

B A L L I N G E R



The New 22nd Police District 22
Philadelphia Historic Commission Submission
June 5, 2020

City of Philadelphia,
Department of Public Property

Cover Letter and Table of Contents

Memorandum



To: Jon Farnham, Executive Director Historic Commission
From: Valerie Bergman, Deputy Commissioner, Department of Public Property *VB*
Date: 3/10/2020
Re: Request for Historical Commission Review

We request to schedule a presentation at the next meeting of the Historical Commission's Architectural Committee, for approval of the New 22nd Police District Building at 2100 Diamond St. Please see attached for the full submission package.

This project includes the construction of a new 27,000 square foot, two-story building to serve the 22nd Police District, associated parking lots, streetscape improvements, and two small public plazas. The new site is several blocks northwest of the existing 22nd District building.

The building site was assembled from a number of lots that were owned by the City, Redevelopment Authority, or acquired by condemnation for this project. All lots are currently owned by the City and are in the process of being consolidated. A portion of the project site that will include the building is a series vacant lots –2100-2116 W Diamond St – located within the Diamond Street Historic District.

The new building will include typical police functions, police bicycle storage and fleet parking. As part of the Police Department's goal of making their facilities more welcoming to the public, the new 22nd District will have a larger lobby with public amenities like an ATM, and the first purpose-built community room in a Philadelphia Police building.

The project team is committed to designing a building that relates to the historic neighborhood and reflects modern community policing ideals.

cc: Bridget Collins-Greenwald, Commissioner, DPP
Pedro Pinto, PE, Project Director
Michelle Shuman, Project Coordinator
File: Project # 11-1-4619-01, Section 2.12

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Building Permit Application

APPLICATION FOR BUILDING PERMIT		 CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING – CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 <small>For more information visit us at www.phila.gov/ill</small>	
APPLICATION # _____ <small>(Please complete all information below and print clearly)</small>			
ADDRESS OF PROPOSED CONSTRUCTION: 2100 West Diamond Street, Philadelphia, PA 19121			
APPLICANT: Michelle Shurman		APPLICANT'S ADDRESS: City Hall – Room 710	
COMPANY NAME <small>City of Philadelphia Dept. of Public Property - Capital Projects Division</small>		Philadelphia, PA 19107	
PHONE # (215) 683-4481 FAX # _____		LICENSE # _____ E-MAIL: Michelle.Shurman@phila.gov	
PROPERTY OWNER'S NAME: <small>City of Philadelphia Dept. of Public Property - Capital Projects Division</small>		PROPERTY OWNER'S ADDRESS: City Hall – Room 710, Philadelphia, PA 19107	
PHONE # 215-683-4481 FAX # _____		ARCHITECT/ENGINEERING FIRM ADDRESS: 833 Chestnut Street, Suite 1400	
ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE: Keith Mock		Philadelphia, PA 19107	
ARCHITECT/ENGINEERING FIRM: Ballinger		LICENSE # RA010598X E-MAIL: krmock@ballinger.com	
PHONE # 215-446-0920 FAX # 215-446-0901		CONTRACTING COMPANY ADDRESS:	
CONTRACTOR: TBD		_____	
CONTRACTING COMPANY: _____		_____	
PHONE # _____ FAX # _____		LICENSE # _____ E-MAIL: _____	
USE OF BUILDING/SPACE City of Philadelphia 22nd Police District			ESTIMATED COST OF WORK \$ 20,106,740.00
BRIEF DESCRIPTION OF WORK: The work includes the construction of site improvements and a new 2-story building to house the 22nd Police District for the City of Philadelphia.			
_____ _____ _____ _____			
TOTAL AREA UNDERGOING CONSTRUCTION: 27,271.00 _____ square feet			
COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:			
# OF NEW SPRINKLER HEADS (suppression system permits only): _____		LOCATION OF SPRINKLERS: _____	
# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____		LOCATION OF STANDPIPES: _____	
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES VIOLATION #: _____			
<small>All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.</small>			
APPLICANT'S SIGNATURE: <u>Michelle Shurman</u>		DATE: <u>3 / 10 / 2020</u>	

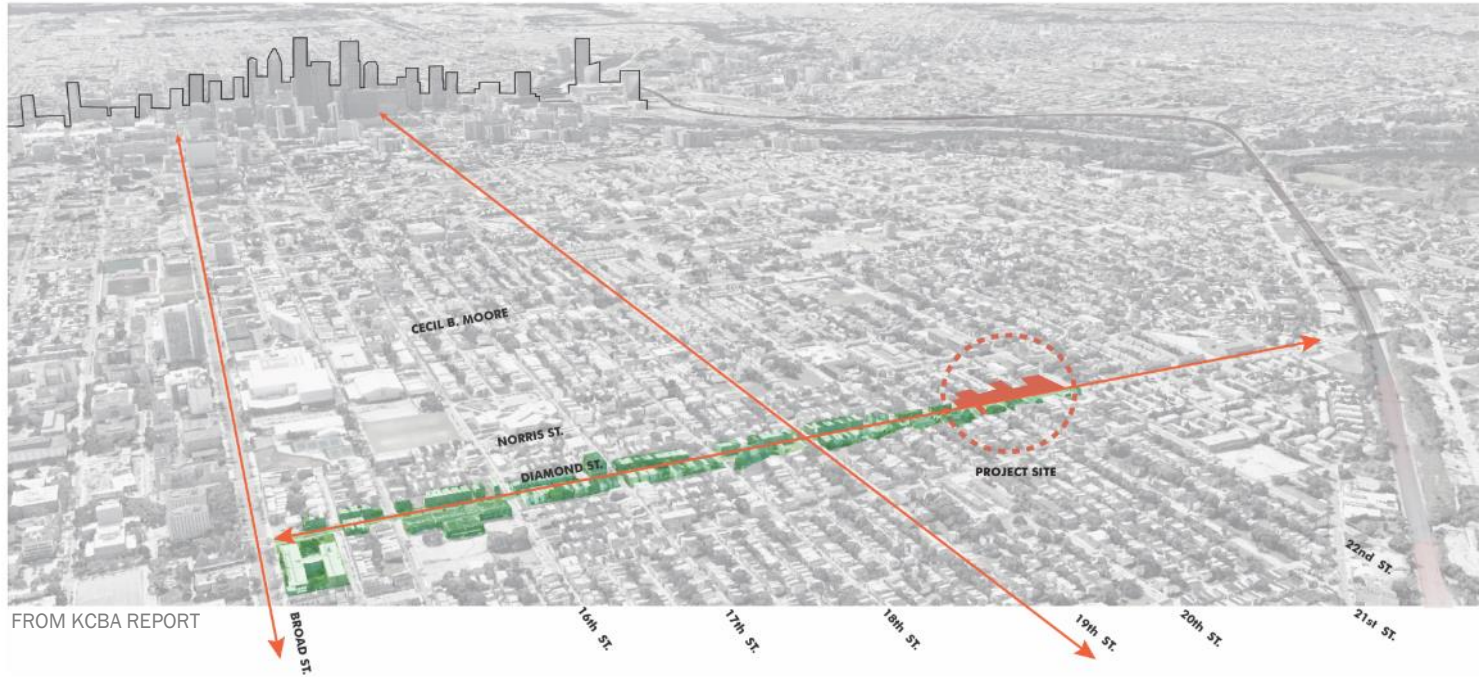
(81-3 Rev 5/04)

