

ADDRESS: 2100 DIAMOND ST

Proposal: Construct public safety facility

Review Requested: Final Approval

Owner: City of Philadelphia, Department of Public Property

Applicant: Modesto Bigas-Valedon, Ballinger

History: 1875; Buildings demolished c. 1997

Individual Designation: None

District Designation: Diamond Street Historic District, Contributing, 1/29/1986

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application proposes to construct a new public safety building and police facility on vacant lots within the Diamond Street Historic District. The Diamond Street Historic District was listed on the Philadelphia Register of Historic Places in 1986. At the time of the designation, buildings classified as contributing in the district inventory, which were in very poor condition, stood on these blocks. Not long after the designation of the district, the Department of Licenses & Inspections cited these buildings as “imminently dangerous” and the blocks of houses were demolished, resulting in the vacant lots that are present today. In 2001 and again in 2018, proposals were reviewed by the Commission to amend the historic district boundaries to exclude these vacant lots. Owing to community opposition, the Commission took no action in 2001, and denied the application to amend the boundary in 2018. Therefore, the Commission retains plenary jurisdiction over the review of building permit applications for these lots which have been vacant for approximately 20 years and are located at the far western edge of the historic district.

In 2020, the Historical Commission reviewed an application for a police station at this site, which was met with much opposition from the community. The Commission voted at that time to deny the application, finding that the City of Philadelphia had not engaged the public sufficiently in the discussion of the proposed police station. While the exterior design of that building and this new design are not too different, this new proposal includes uses which were not part of the prior application, including a community space, a Police Athletic League (PAL) Center which will include an indoor basketball court and after-school study and recreation rooms, and outdoor recreation spaces for the community.

SCOPE OF WORK:

- Construct two-story building and associated parking lots and public plazas.

STANDARDS FOR REVIEW:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed building is compatible with, yet differentiated from, the historic district. It is located at the far western end of the district, and as such, it is not seen within the context of the traditional red brick and brownstone rowhouses that defines the district to the east. The building façade incorporates ornamental brickwork found on residential buildings in the district. The overall massing, size, and scale appears to be appropriate for the historic district.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov/li

ADDRESS OF PROPOSED CONSTRUCTION:

2100 Diamond Street, Philadelphia, PA 19121-1410

APPLICANT:

Modesto Bigas-Valedon

COMPANY NAME

Ballinger

PHONE # (215) 446-0900

FAX #

PROPERTY OWNER'S NAME:

City of Philadelphia Dept. of Public Property

PHONE # (215) 686-1776

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Eric Swanson

ARCHITECT/ENGINEERING FIRM:

Ballinger

PHONE # (215) 446-0900

FAX #

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

833 Chestnut Street, Suite 1400

Philadelphia, PA 19107

LICENSE #

E-MAIL: mbigas-valdon@ballinger.com

PROPERTY OWNER'S ADDRESS:

1401 JFK Blvd, Rm 1030, Philadelphia PA 19102

ARCHITECT/ENGINEERING FIRM ADDRESS:

833 Chestnut Street, Suite 1400

Philadelphia, PA 19107

LICENSE # RA-013962-B

E-MAIL: eswanson@ballinger.com

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

New building with offices, community space, and athletic facility.

ESTIMATED COST OF WORK

\$ 32,500,000.00

BRIEF DESCRIPTION OF WORK:

The North Central Public Safety Building includes a new police facility to be located on 2100 West Diamond Street.

The approximately 29,800 GSF two story building will include a Community Space accessible to the community, as well as a place for proactive community based policing.

The exterior will include outdoor spaces for the police department. In addition, the building will include a Police Athletic League (PAL) Center of approximately 9,700 GSF.

This PAL Center will include an indoor basketball court, after school study and recreation rooms. The PAL Center will operate and be physically separate from the police facility.

The building anticipates achieving a LEED Gold rating.

The project will include parking facilities for police department and public as well as outdoor recreation spaces for the community in additional parcels to the east and west of the building site.

TOTAL AREA UNDERGOING CONSTRUCTION: 79,476.00 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? ☒ NO ☐ YES VIOLATION #: _____

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.

APPLICANT'S SIGNATURE: _____

DATE: 04 / 06 / 2023

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC/DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____ USE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.


EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

CHECK # _____

B A L L I N G E R



New North Central Public Safety Building

Historic Commission Review

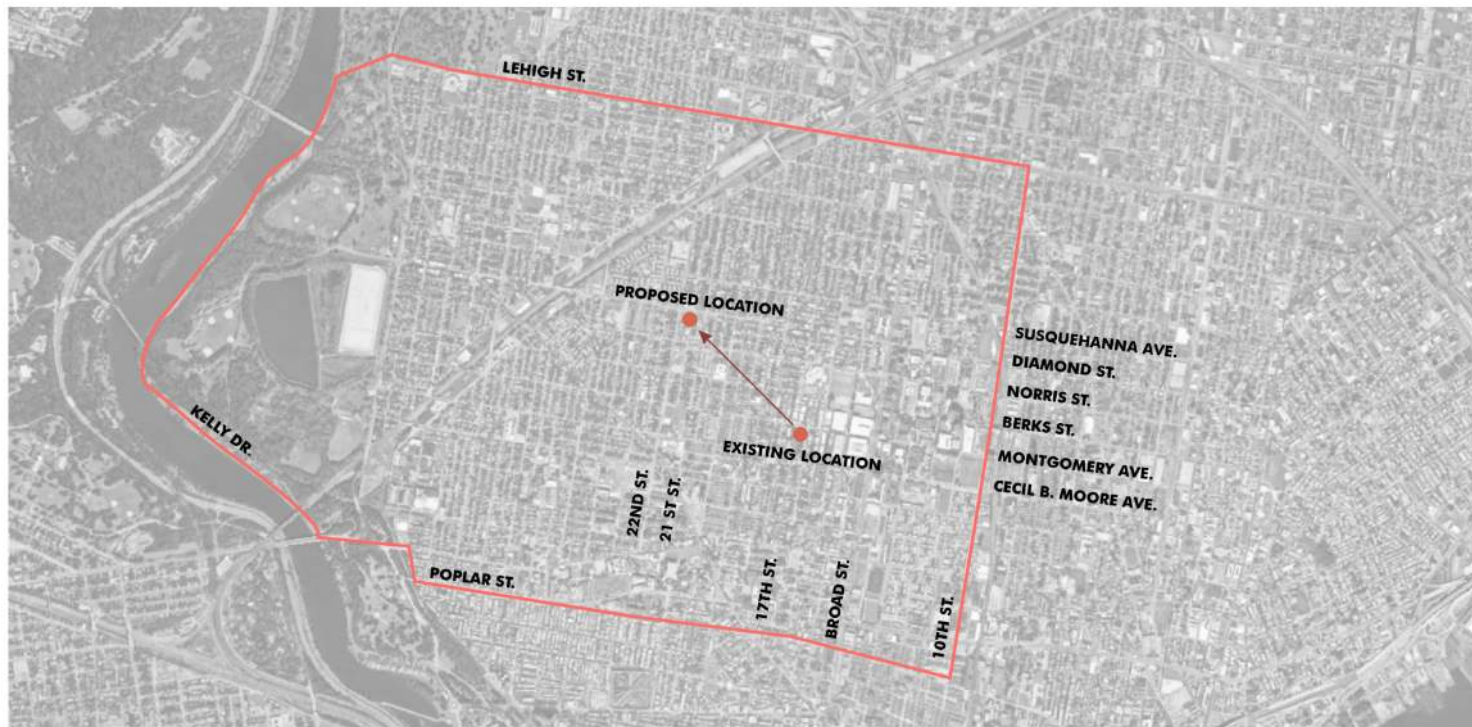


City of Philadelphia,
Department of Public Property

Agenda

- Site Context
- Diamond and Van Pelt Corridor
- Site Plan
- Floor Plan
- Building Elevations
- Exterior Renderings

