

CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: CHELI DAHAL

PHONE NUMBER: (215) 686-2483

EMAIL: CHELI.R.DAHAL@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION:

11/1/2013

SITE ADDRESS:

100 E ERIE STREET

SQUARE FOOTAGE BEING ADDED:

143032

6 STORY ADDITION TO AN EXISTING ST. CHRISTOPHER'S CHILDREN HOSPITAL

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW?
N/A - APPLICANT DID NOT REQUEST FOR EARLY CONDITIONAL ZONING PERMIT.

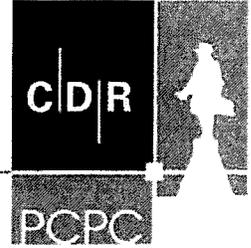
APPLICANT INFORMATION

NAME: CARL ST. PIERRE, PE

ADDRESS:

3001 MARKET STREET, SUITE 200
PHILADELPHIA, PA 19104

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)



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 500350

What is the trigger causing the project to require CDR Review? Explain briefly.

The development proposes to construct more than 100,000 GSF.

PROJECT LOCATION

Planning District: <u>North</u> Council District: <u>7th</u>
Address: <u>100 E. Erie Avenue</u> <u>Philadelphia, PA 19134</u>
Is this parcel within a Master Plan District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

CONTACT INFORMATION

Applicant Name: <u>Carolyn Jackson</u> Primary Phone: <u>215-427-8881</u>
Email: <u>CarolynB.Jackson@tenethealth.com</u> Address: <u>100 E. Erie Avenue</u> <u>Philadelphia, PA 19134</u>
Property Owner: <u>Tenet Healthsystem St. Christopher's Hospital for Children, LLC</u>
Developer: <u>Same as Owner</u>
Architect: <u>Ewing Cole</u>

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SITE CONDITIONS

Site Area: 631,363 SF

Existing Zoning: CMX-3 Are Zoning Variances required? Yes ___ No X

SITE USES

Present Use: St. Christopher's Hospital for Children and Medical Office Building and Accessary Parking.

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

143,032 SF Gross Floor Area addition to the existing Hospital. Proposed addition will be 6 stories.

Proposed # of Parking Units: 40 Parking Spaces

COMMUNITY MEETING

Community meeting held: Yes X No ___

Meeting with Councilwoman Sanchez and neighbors in lieu of RCO on 3/12/13.

If yes, please provide written documentation as proof.

Please see attached meeting sign in sheet.

If no, indicate the date and time the community meeting will be held:

Date: _____

Time: New RCO's have since been established and we are

in the process of contacting the local RCO's.



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

October 22, 2013

ECCF 1206

Philadelphia Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Attn: Civic Design Review

**RE: CIVIC DESIGN REVIEW (CDR) APPLICATION
PROPOSED 6 STORY ADDITION TO ST. CHRISTOPHER'S HOSPITAL FOR
CHILDREN
100 E. ERIE AVE., OPA #777011730
PHILADELPHIA, PA 19134
ZONING APPLICATION #500350**

To Whom It May Concern:

On behalf of Tenet Healthsystem St. Christopher's Hospital for Children, LLC, we are herewith submitting the required CDR application for a proposed addition to the existing St. Christopher's Hospital for Children building. The existing site consists of surface parking spaces and the following three buildings that will remain as part of the development:

- Nelson Medical Office Building use – 2 story, 58,372 SF GFA
- Accessory use above grade Parking Garage – 6 levels, 900 spaces, 268,644 SF GFA
- St. Christopher's Hospital for Children – 7 story hospital, 427,804 SF GFA

Tenet Healthsystem St. Christopher's Hospital for Children, LLC proposes the construction of a 6 story 143,032 SF Gross Floor Area addition to the existing St. Christopher's Hospital for Children and the following items are being submitted as part of the CDR submission:

- Completed CDR Project Application Form
- 10 copies, 11x17 Project plans, photos, and elevations
- Community meeting sign in sheet

A community meeting was held on 3/12/13 with Councilwoman Sanchez and the neighboring residents and business owners in lieu of the local Registered Community Organizations (RCO). At the time of the meeting, no RCOs were established within the project area. Since then, two RCOs have been established and we are in the process of notifying them to schedule a community meeting.

We thank you in advance for your assistance which, as always, is greatly appreciated. Please do not hesitate to contact me (carlstpierre@pennoni.com, 215-254-7793) if you have any questions or require additional information.

Sincerely,

PENNONI ASSOCIATES INC.

