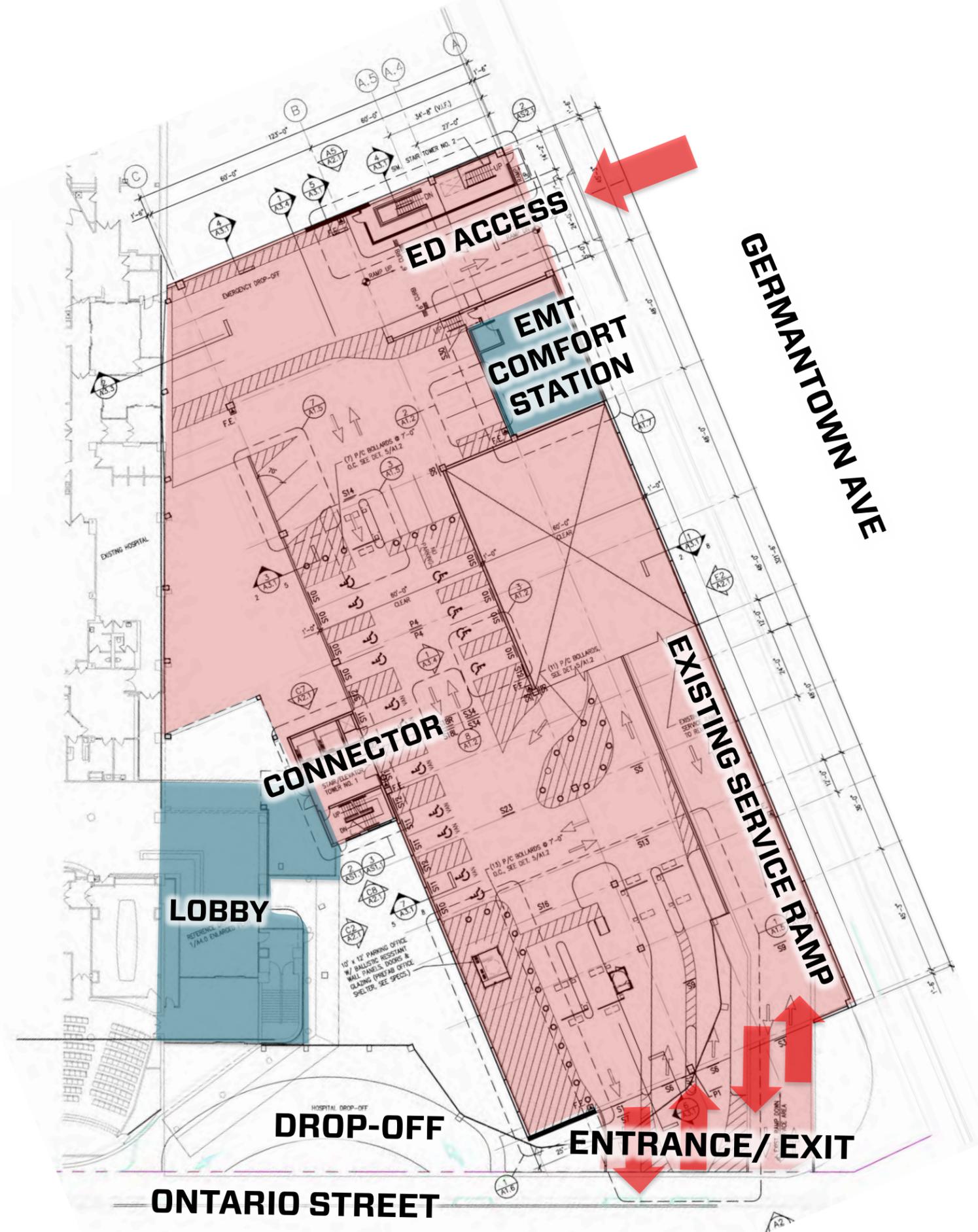
Emergency department accessed from Germantown Avenue.

Parking for Emergency department (emergency vehicles and patient drop-off / pick-up).

Accessible parking.

First Responder Comfort Station

Connection to existing hospital lobby.



TUH
Garage

Design Solution:
Landscape Plan



3
L1.1
DETAILED AREA 3
SCALE: 1"=10'-0"



TUH
Garage

Design Solution:
Cellar Floor Plan

HIGHLIGHTS:

Future fit-out space for hospital non-clinical support.