Site Context



FROM KCBA REPORT

Site Context



Site Context



FROM KCBA REPORT

Site Context



FROM KCBA REPORT

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

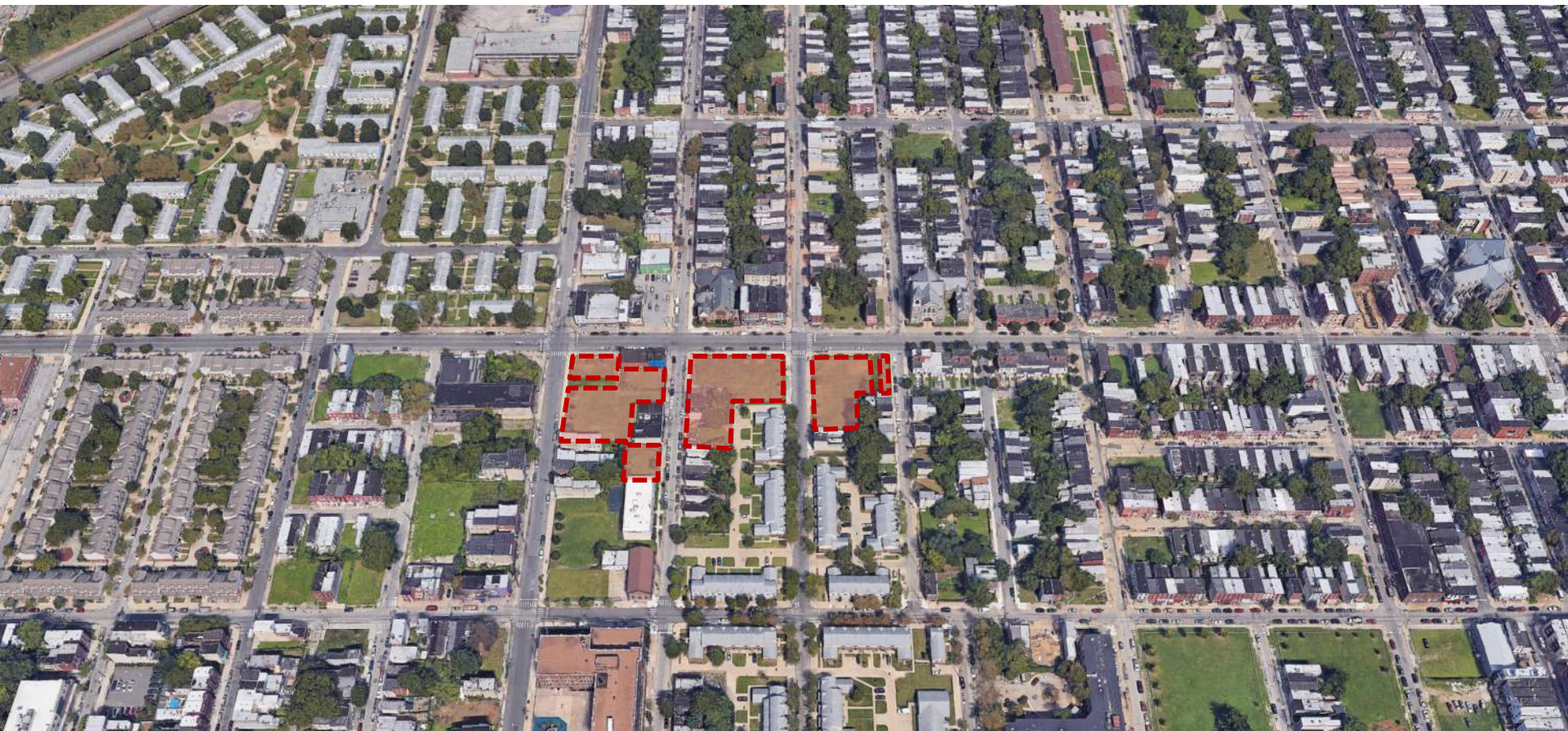
1. Custom brick shaper and details.