Carl St. Pierre

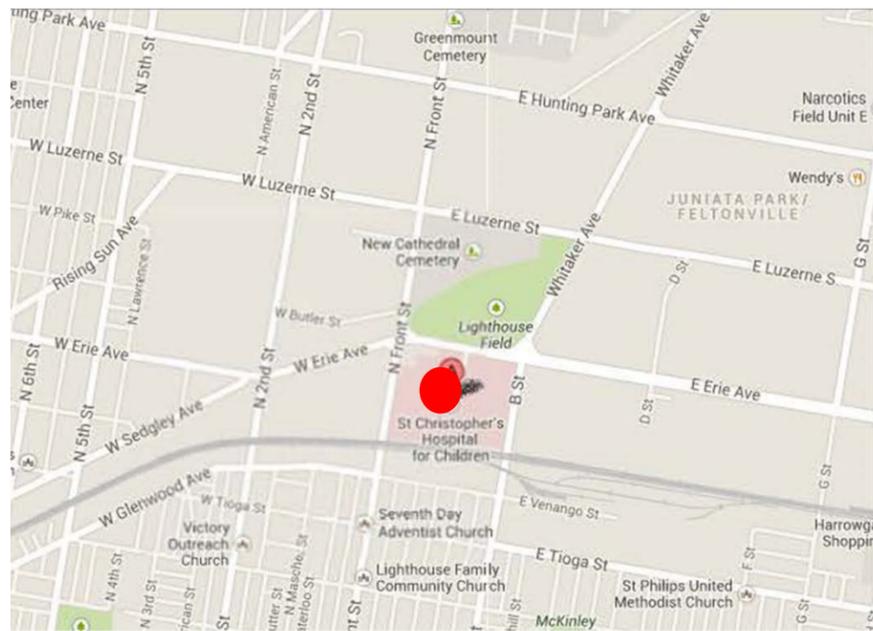
Carl St. Pierre, PE
Senior Engineer

Enclosure

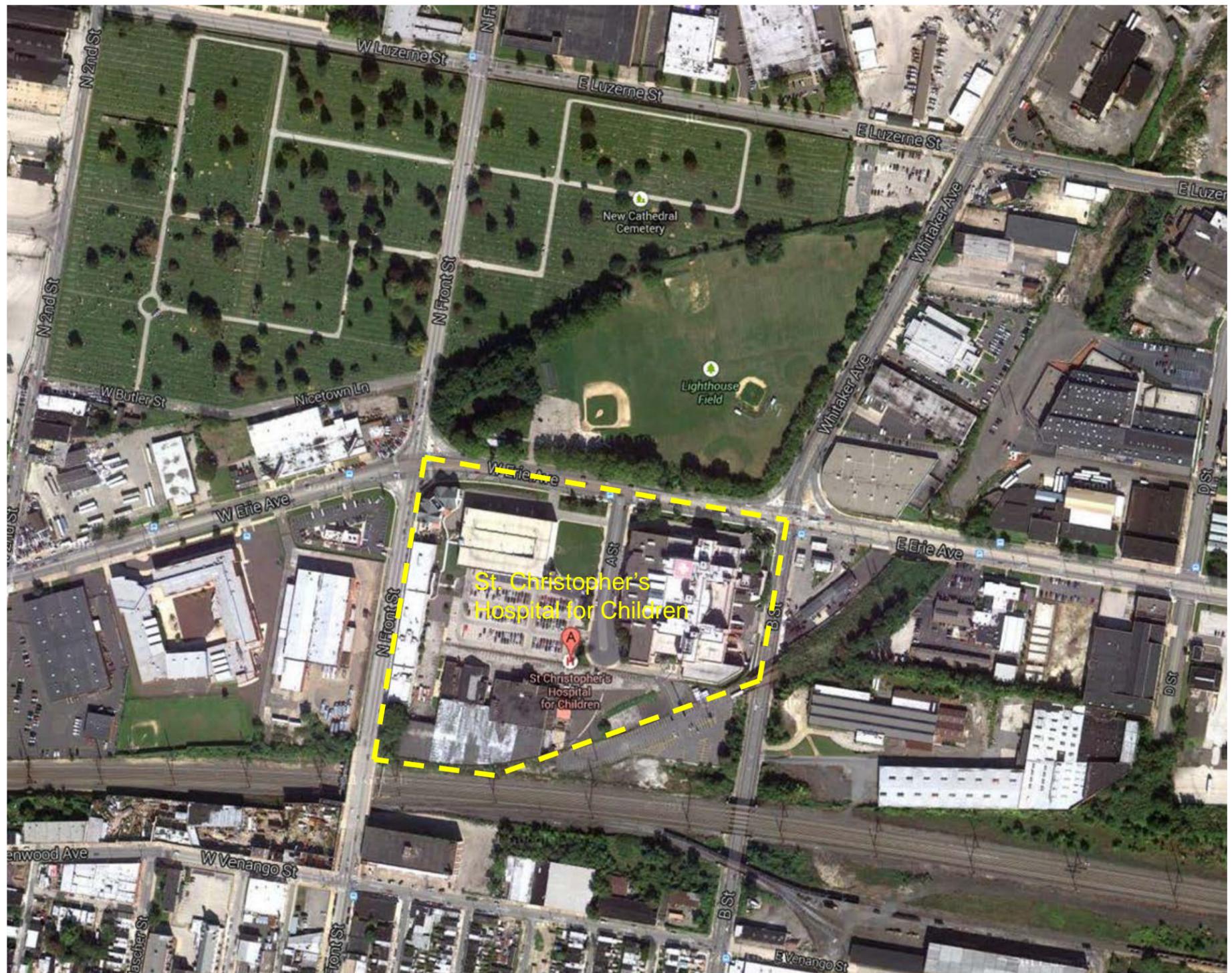
cc: Kim Pulliam, Tenet Healthsystem
Charlie Kronk, Ewing Cole
Sean Delaney, Reed Smith, LLP