Site Context



FROM KCBA REPORT

Site Context



Site Context



FROM KCBA REPORT

Site Context



Site Context

Architectural Characteristics – Data Lines along Diamond Street + Architectural Elements



A
2100 Block of Diamond Street, North Side
1. Urban fabric establishes a horizontal datum.



B
1735-1741 Diamond Street
1. Cornice ornamental piece. 2. Accent header surround. 3. Accent sill surround.



C
1707-1713 Diamond Street
1. Cornice ornamental piece. 2. Accent header surround. 3. Accent sill surround.



D
1600 Block of Diamond Street, North Side
1. Urban fabric establishes a horizontal datum.
2. Cornice datum.
3. Base datum typically including a stoop at each dwelling.



E
1831-1835 Diamond Street
1. Articulated corner.

Site Context

Architectural Characteristics – Victorian Elements + Ornamental Brickwork



1901 Diamond Street

1. Projected brick veneer.
2. Articulated brick veneer in custom masonry pattern.
3. Articulated corners.
4. Recessions in brick veneer to emphasize windows.
5. Transition accent between units.



2130-2132 Van Pelt Street

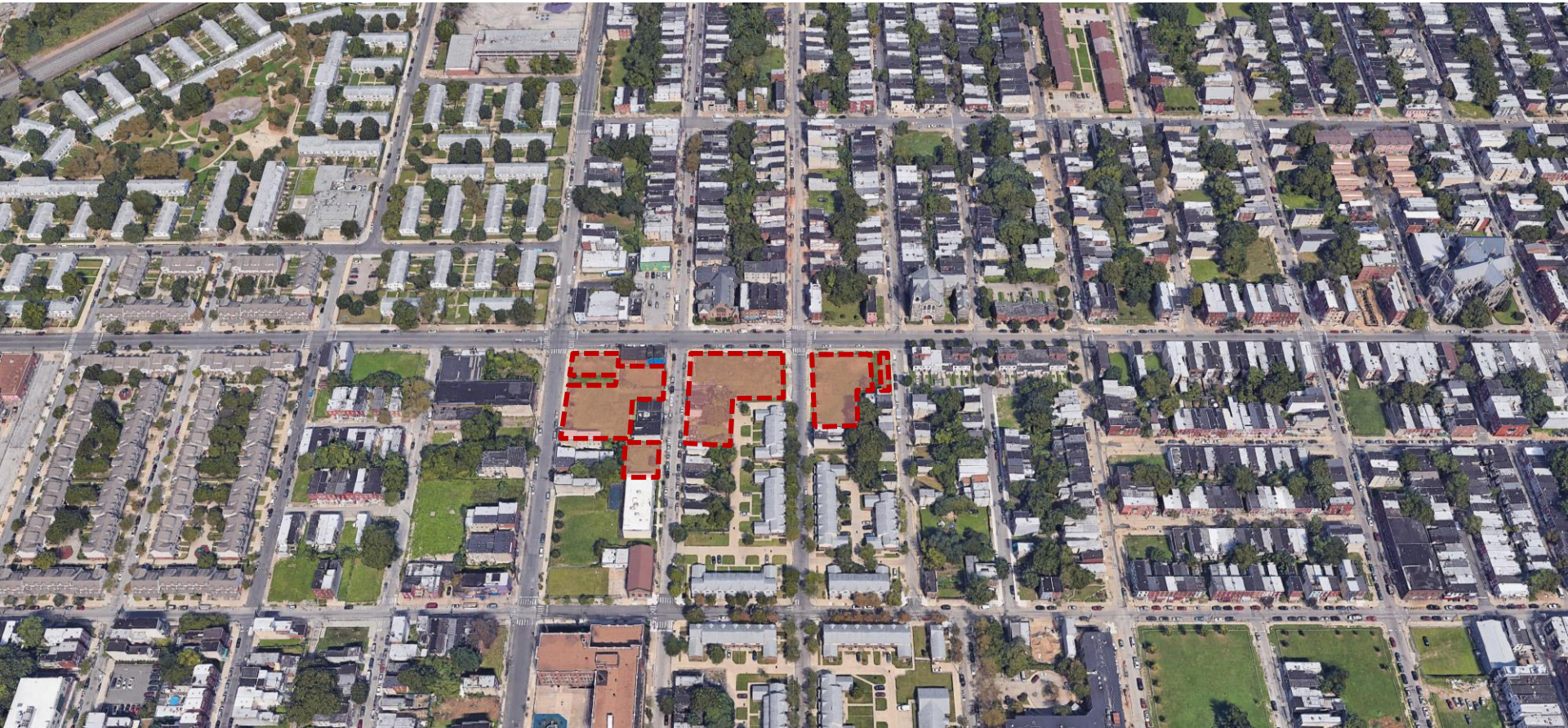
1. Custom brick shapes and details.



