

# ballinger

## North Central Public Safety Building Philadelphia Art Commission

09.13.2023

### CONCEPT APPROVAL

City of Philadelphia,  
Department of Public Property

# COVER LETTER

Ballinger respectfully submits on behalf of the Department of Public Property the following presentation for consideration by the City of Philadelphia Art Commission. Our intent is to pursue Concept Approval. The estimated construction cost for this project is \$30 million dollars.

## PROJECT DESCRIPTION

The North Central Public Safety Building includes a new 22nd Police District facility along with a Police Athletic League (PAL) Center and a shared Community Room to create a place to bring together the community and police to further community service and trust. The new building and adjacent outdoor park spaces will create a positive experience for visitors and staff while enhancing the quality of life for members of the surrounding community and improve response times for the Police Department in this district. The project site is a series of three derelict parcels at the western limit of the Diamond Street Historic District. This important neighborhood in North Philadelphia includes stately row homes and several elaborate churches that were built between 1875 and 1897.

The building will house police functions that are necessary to serve the community including a public desk and reception area, juvenile aid and community relation services, administrative offices, and a community room. In addition to the Police Department program, the building will include a new PAL Center. This PAL Center will include a climate controlled multi-purpose court, separate homework, computer, and video game rooms. There will also be a common game area with open views to the multi-purpose court and other interior program spaces.

Public art is to be integrated to the exterior of the three parcels that comprise this facility. This art is intended reinforce the connection to the Diamond Street Historic District, achieve the practical necessity of screening and separation of sensitive operational areas, and create a neighborhood amenity.

The City has identified numerous project goals expressed by the Mayor, the PPD and the DPP. Below are three key project criteria including urban design, community and security, which inform the project's measures of success.

- *A sustainable urban design approach that knits together the physical fabric of the community*
- *Creation of a safe and active environment that joins the community and law enforcement in common ground*
- *Design of an enduring civic facility with an emphasis on security to protect and benefit its inhabitants and the neighborhood.*

Thank you.

## CONTACT INFORMATION

Modesto Bigas-Valedon, AIA, LEED AP, WELL AP

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Direct Phone: 215.446.0462

Address:

The Ballinger Company  
Attention: Modesto Bigas-Valedon  
833 Chestnut Street, Suite 1400  
Philadelphia, PA 19107

# PROJECT TEAM

## CITY OF PHILADELPHIA

### Department of Public Property

Pedro Pinto

Angelina L. Castro

Project Director

Project Manager

### Philadelphia Police Department

Krista Dahl-Campbell

Adam Pokrywka

Deputy Commissioner

Capital Program Manager

### Philadelphia Athletic League

April Thomas-Jones

PAL Exec. Director

### Office of Arts, Culture and the Creative Economy

Marguerite Anglin

Public Art Director

## DESIGN

### Architecture, Interiors, Mechanical / Electrical / Plumbing /

Fire Protection, Structural, Low Voltage

Ballinger

### Civil

Pennoni Associates

### Landscape

Ground Reconsidered

### Lighting

The Lighting Practice

### LEED Consultant

Design Management Services

### Cost Consultant

ICI, Inc.

### Specifications

Conspectus

# CONCEPTUAL SITE PLAN



# North Central Public Safety Building

## URBAN DESIGN

- 22<sup>ND</sup> POLICE DISTRICT MAP – PROPOSED PROJECT SITE
- NEIGHBORHOOD PLAN – AMENITIES
- NEIGHBORHOOD PLAN – DISTRICT OVERLAY
- DIAMOND STREET CORRIDOR – ZONES
- DIAMOND STREET CORRIDOR – STREET EDGE
- DIAMOND STREET CORRIDOR – LANDMARKS
- DIAMOND STREET CORRIDOR – PUBLIC TRANSIT
- DIAMOND STREET CORRIDOR – OPEN SPACE
- DIAMOND STREET CORRIDOR – URBAN EDGE CONDITION