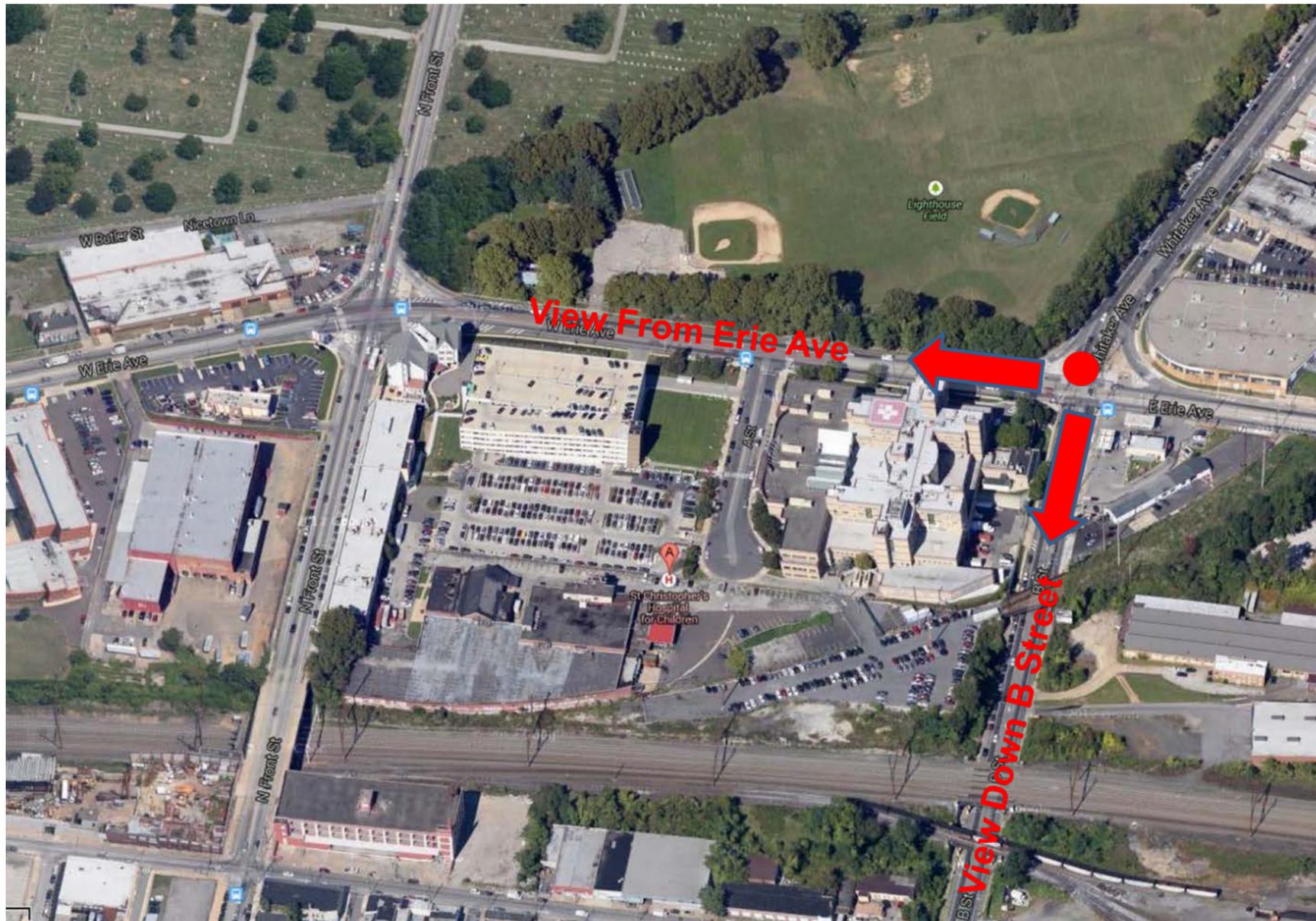
ST. CHRISTOPHER'S HOSPITAL FOR CHILDREN CRITICAL CARE TOWER

City of Philadelphia – Civic Design Review
10.22.2013

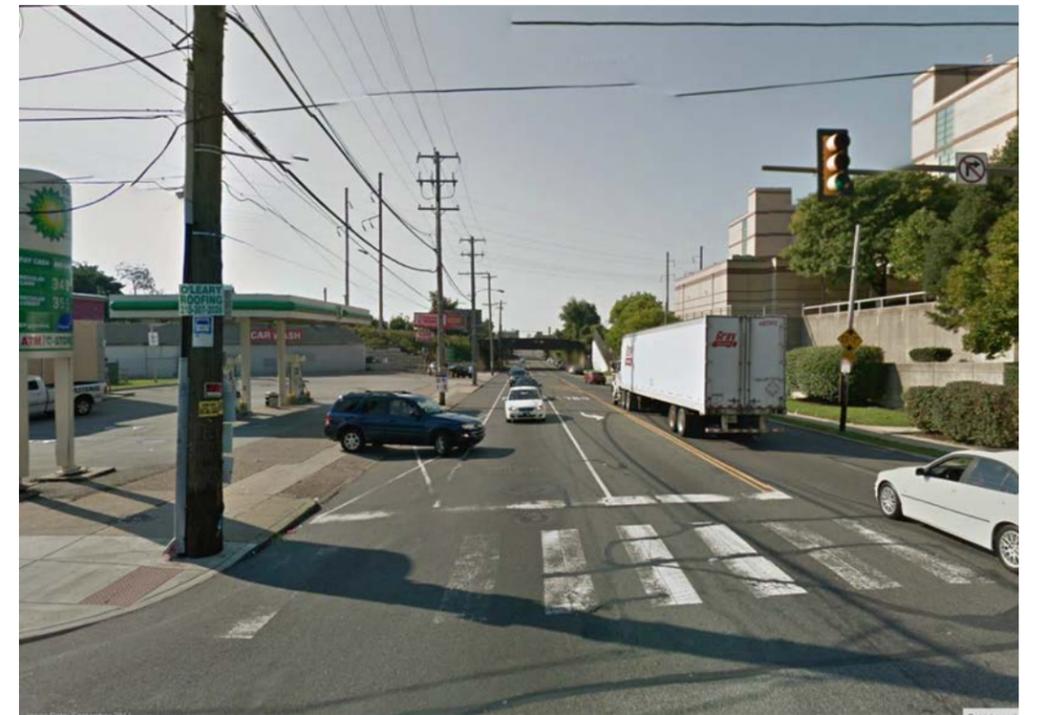


Existing Location and Aerial View Map