2130 Van Pelt Street

1. Custom brick shapes and details.

Diamond Street Corridor

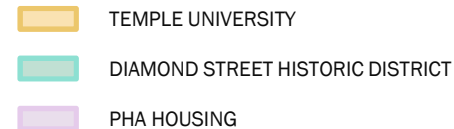


Diamond and Van Pelt Corridor

Zones



- NEW PUBLIC SAFETY BUILDING MUST STITCH TOGETHER DIAMOND STREET HISTORIC DISTRICT AND POST-WWII HOUSING



Diamond and Van Pelt Corridor

Street Edge

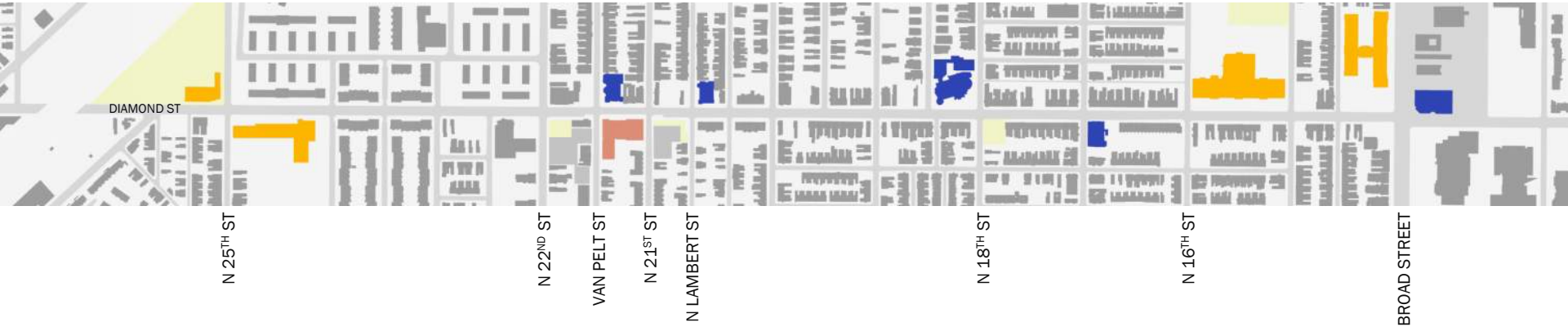


- CONTINUOUS URBAN EDGE ALONG DIAMOND STREET
 - BREAKS DOWN BETWEEN LAMBERT AND 22ND
 - NEW PUBLIC SAFETY BUILDING WILL RESTORE EDGE

— CONTINUOUS URBAN EDGE
- - - BROKEN URBAN EDGE

Diamond and Van Pelt Corridor

Landmarks

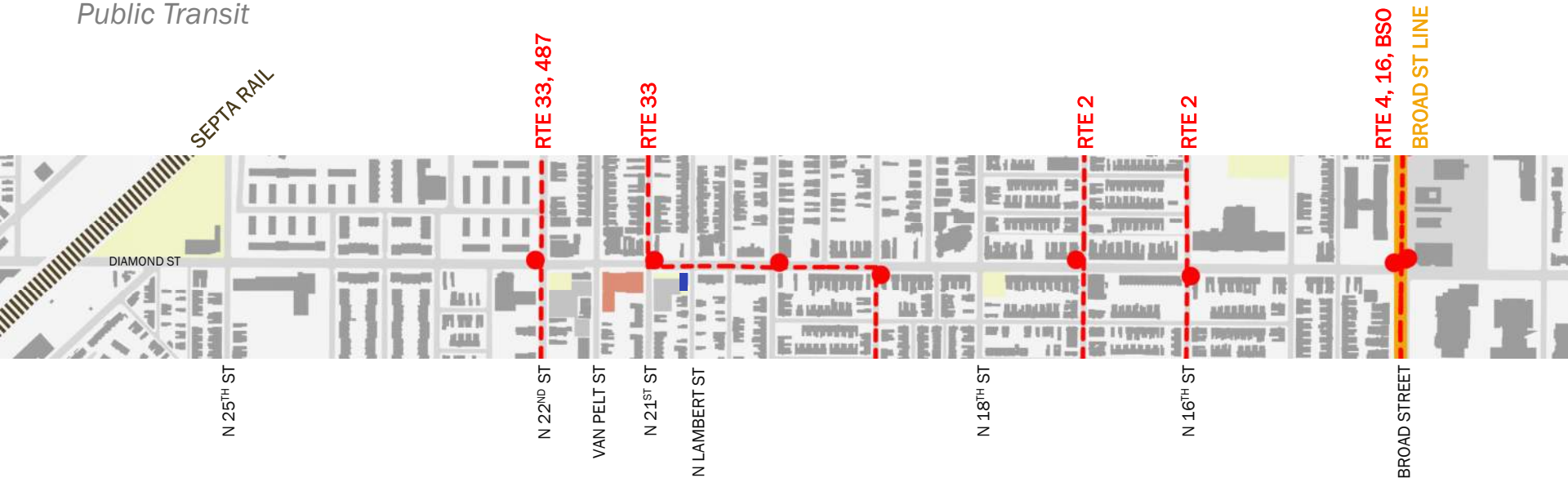


- HIGH DENSITY OF CHURCHES AND SCHOOLS ALONG DIAMOND ST
- PUBLIC SAFETY BUILDING IS ANOTHER LANDMARK ALONG DIAMOND STREET