2130 Van Pelt Street

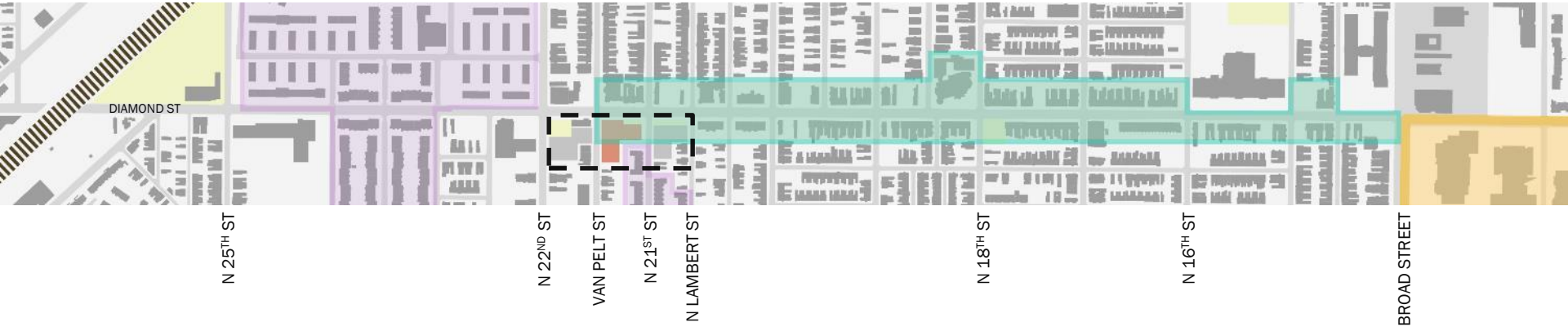
1. Custom brick shapes and details.

Diamond Street Corridor

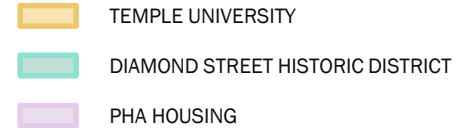


Diamond and Van Pelt Corridor

Zones



- NEW STATION MUST STITCH TOGETHER DIAMOND STREET HISTORIC DISTRICT AND POST-WWII HOUSING

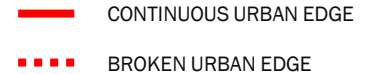


Diamond and Van Pelt Corridor

Street Edge

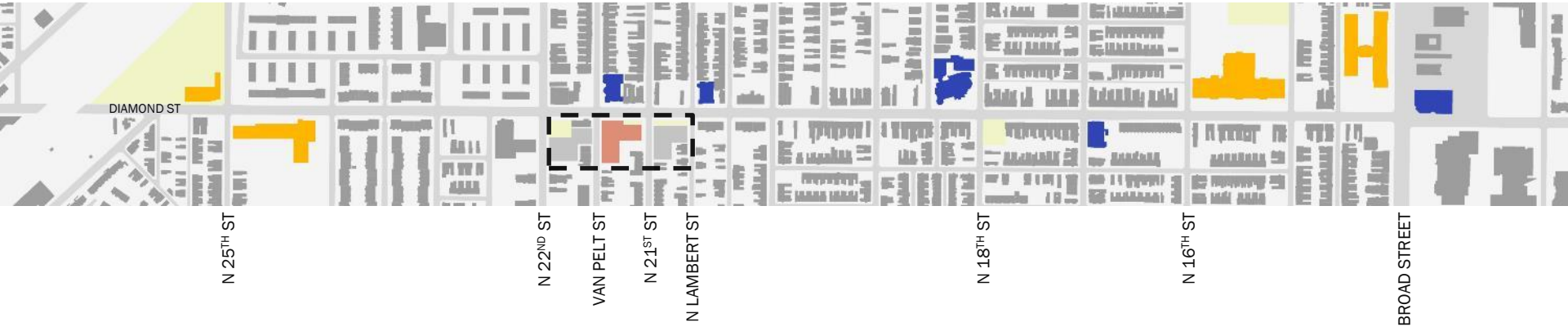


- CONTINUOUS URBAN EDGE ALONG DIAMOND STREET
 - BREAKS DOWN BETWEEN LAMBERT AND 22ND
 - NEW POLICE STATION WILL RESTORE EDGE



Diamond and Van Pelt Corridor

Landmarks



- HIGH DENSITY OF CHURCHES AND SCHOOLS ALONG DIAMOND ST
- NEW POLICE STATION IS ANOTHER LANDMARK ALONG DIAMOND STREET



CHURCH

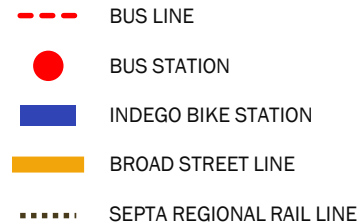
SCHOOL

Diamond and Van Pelt Corridor

Public Transit



- NEW STATION IS
 - ADJACENT TO A NEW INDEGO BIKE SHARE STATION
 - WITHIN A 10 MIN WALK FROM 7 BUS LINES
 - WITHIN A 15 MIN WALK TO THE BROAD ST. LINE