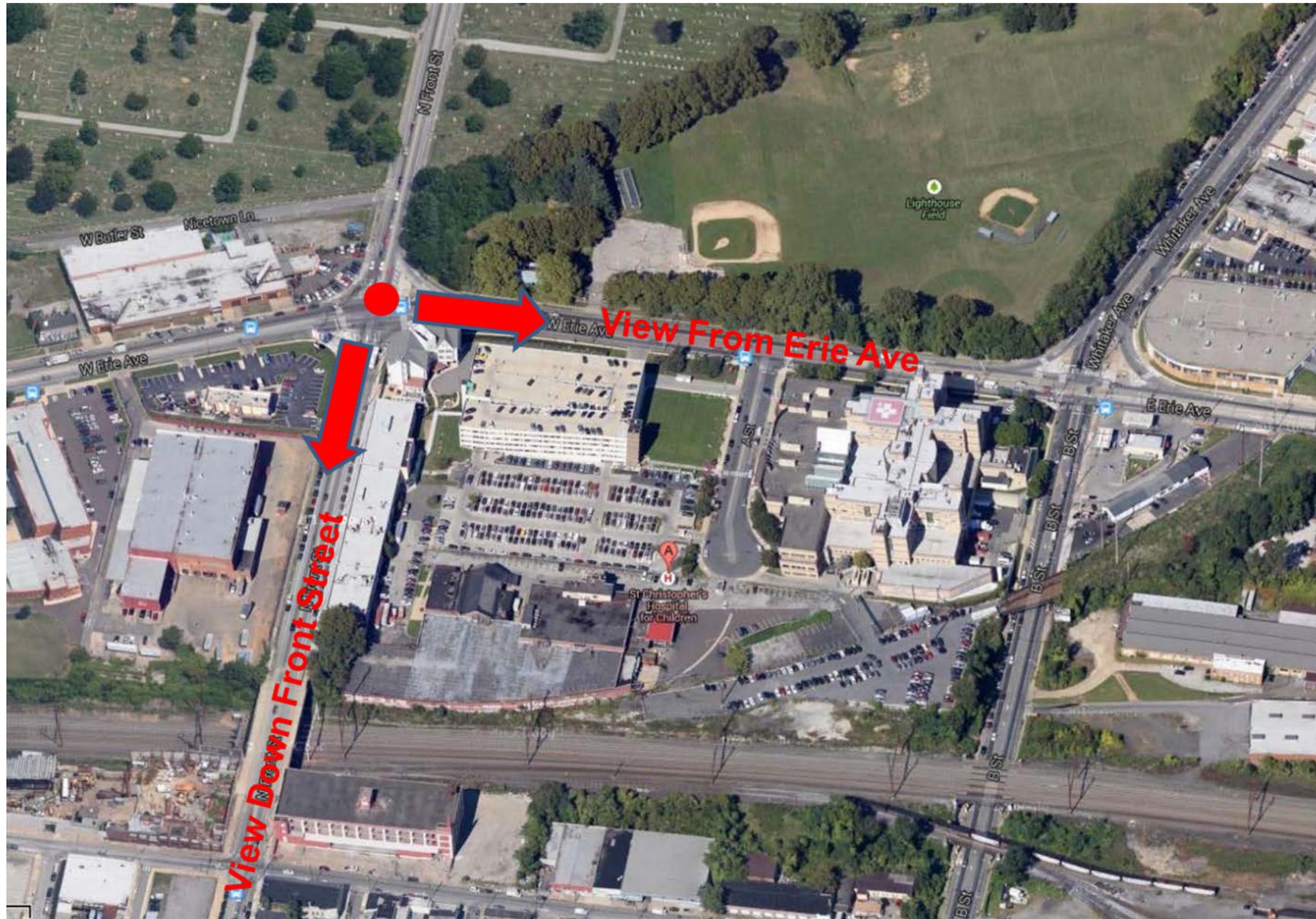
Existing Aerial View and Site Photos



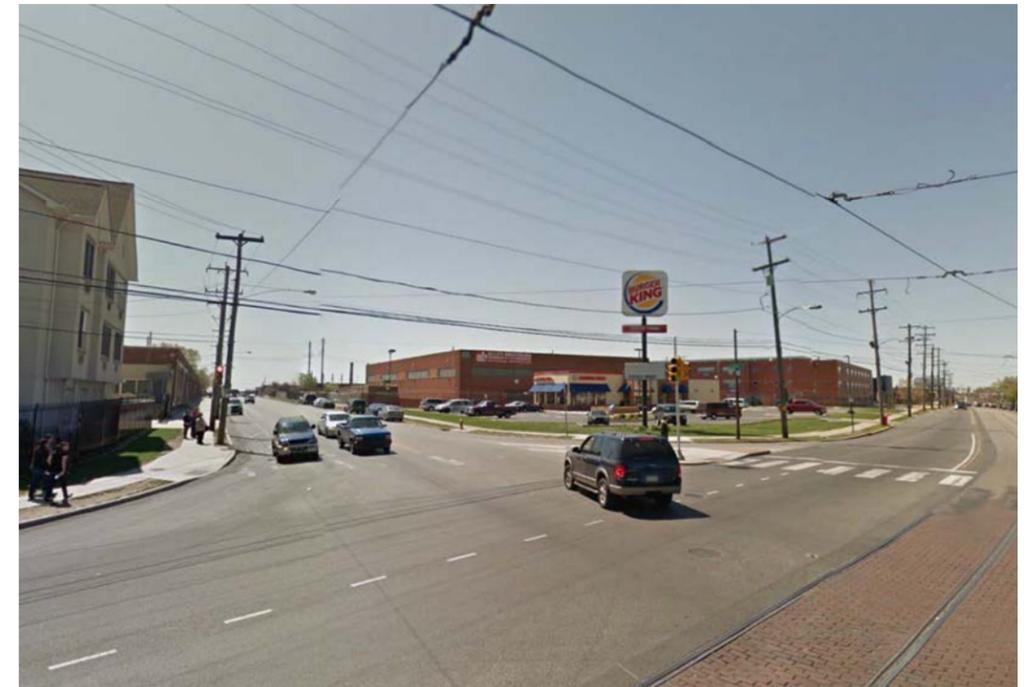
View Down B Street



View From Erie Ave



Existing Aerial View and Site Photos