Diamond and Van Pelt Corridor

Public Transit



- NEW BUILDING 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

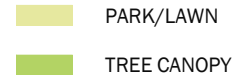
- BUS LINE
- BUS STATION
- INDEGO BIKE STATION
- BROAD STREET LINE
- SEPTA REGIONAL RAIL LINE

Diamond and Van Pelt Corridor

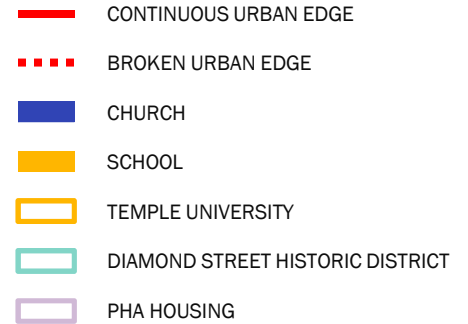
Vegetation



- PUBLIC SAFETY BUILDING SOFTENS HARDSCAPE WITH NEW CANOPY AND GROUND COVERING



Major Street Corridor



Site Context

Existing Lot Conditions



Lot A1



Lot A2



Lot D



Lot B



Lots C1 and C2

Site Context

Existing Lot Conditions



Diamond Street Corridor





NORTH CENTRAL PUBLIC SAFETY BUILDING

PAL Mural

Opportunity For Artwork