Diamond and Van Pelt Corridor

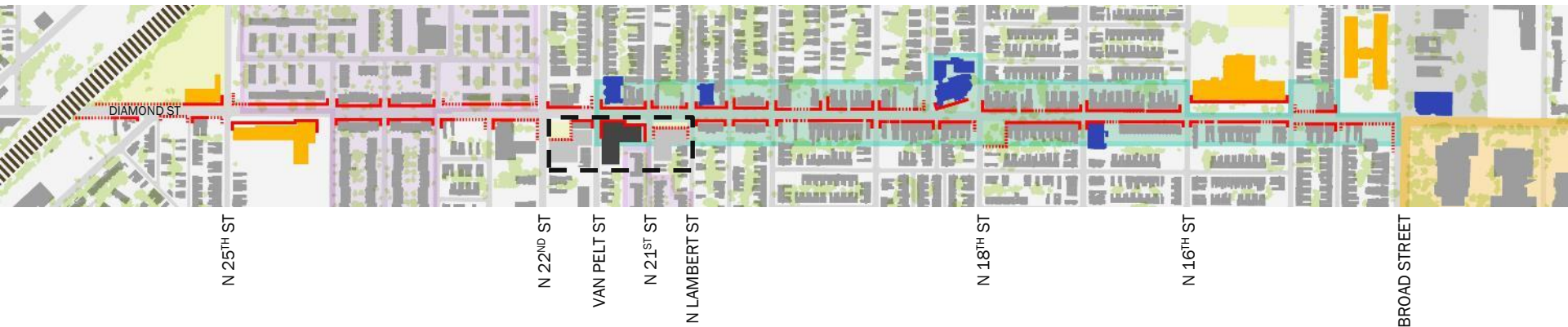
Vegetation



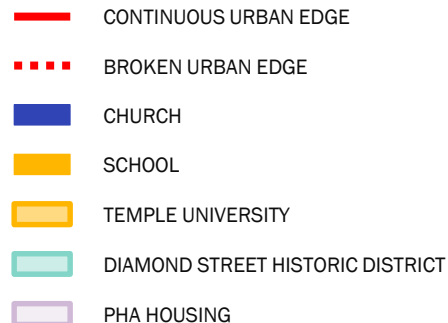
- NEW STATION SOFTENS HARDSCAPE WITH NEW TREE CANOPY AND GROUND COVERING

Diamond and Van Pelt Corridor

Major Street Corridor



- NEW STATION MUST BE INTEGRATED INTO A DIVERSE ARCHITECTURAL AND CULTURAL COMMUNITY



Diamond Street Corridor



Site Context

Existing Lot Conditions



Lot A1



Lot A2



Lot D



Lot B



Lots C1 and C2

Site Context

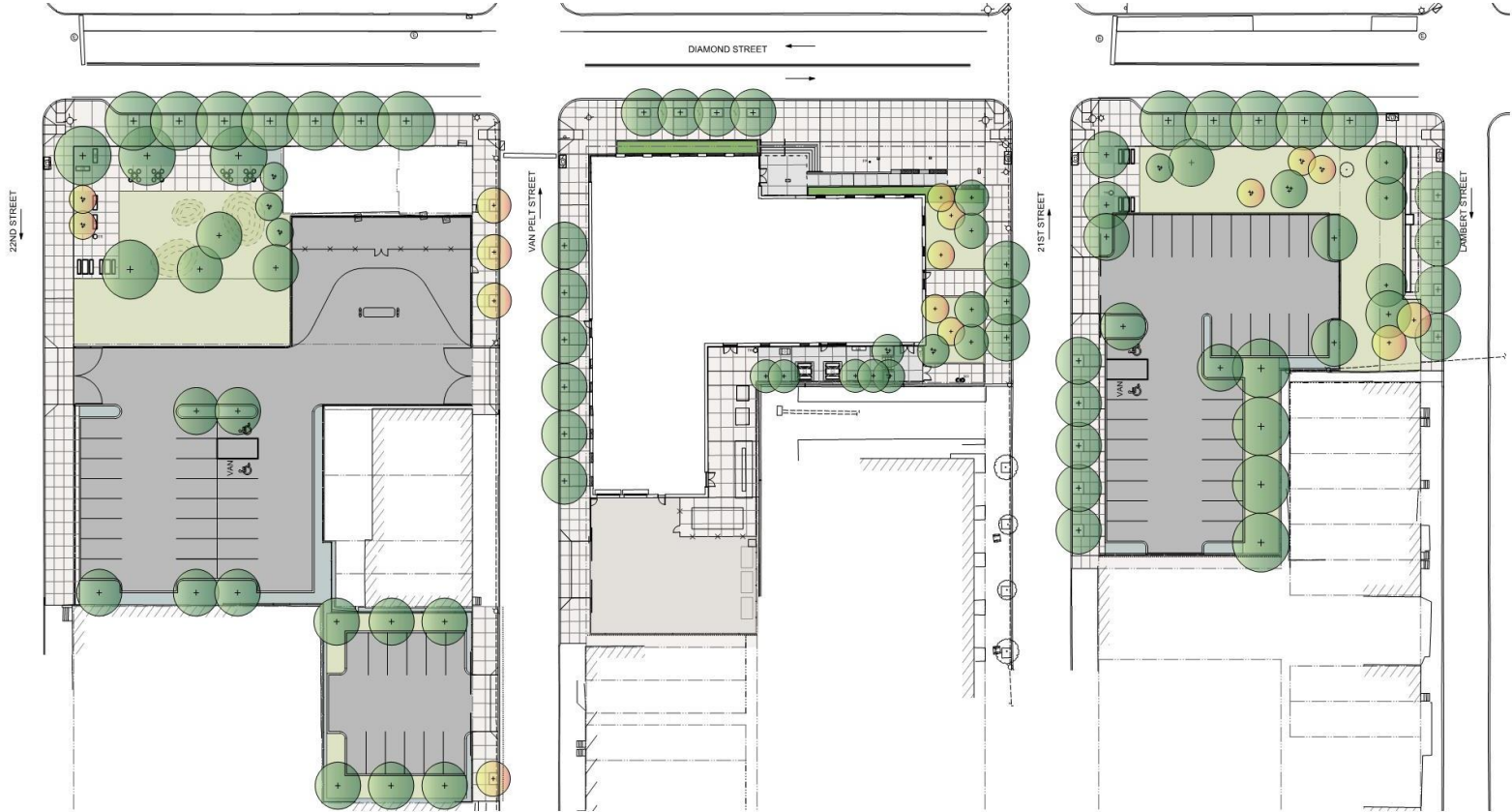
Existing Lot Conditions



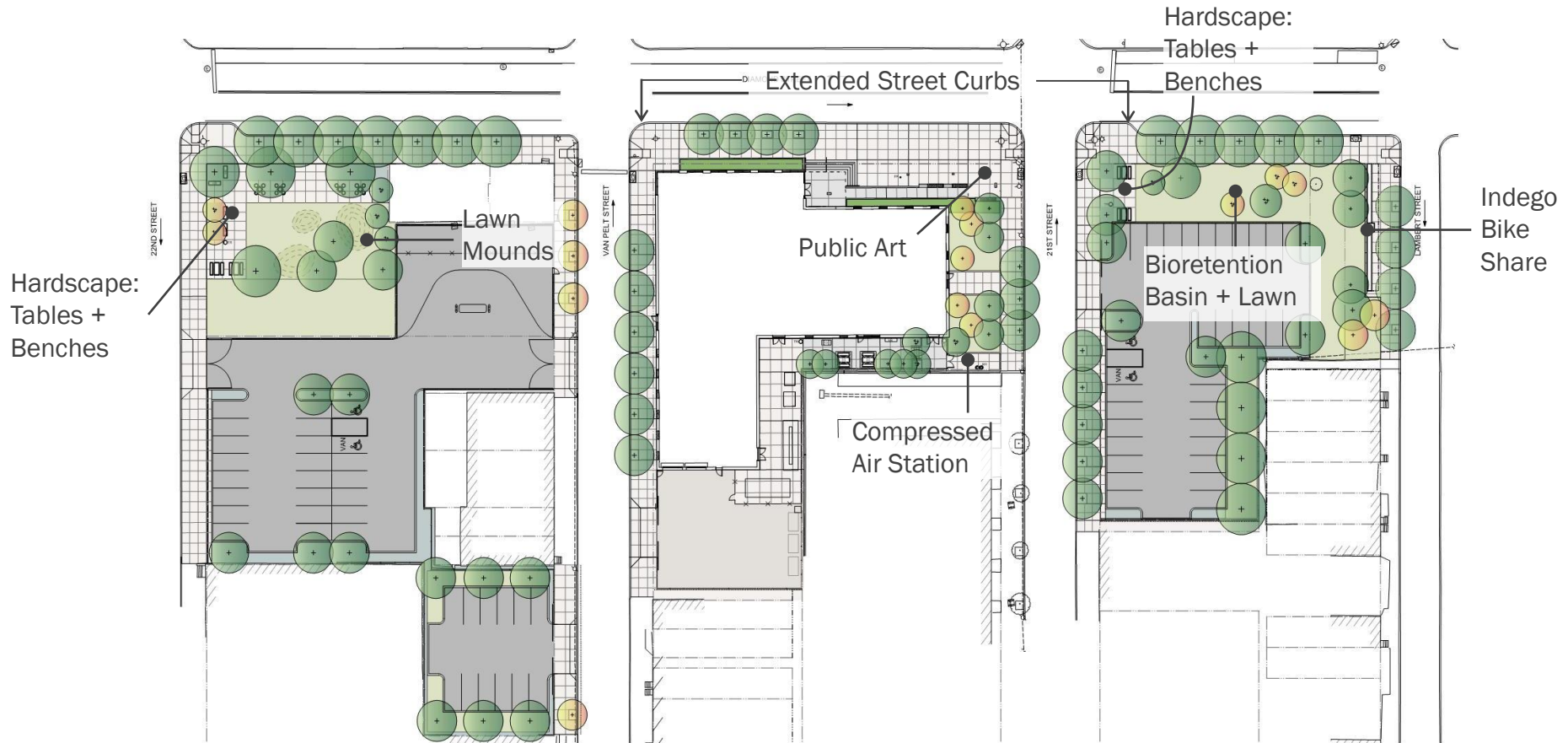


Location of Public Art

Police District 22 Site Plan



Police District 22 Site Plan – Public Space Landscape Design



Public Space around Building – Site Elements