# SITE CONTEXT



FROM KCBA REPORT



# SITE CONTEXT



# SITE CONTEXT



FROM KCBA REPORT



# DIAMOND STREET CORRIDOR - ZONES



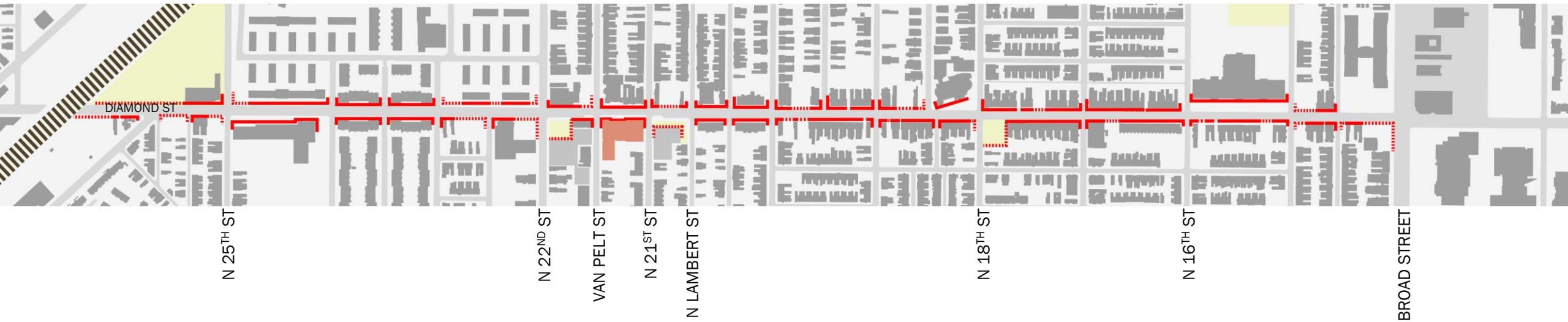
- NEW PUBLIC SAFETY BUILDING MUST STITCH TOGETHER DIAMOND STREET HISTORIC DISTRICT AND POST-WWII HOUSING

TEMPLE UNIVERSITY

DIAMOND STREET HISTORIC DISTRICT

PHA HOUSING

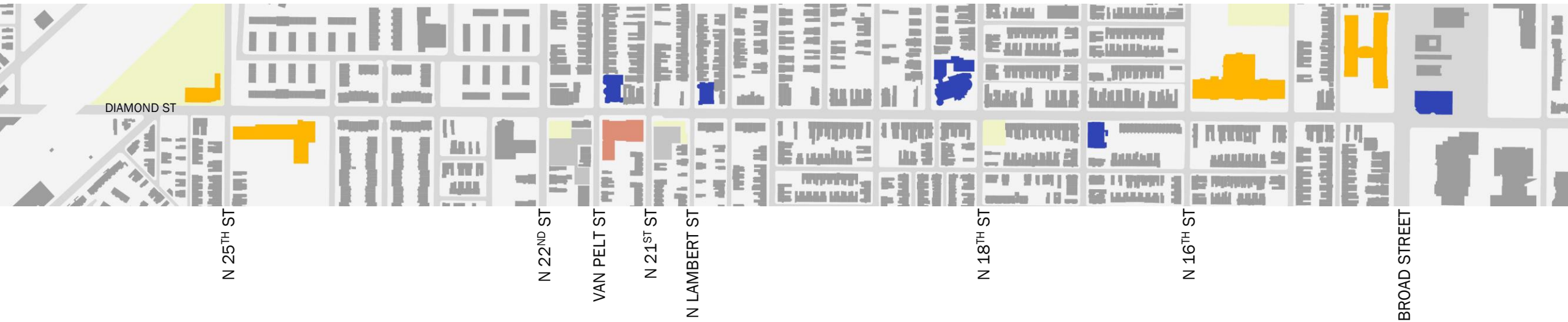
# DIAMOND STREET CORRIDOR – STREET EDGE



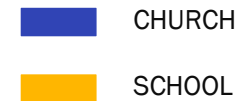
- CONTINUOUS URBAN EDGE ALONG DIAMOND STREET
  - BREAKS DOWN BETWEEN LAMBERT AND 22<sup>ND</sup>
  - NEW PUBLIC SAFETY BUILDING WILL RESTORE EDGE

— CONTINUOUS URBAN EDGE  
..... BROKEN URBAN EDGE

# DIAMOND STREET CORRIDOR - LANDMARKS



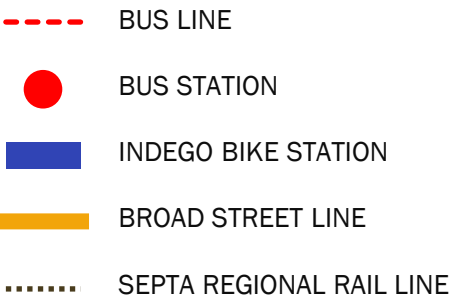
- HIGH DENSITY OF CHURCHES AND SCHOOLS ALONG DIAMOND ST
- PUBLIC SAFETY BUILDING IS ANOTHER LANDMARK ALONG DIAMOND STREET