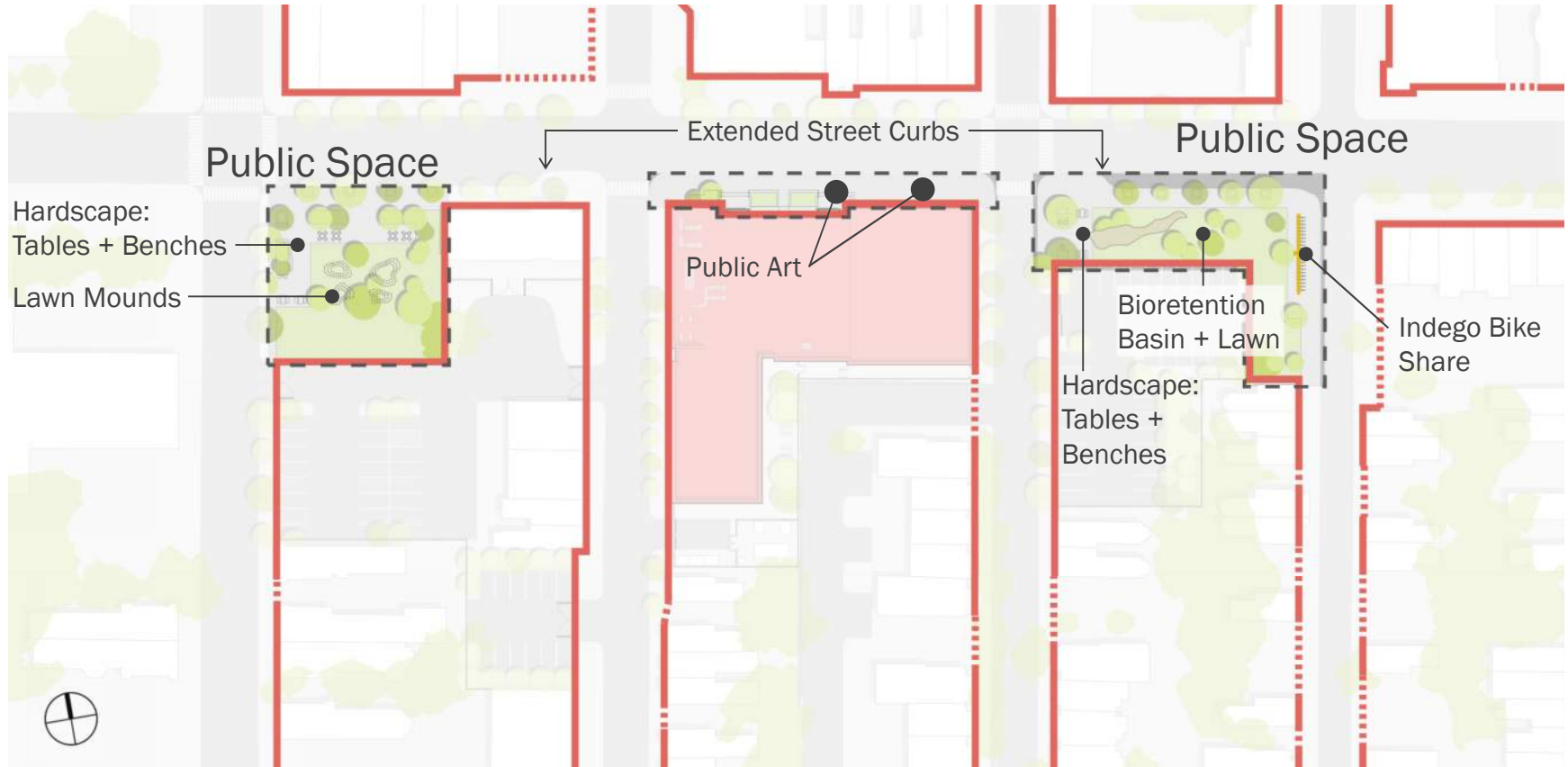
PAL Mural

Opportunity
For Artwork

Site Plan



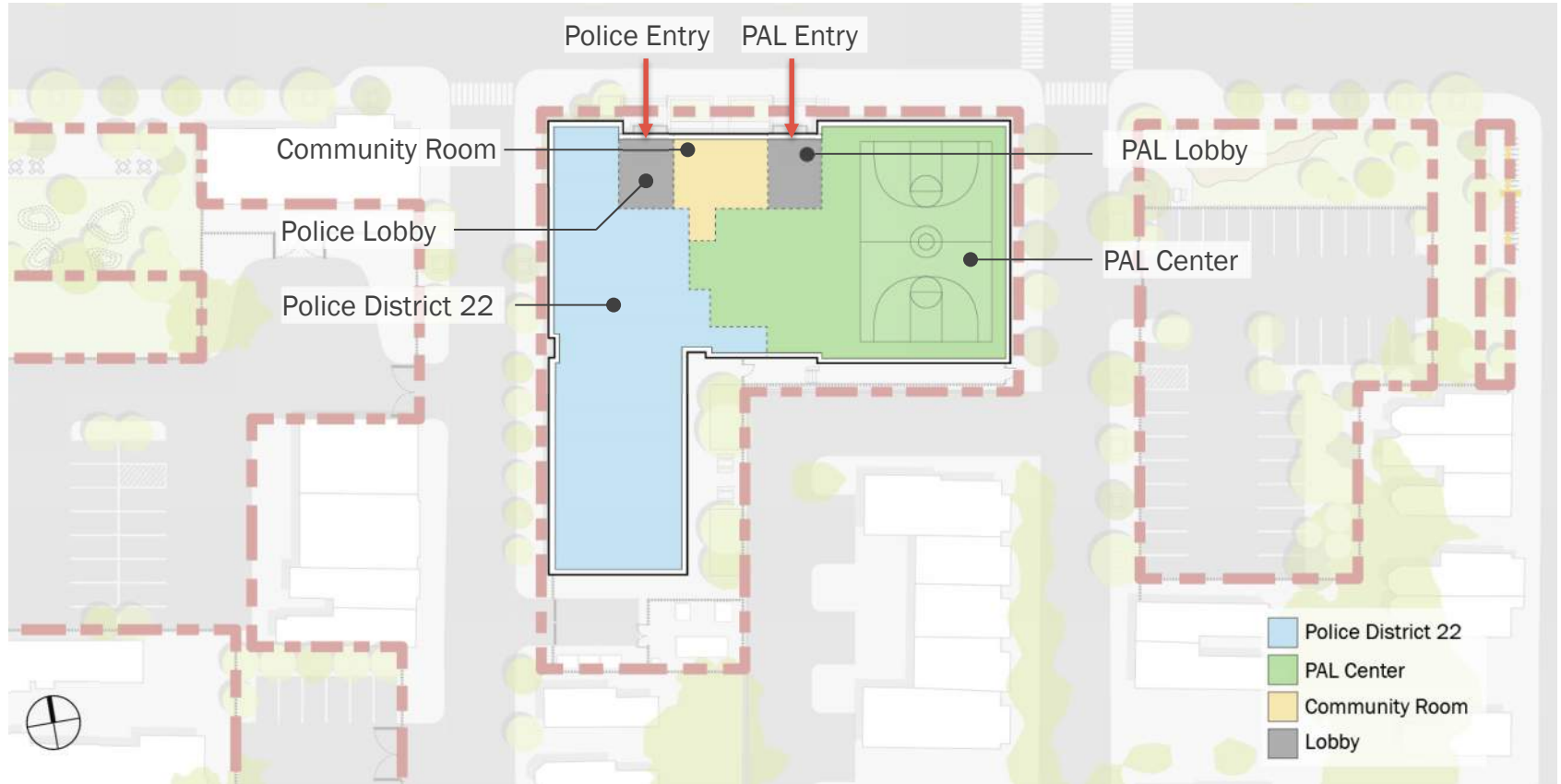
Site Plan – Landscaped Public Space



Site Plan – Public Safety Building Functions



Floor Plans



Front Elevation



South Elevation



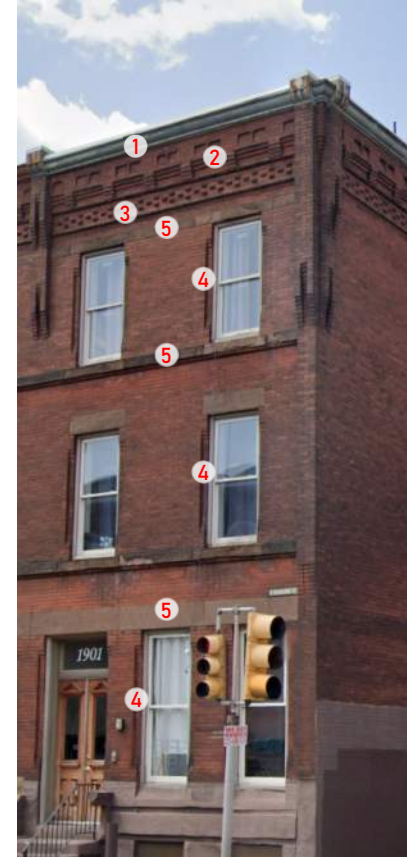
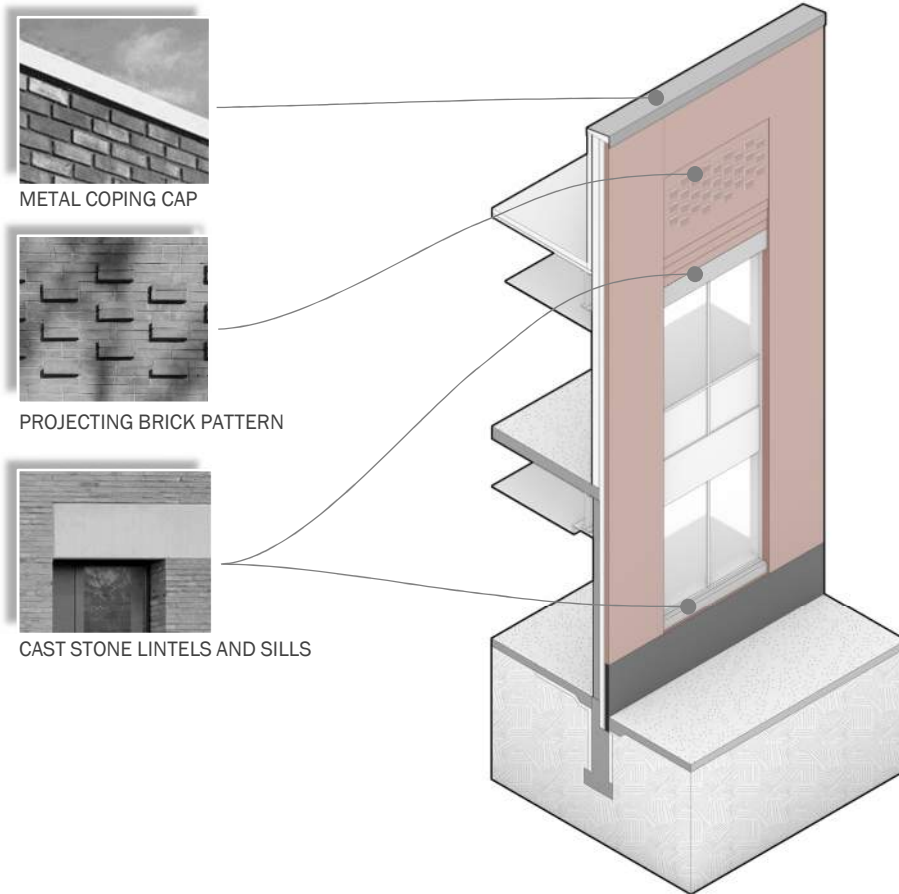
West Elevation