- Compressed Air Station
- Flagpoles
- Seatwall
- Exposed Aggregate Paving



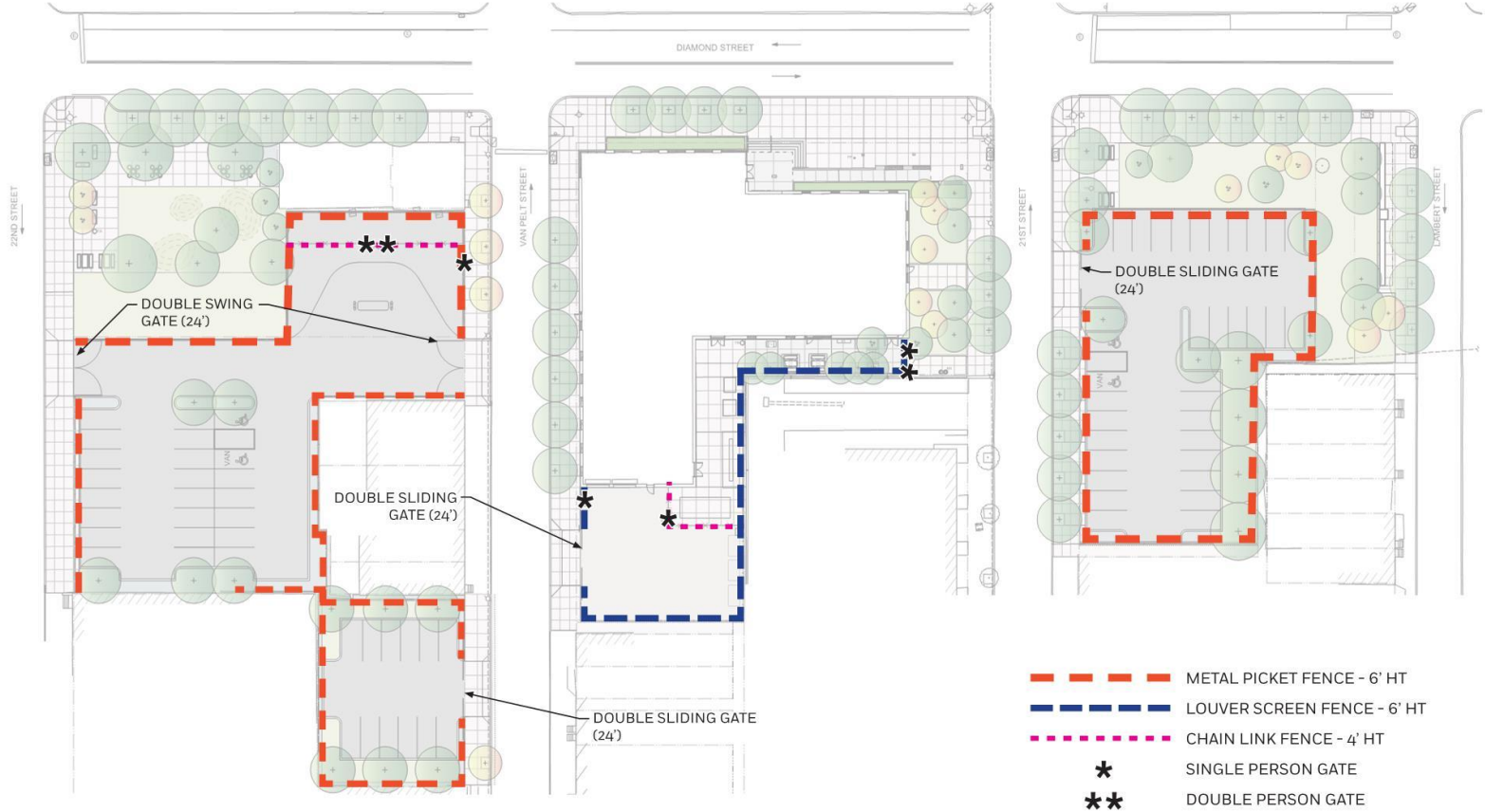
Pocket Parks – Elements



Police District 22 Site Plan - Police Functions



Site Fencing



Site Fencing – Types

SITE FENCING



METAL PICKET FENCE



CHAIN LINK FENCE - BLACK VINYL COATED



LOUVER SCREEN FENCE - 80% SCREENING



LOUVER SCREEN FENCE - 100% SCREENING

Site Lighting



TYPE P3 - PARKING LOTS



TYPE P1 - LUMINOUS POLE



TYPE L3 - SURFACE MOUNTED
LINEAR GRAZER



TYPE L4 - LED WALL PACK



TYPE L7 - LED WALL PACK



TYPE L5 - LED WALL PACK



Police District 22 Floor Plan and Building Elevations



Police District 22 Public Lobby



Police District 22 Building Elevations – Diamond Street