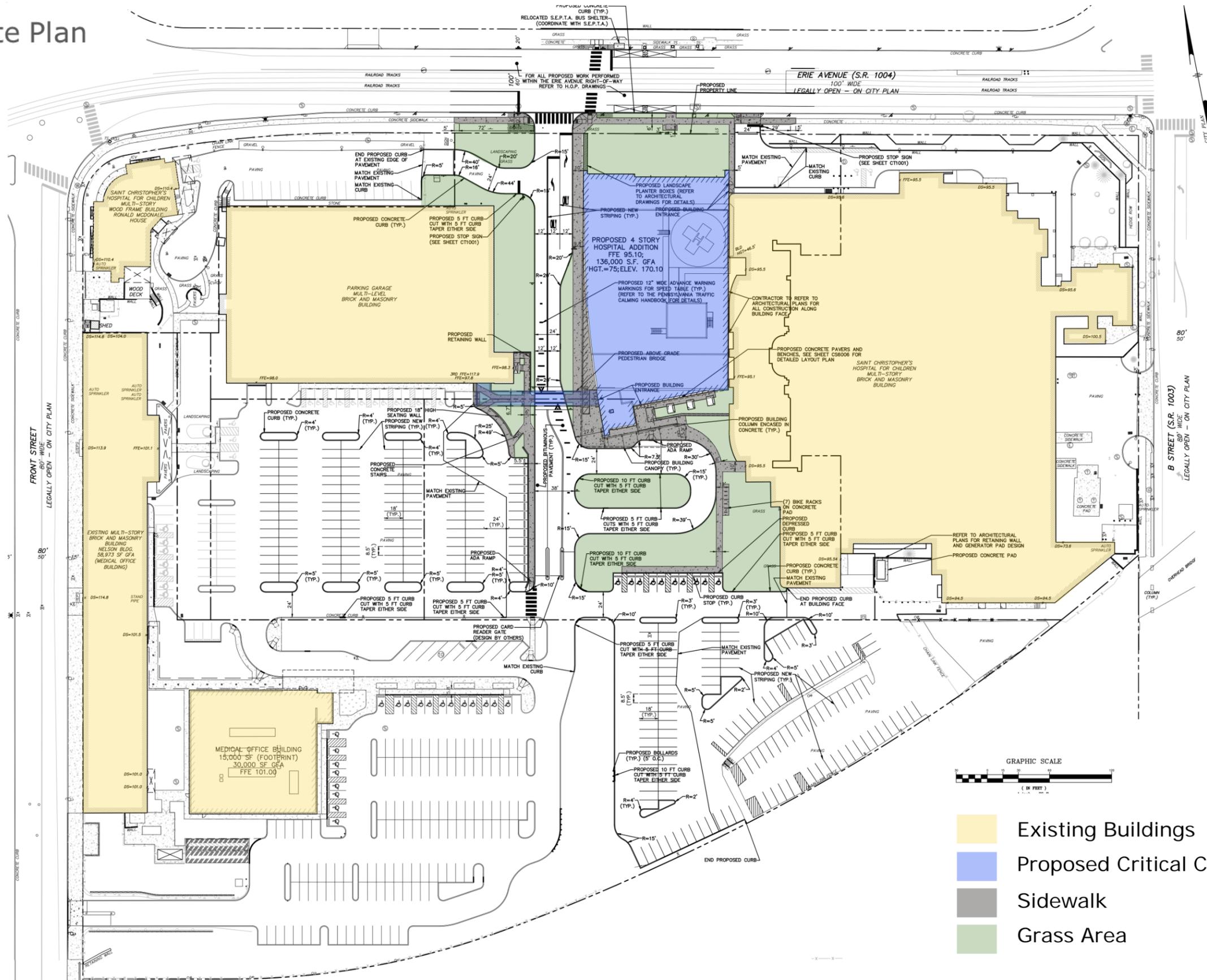


View Down Front Street



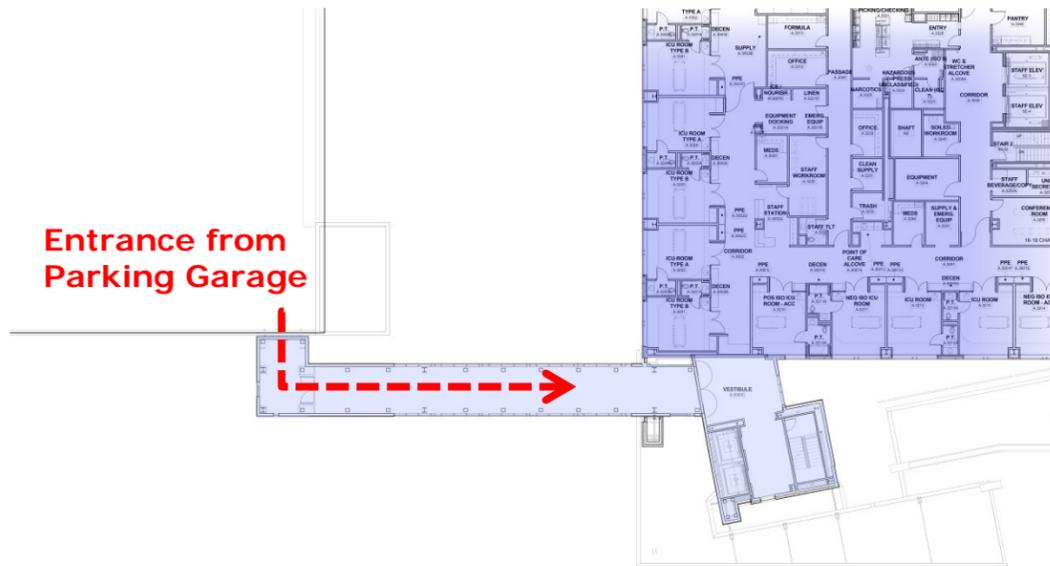
View From Erie Ave

Proposed Site Plan



- Existing Buildings
- Proposed Critical Care Tower & Bridge
- Sidewalk
- Grass Area