East Elevation



Building Elevations – Ornamental Brick Work



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.

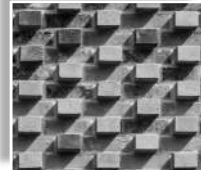
Building Elevations – Ornamental Brick Work



METAL COPING CAP



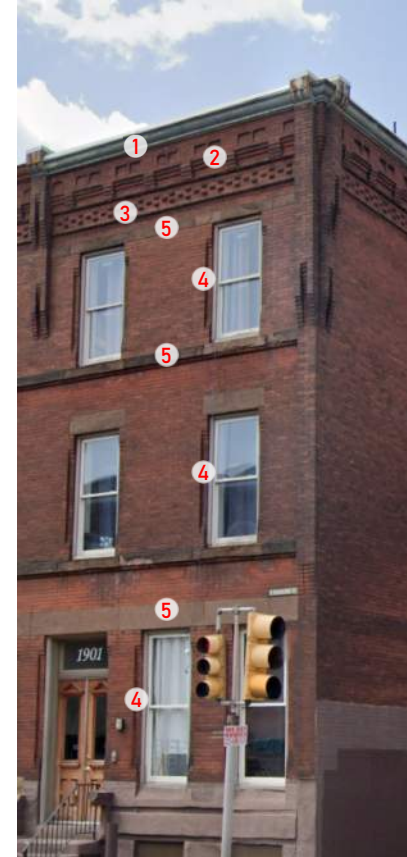
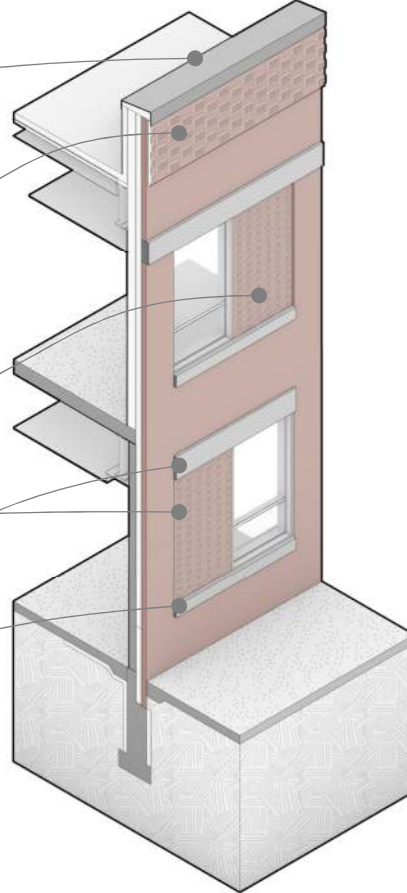
PROJECTING CORNICE PATTERN



PROJECTING FLEMISH BOND



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.

Diamond Street looking West



PAL Mural

Opportunity
for Artwork

Diamond Street looking East



PAL Mural

Opportunity
for Artwork