Location of
Public Art

Police Memorial
Wall

Police District 22 Building Elevations

West Elevation (Van Pelt Street)



South Elevation



Police District 22 Building Elevations

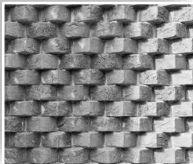


Location of
Public Art

Police District 22 Building Elevations – Ornamental Brick Work @ Public Façade Bay



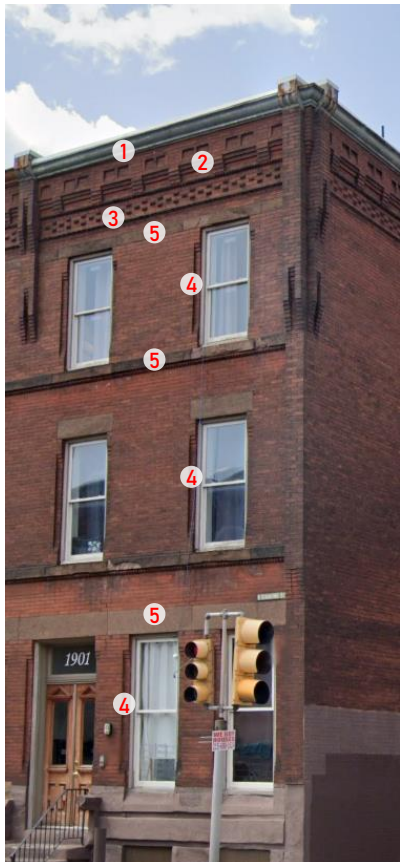
METAL COPING CAP



PROJECTED, 45° BRICK COURSE



CAST STONE LINTELS AND SILLS



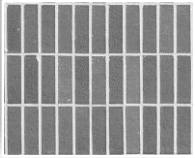
1901 Diamond Street

1. Metal coping caps and gutters
2. Decorative brick cornices
3. Articulated brick veneer in custom masonry pattern.
4. Recessions in brick veneer to emphasize windows.
5. Continuous stone accent courses.