Proposed Floor Plans



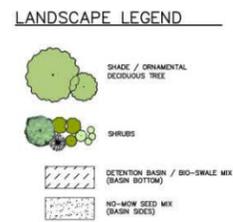
Pedestrian Bridge Plan at Third Level

- Public Space
- Patient Area

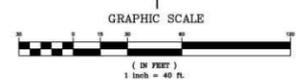


First Floor Plan

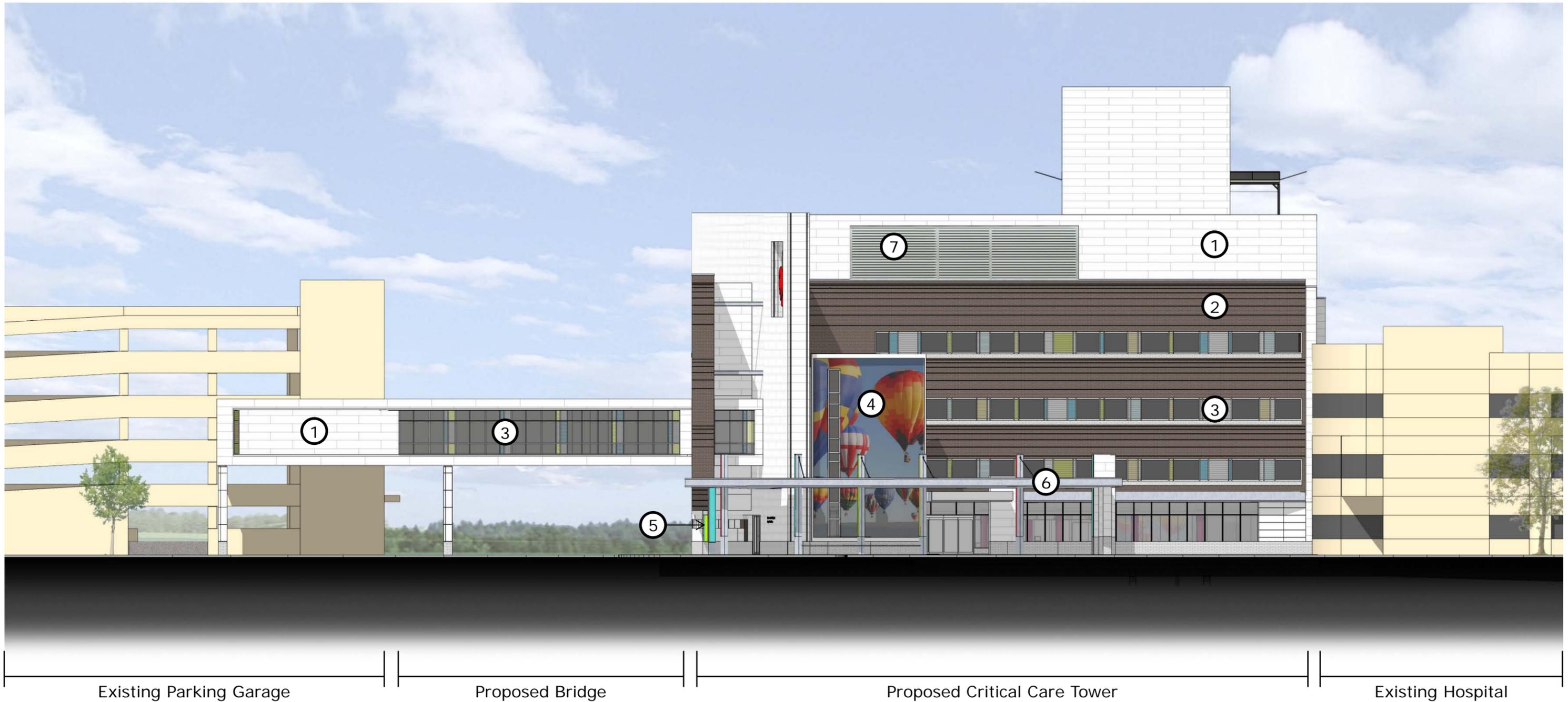
Landscape Plan



- Proposed Critical Care Tower
- Existing Buildings



South Elevation

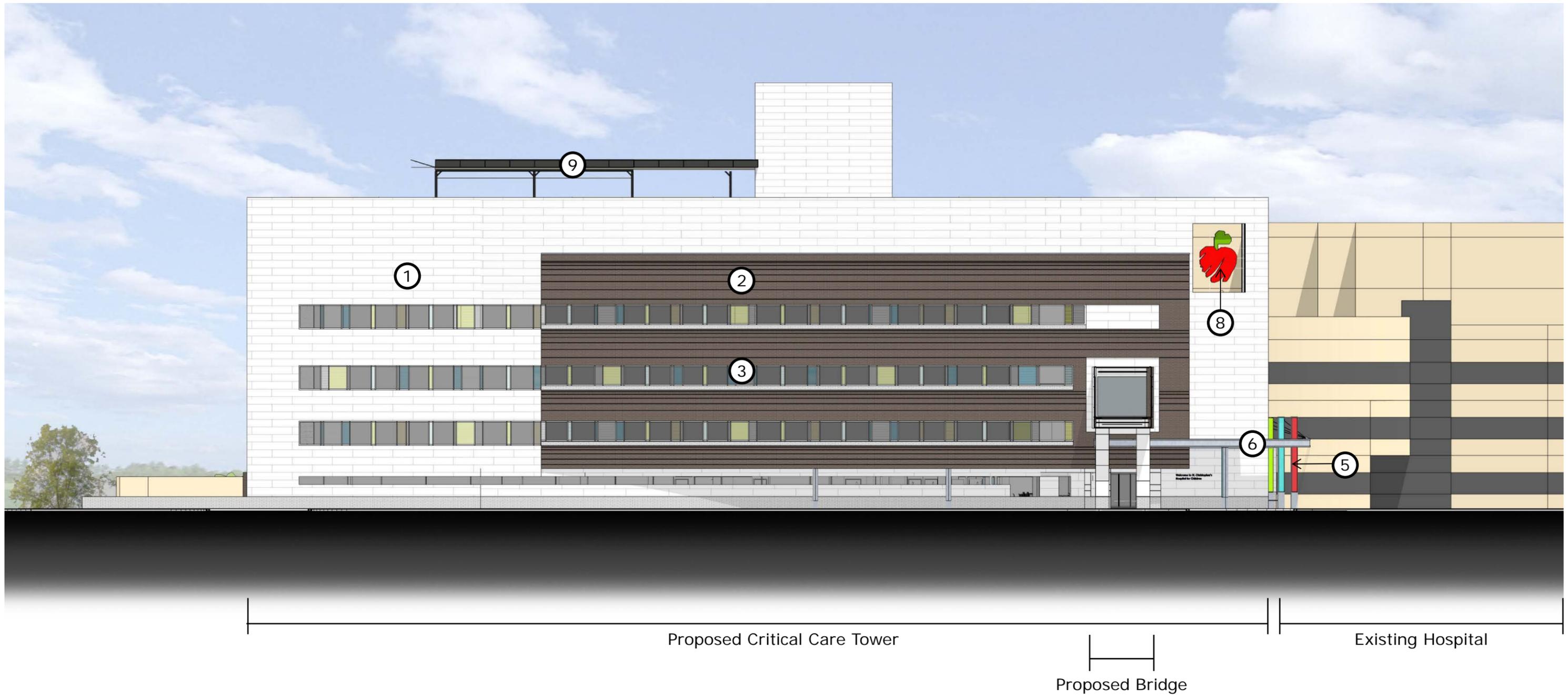


- 1. Insulated metal panel
- 2. Brick
- 3. Glass with colored ceramic frit

- 4. Mural Wall
- 5. Colored resin panel at columns
- 6. Composite metal panel at canopy