Service ramp access to hospital loading dock.

Staff parking.

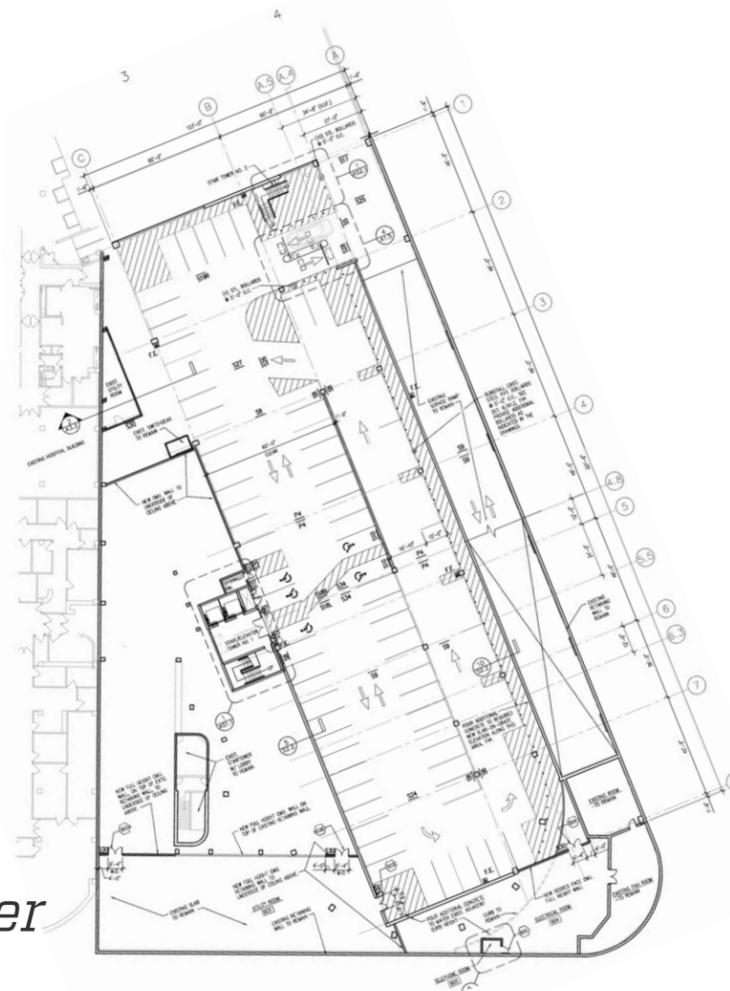
Upper Floor Plans

HIGHLIGHTS:

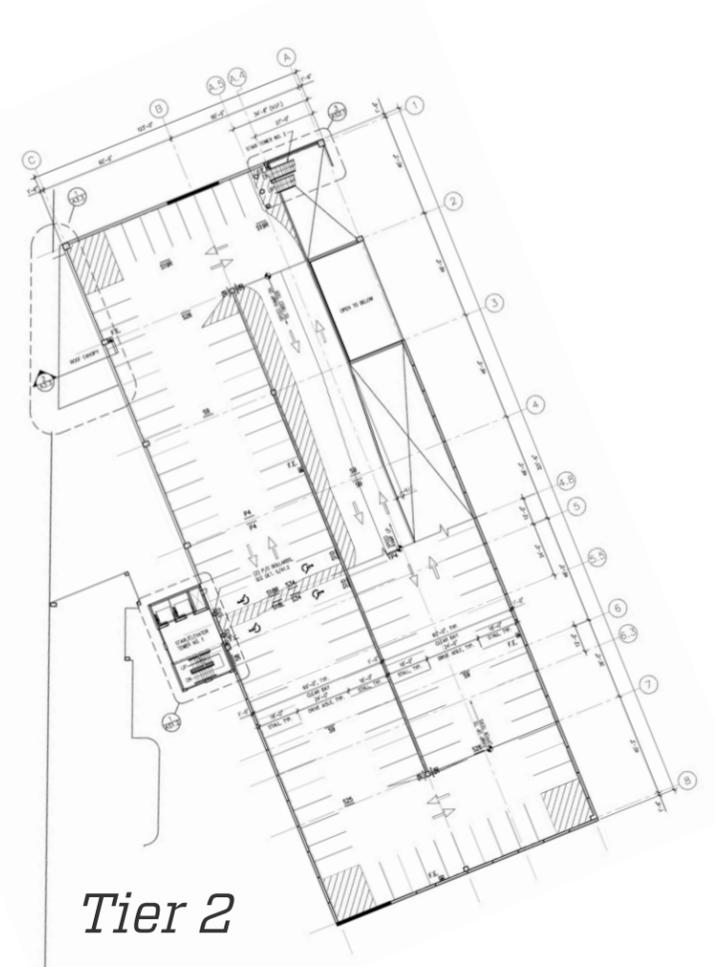
Visitor Parking

Slab cut-outs for overhead clearance above Emergency Department entrance and service ramp