# DIAMOND STREET 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

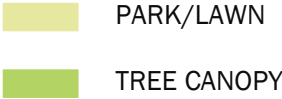




# DIAMOND STREET CORRIDOR – OPEN SPACE



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



# DIAMOND STREET CORRIDOR – URBAN EDGE CONDITION



- CONTINUOUS URBAN EDGE
- BROKEN URBAN EDGE
- CHURCH
- SCHOOL
- TEMPLE UNIVERSITY
- DIAMOND STREET HISTORIC DISTRICT
- PHA HOUSING

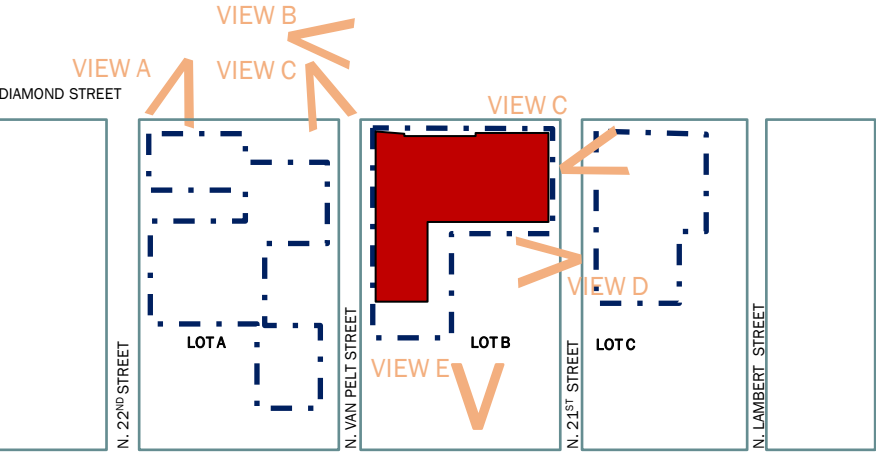
# North Central Public Safety Building

## SITE CONTEXT

- EXISTING CONDITIONS
- EXISTING CONDITIONS
- EXISTING ARCHITECTURE CHARACTER
- EXISTING ARCHITECTURE CHARACTER

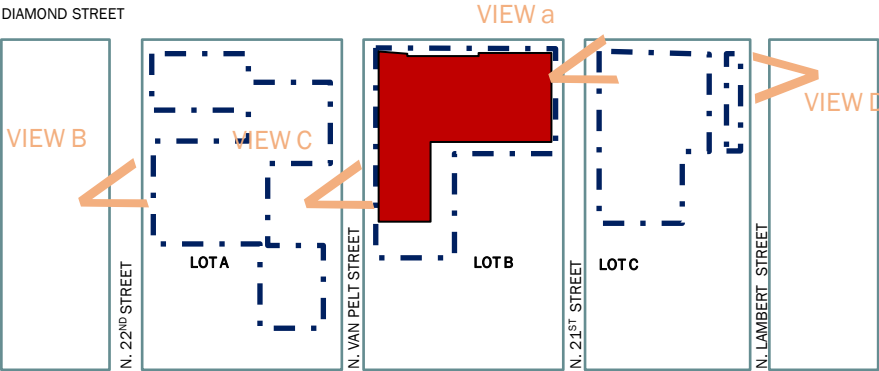


# SITE CONTEXT – EXISTING LOT CONDITIONS





# SITE CONTEXT – EXISTING LOT CONDITIONS





# SITE CONTEXT – EXISTING ARCHITECTURE CHARACTER



2100 Block of Diamond Street, North

- 1. Urban fabric establishes horizontal datum.



1735-1741 Diamond Street, North

- 1. Cornice ornamental piece.
- 2. Accent header surround.
- 3. Accent sill surround.



1707-1713 Diamond Street, North

- 1. Cornice ornamental piece.
- 2. Accent header surround.
- 3. Accent sill surround.



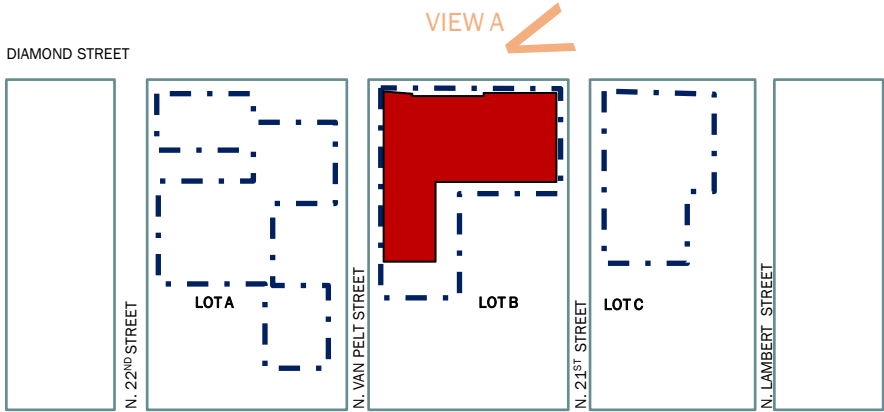
1600 Block of Diamond Street, North

- 1. Urban fabric establishes horizontal datum.
- 2. Cornice datum.
- 3. Base datum including stoop as applicable.