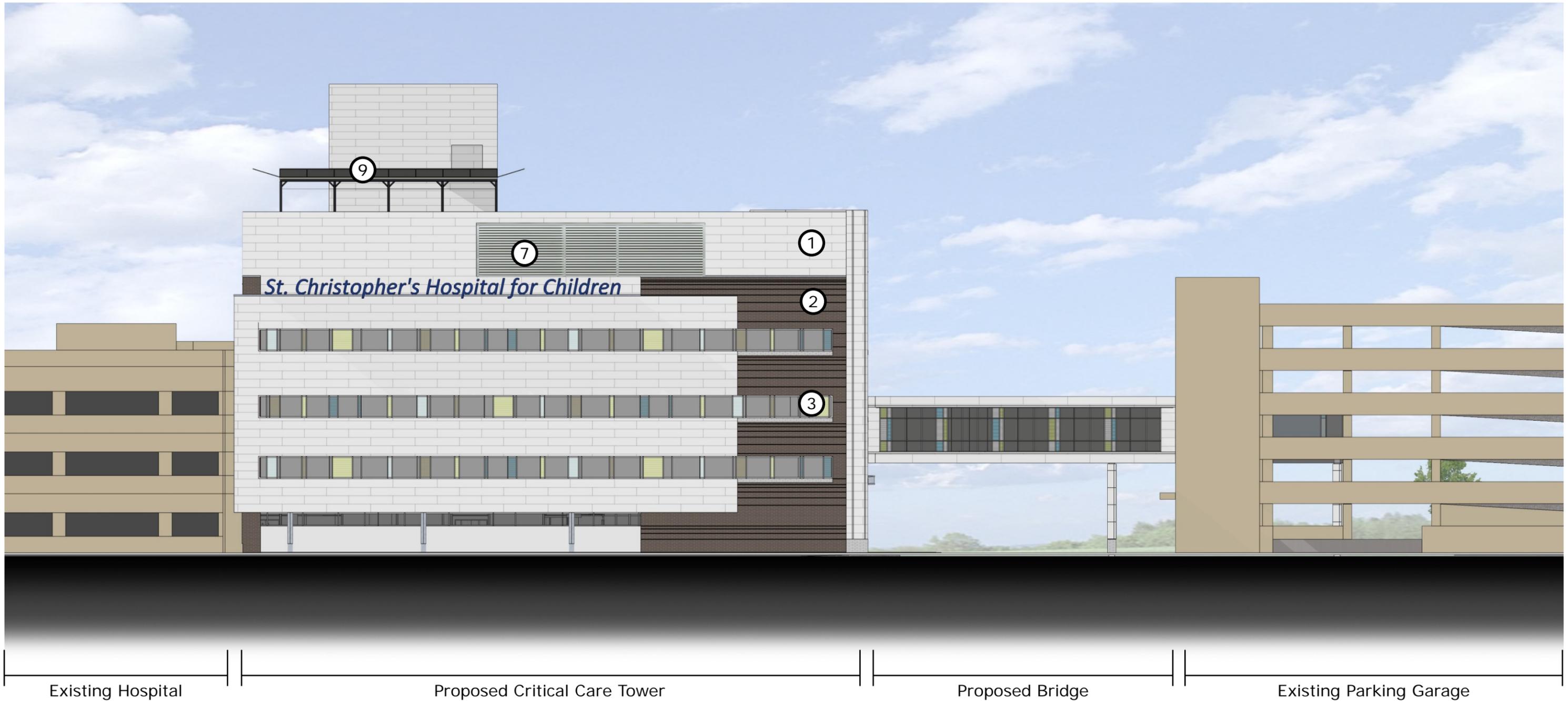
- 7. Mechanical louver
- 8. Aluminum logo
- 9. Helipad

West Elevation



- | | | |
|------------------------------------|------------------------------------|----------------------|
| 1. Insulated metal panel | 4. Mural Wall | 7. Mechanical louver |
| 2. Brick | 5. Colored resin panel at columns | 8. Aluminum logo |
| 3. Glass with colored ceramic frit | 6. Composite metal panel at canopy | 9. Helipad |

North Elevation

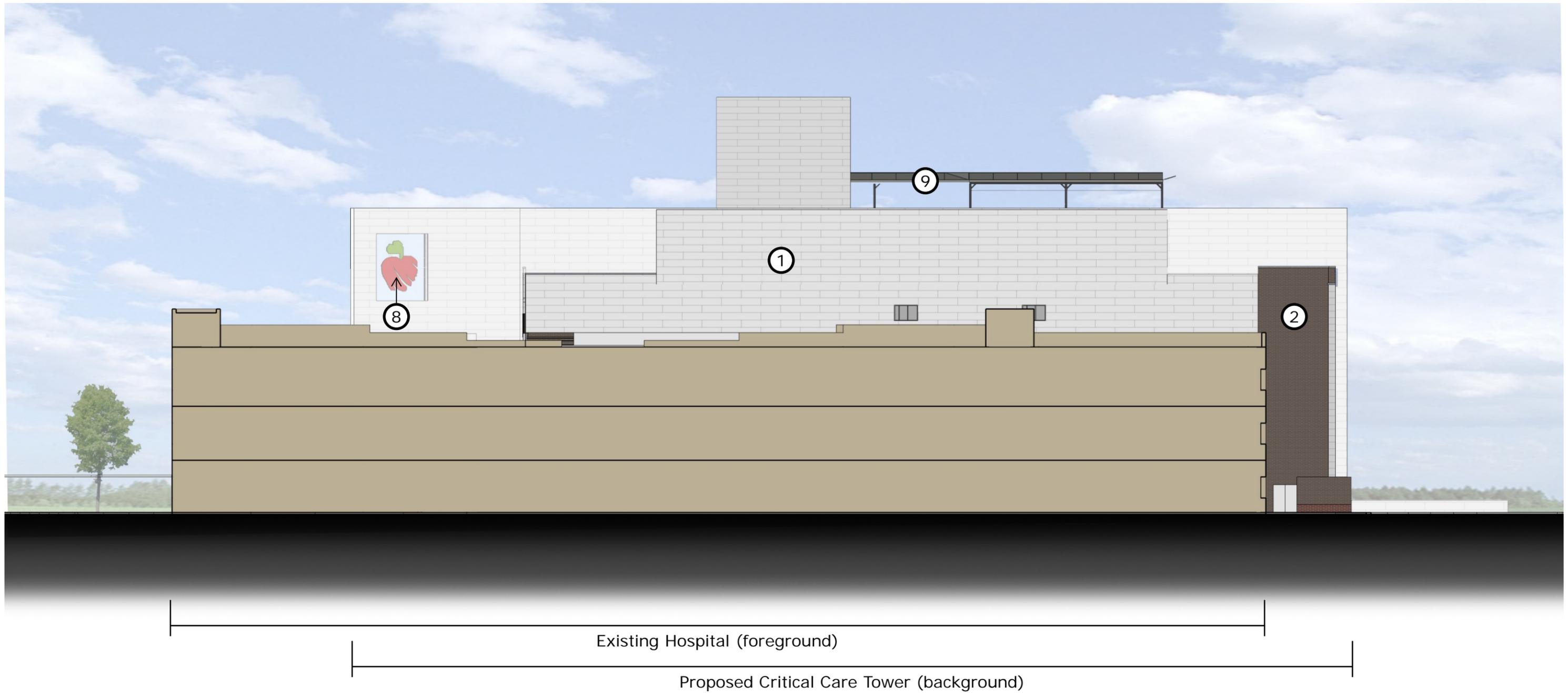


- 1. Insulated metal panel
- 2. Brick
- 3. Glass with colored ceramic frit

- 4. Mural Wall
- 5. Colored resin panel at columns
- 6. Composite metal panel at canopy