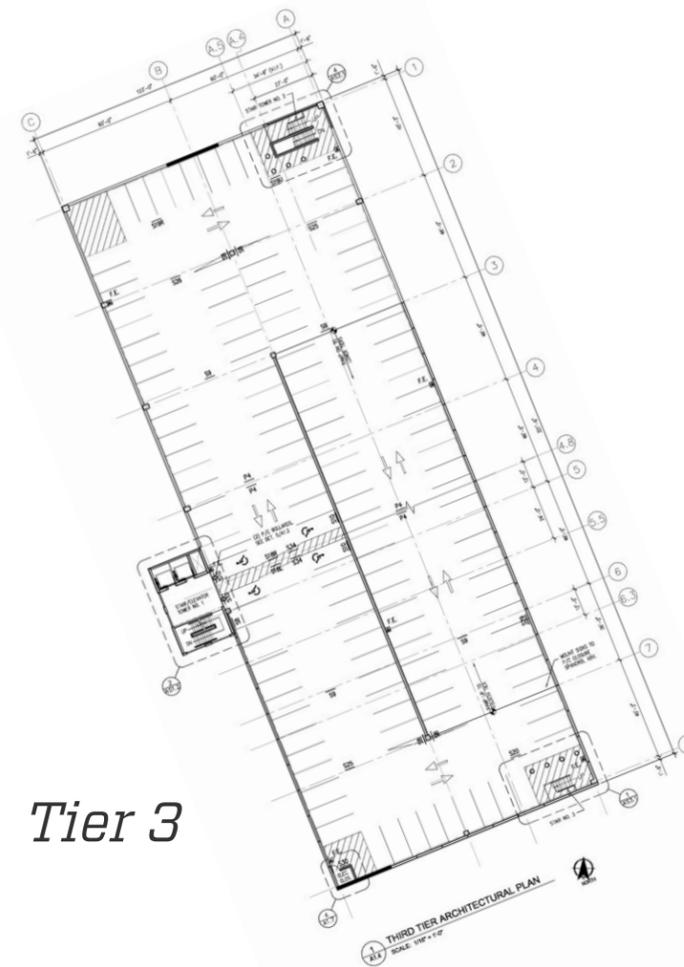
Cellar Tier



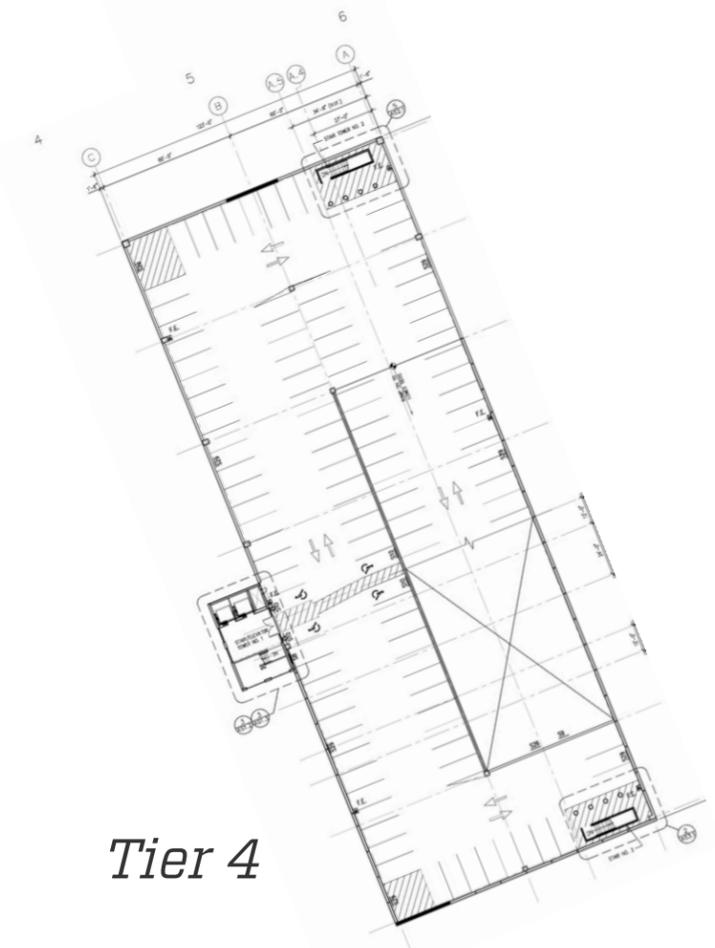
Tier 2



Tier 3



Tier 4



TUH
Garage

Street Side Elevations:

Precast Concrete Panels

Colored accent
panel



Ontario Street

Opening in façade
for ventilation

Glass Storefront



Germantown Ave

TUH
Garage

Hospital Side Elevations:

Opening in façade
for ventilation



North Elevation

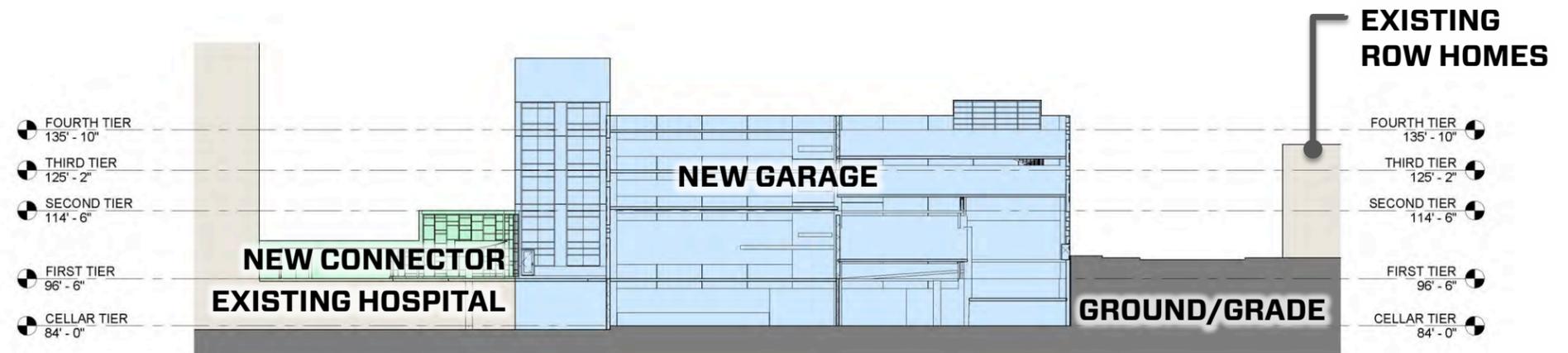
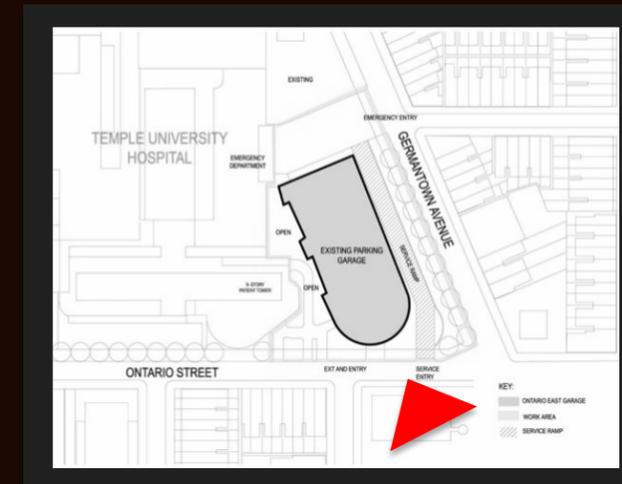
Precast Concrete Panels