Police District 22 Building Elevations – Ornamental Brick Work @ Secondary Façade Bay



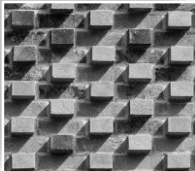
METAL COPING CAP



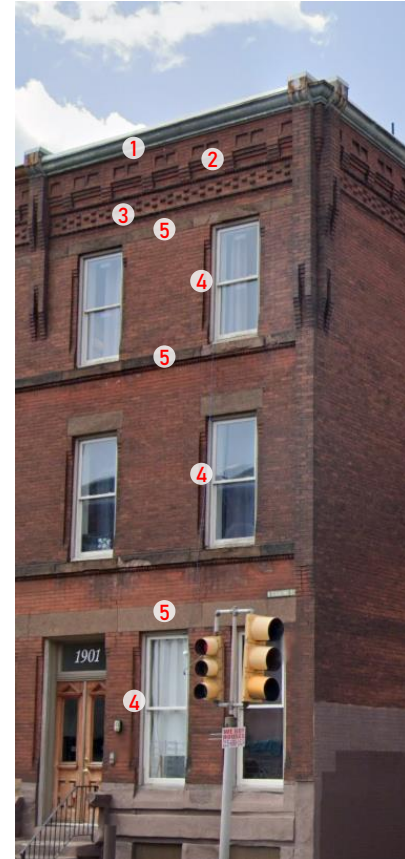
PROJECTED, STACKED SOLDIER COURSE



CAST STONE LINTELS AND SILLS



PROJECTING FLEMISH BOND



1901 Diamond Street

1. Metal coping caps and gutters
2. Decorative brick cornices
3. Articulated brick veneer in custom masonry pattern.
4. Recessions in brick veneer to emphasize windows.
5. Continuous stone accent courses.

Police District 22 Building Elevations – Ornamental Brick Work @ Cornices

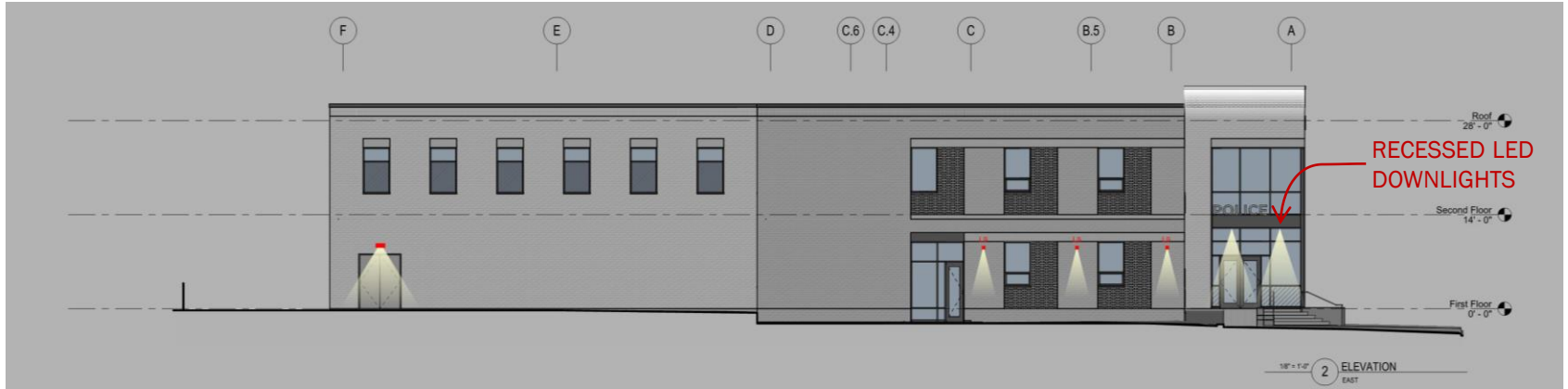
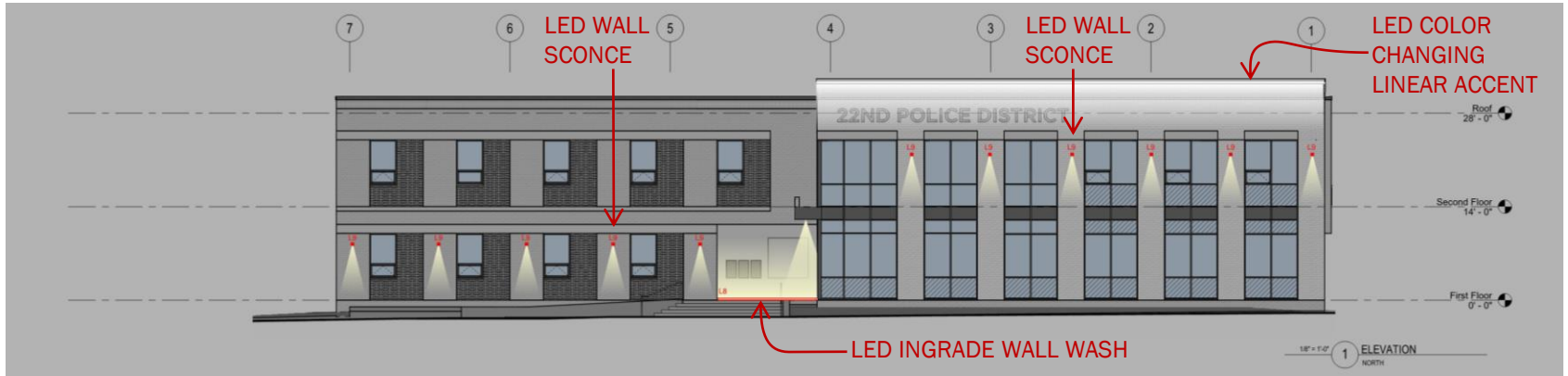