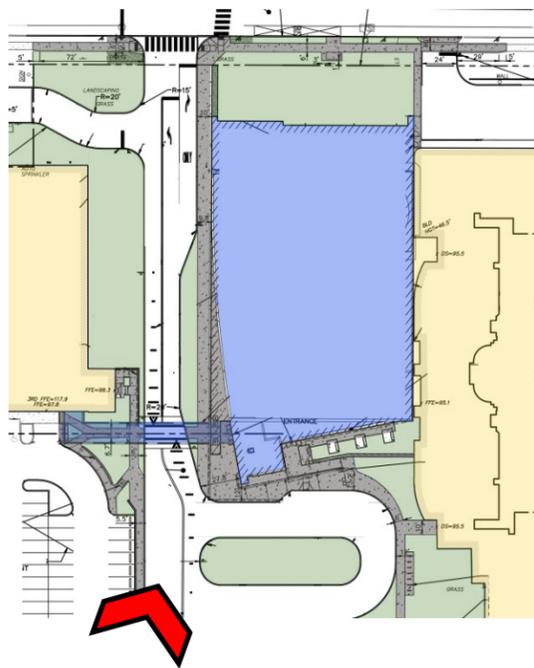
- 7. Mechanical louver
- 8. Aluminum logo
- 9. Helipad

East Elevation

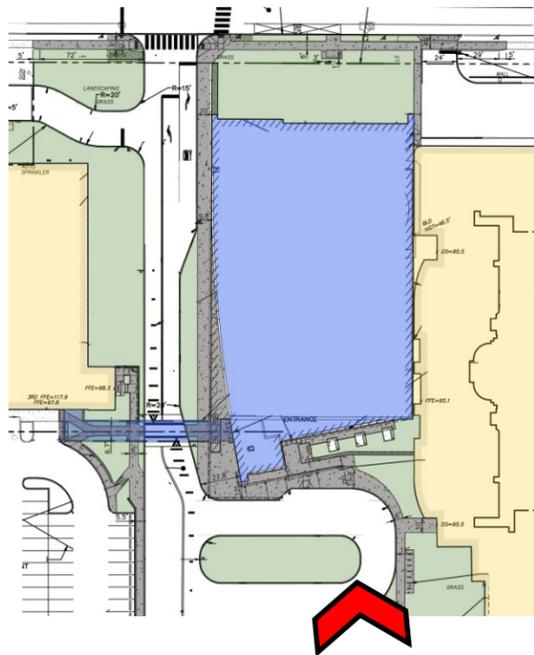


- | | | |
|------------------------------------|------------------------------------|----------------------|
| 1. Insulated metal panel | 4. Mural Wall | 7. Mechanical louver |
| 2. Brick | 5. Colored resin panel at columns | 8. Aluminum logo |
| 3. Glass with colored ceramic frit | 6. Composite metal panel at canopy | 9. Helipad |

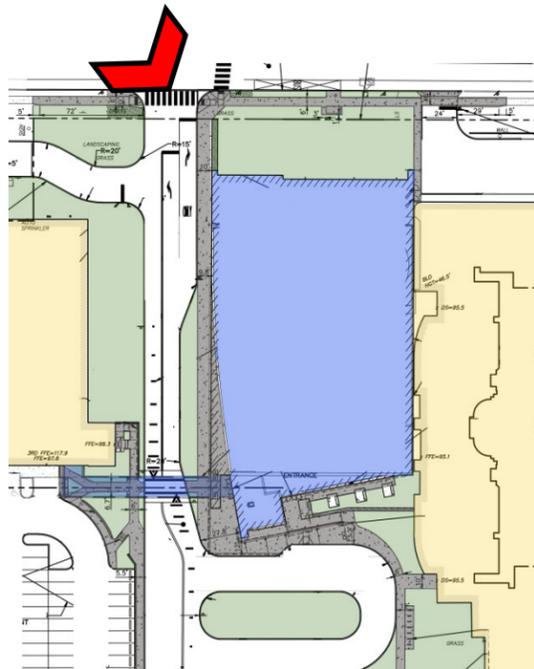
Exterior Perspective - Southwest



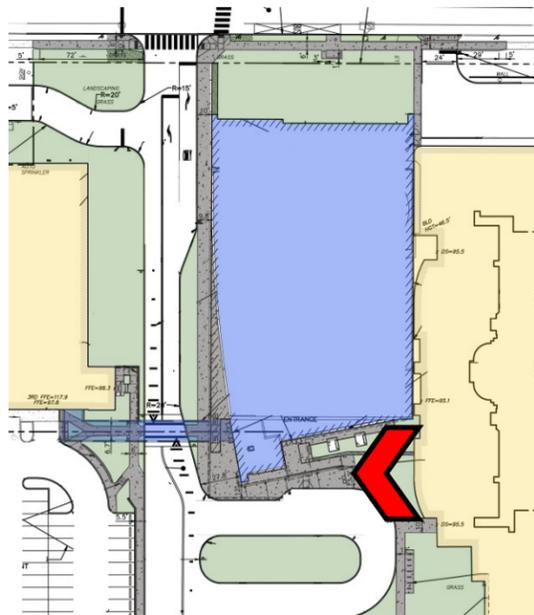
Exterior Perspective - South



Exterior Perspective - Northwest



Exterior Perspective – Drop-off Entrance



Aerial Perspective



- Bicycle Storage and Changing Room
- Public Transportation Access
- Stormwater Design - Bio-retention basins
- Heat Island Effect – Roof
- Water Use Reduction
- Minimum Energy Performance
- Optimize Energy Performance – HVAC
- Optimize Energy Performance through ceramic frit windows
- Recycled Content
- Regional Materials
- Low-Emitting Materials – Paints and Flooring Systems
- Controllability of Systems – Lighting and Thermal Comfort
- Daylight/Views – Daylight 75% Spaces (NICU areas)