West Elevation

Colored accent
panel

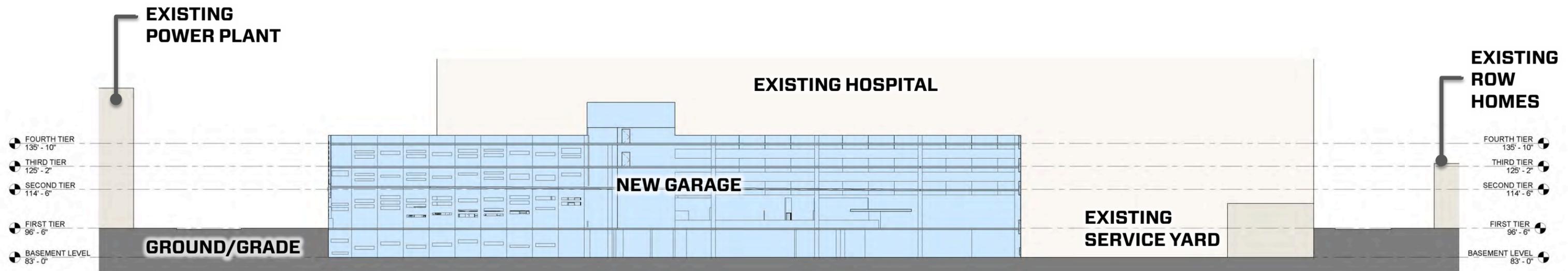
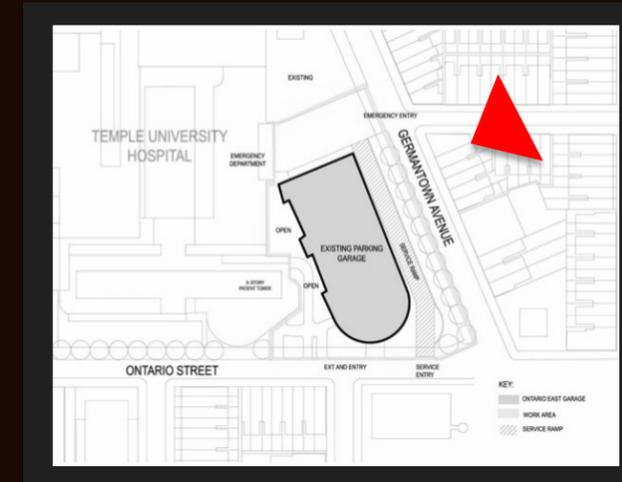
Site Sections



Ontario Street

TUH
Garage

Site Sections



Germantown Ave

TUH Garage

Design Solution: Sustainable Design Elements

While parking garages are no longer eligible for USGBC LEED Certification, we believe that they should still be constructed to high standards of sustainability. The following are highlights of our approach:

WATER EFFICIENCY: The project will use no potable water for irrigation.

ENERGY EFFICIENCY: An energy efficient LED lighting system will be installed throughout.

RESOURCE MANAGEMENT: The demolition waste from the removal of the existing garage will be recycled to the highest extent possible. Both the primary structural system and building envelope are constructed of precast concrete which consists of low-energy, local, and naturally occurring ingredients. Furthermore, precast concrete is almost 100% recyclable, ensuring responsible resource management for future generations.

CONSTRUCTION LOGISTICS: The use of precast concrete systems results in the ability to pre-manufacture a large extent of the building components offsite, thus reducing the environmental impact that construction activities might have on the projects surroundings



TUH Garage

Design Solution: Building Materials

The project's design focuses on the the detailed manipulation of a very concise palette of materials:

PRECAST CONCRETE: The vast majority of the facades are precast concrete panels that are articulated with a randomized horizontal textural pattern. The panels are further detailed with ventilation openings and color (painted) accent panels.

ALUMINUM AND GLASS GLAZING SYSTEM: Climate, weather and/or security controlled areas are enclosed by aluminum and glass systems. The aluminum components will have a natural/clear anodized finish while the insulated glass units will be clear to allow maximum visibility.

METAL TRIM: The project also contains some miscellaneous metal trim in areas such as the emergency vehicle entrance. this material will coordinate with the aluminum and glass glazing system and will have a natural/clear anodized finish.





Germantown Ave



Germantown Ave



Ontario Street



Ontario Street

Thank you