CORNICE A – PUBLIC FAÇADE

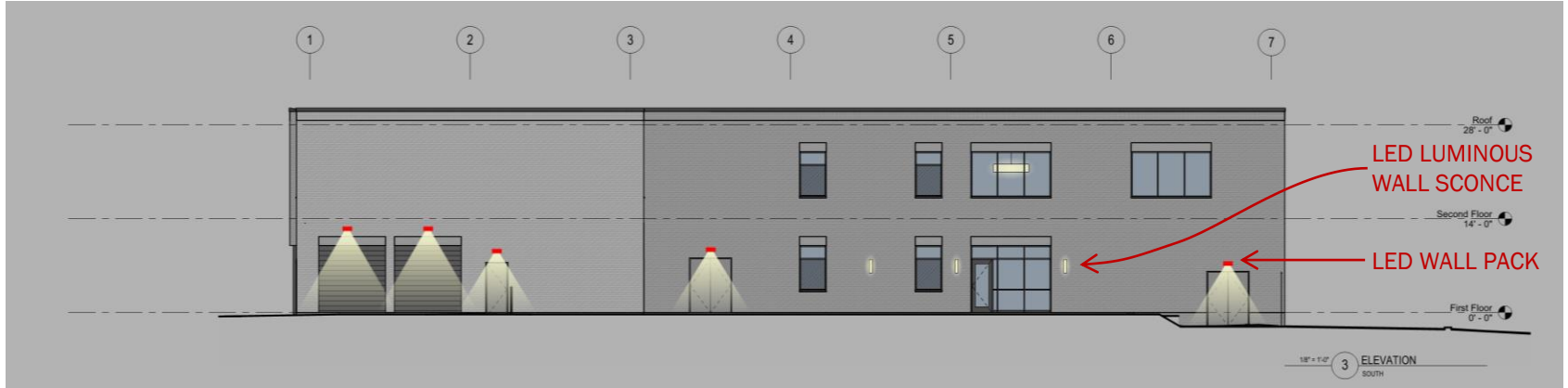


CORNICE B - SECONDARY FAÇADE

Police District 22 Building Elevations – Building Lighting



Police District 22 Building Elevations – Building Lighting



Diamond Street looking West

Cornice Type B

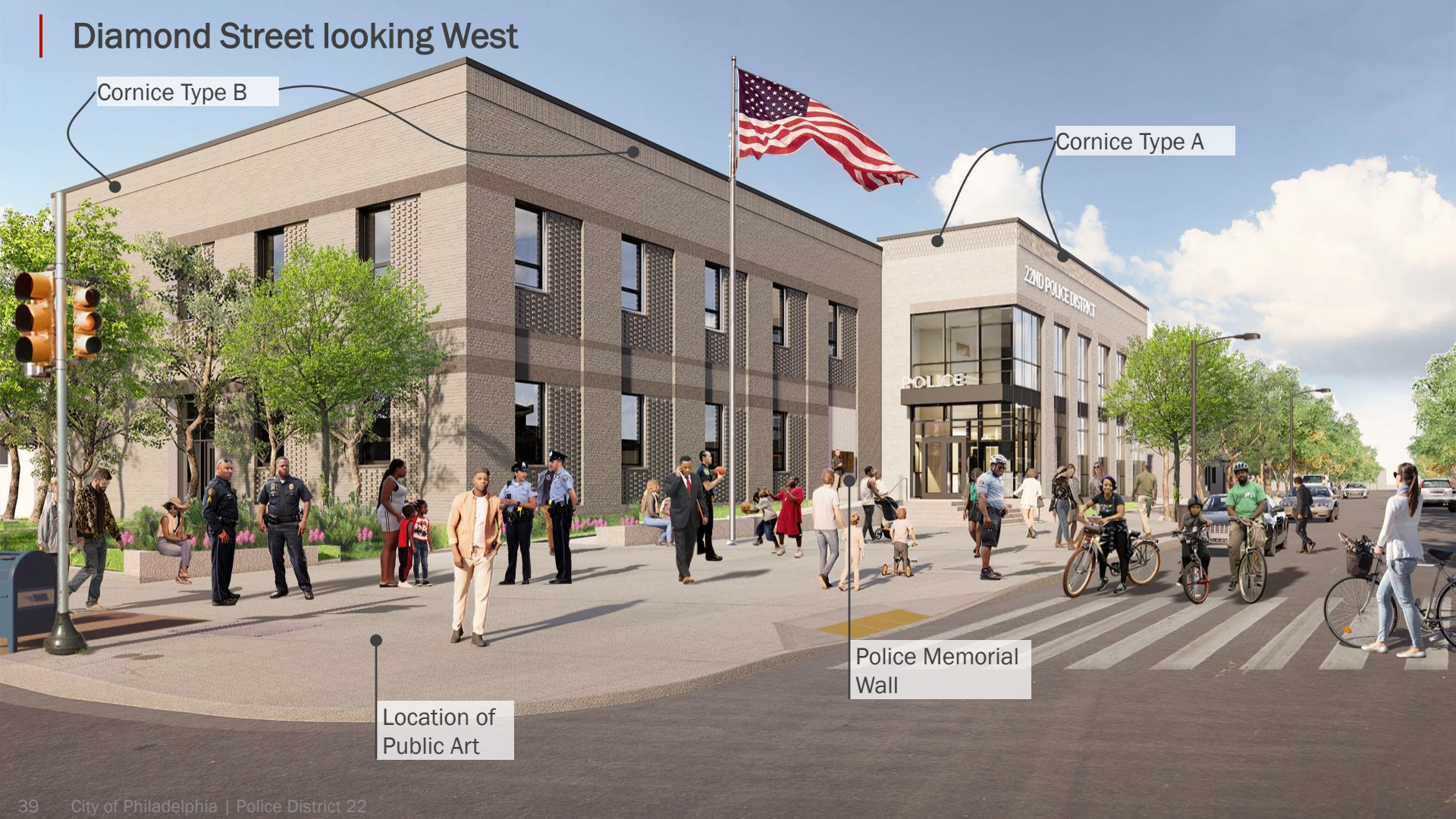
Cornice Type A

22ND POLICE DISTRICT

POLICE

Police Memorial Wall

Location of Public Art



Diamond Street looking West



Location of
Public Art

Police Memorial
Wall