1831-1835 Diamond Street

- 1. Articulated corner.





# SITE CONTEXT – EXISTING ARCHITECTURE CHARACTER

## Victorian Elements + Ornamental Brickwork



1901 Diamond Street

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



2130-2132 Van Pelt Street

1. Custom brick shapes and details.



2130-2132 Van Pelt Street

1. Custom brick shapes and details.

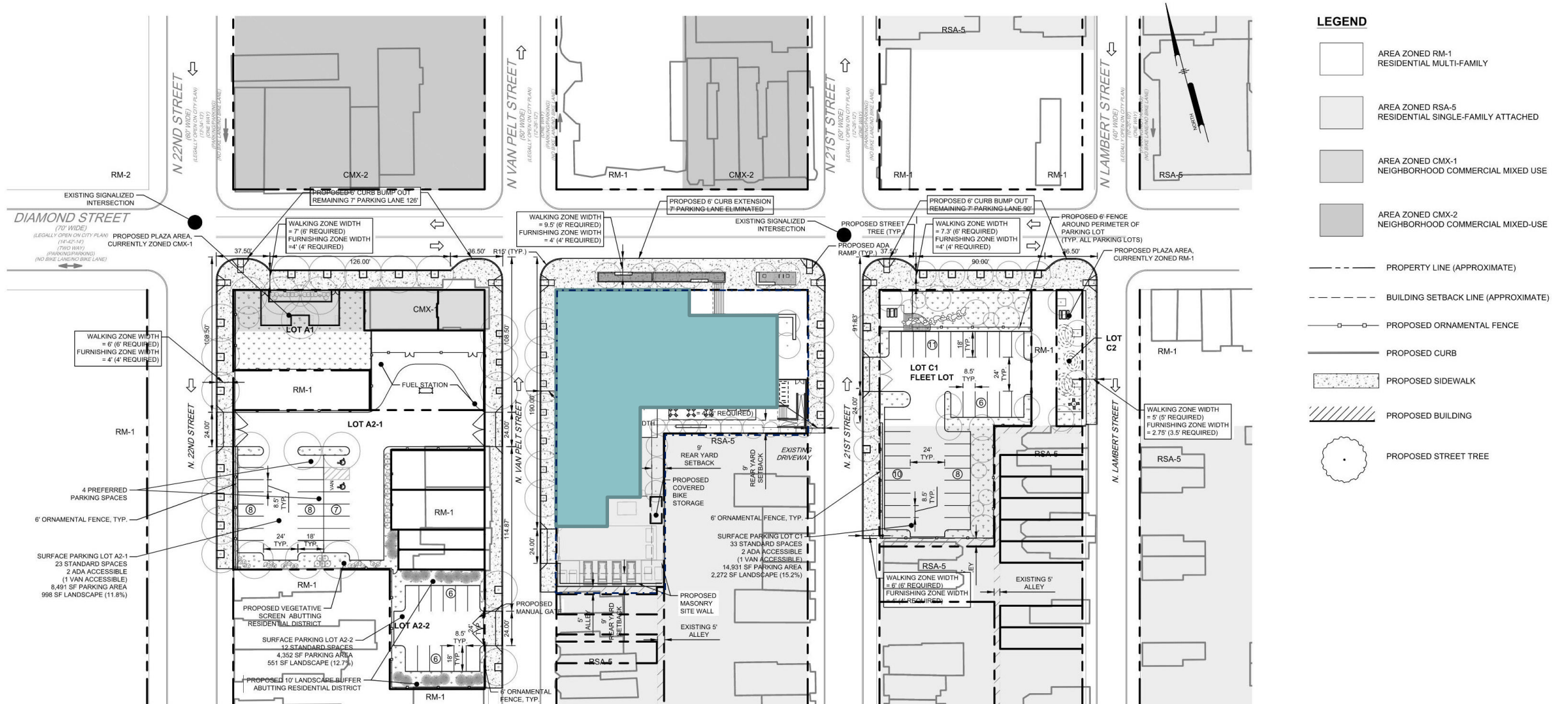
# North Central Public Safety Building

## CIVIL ENGINEERING

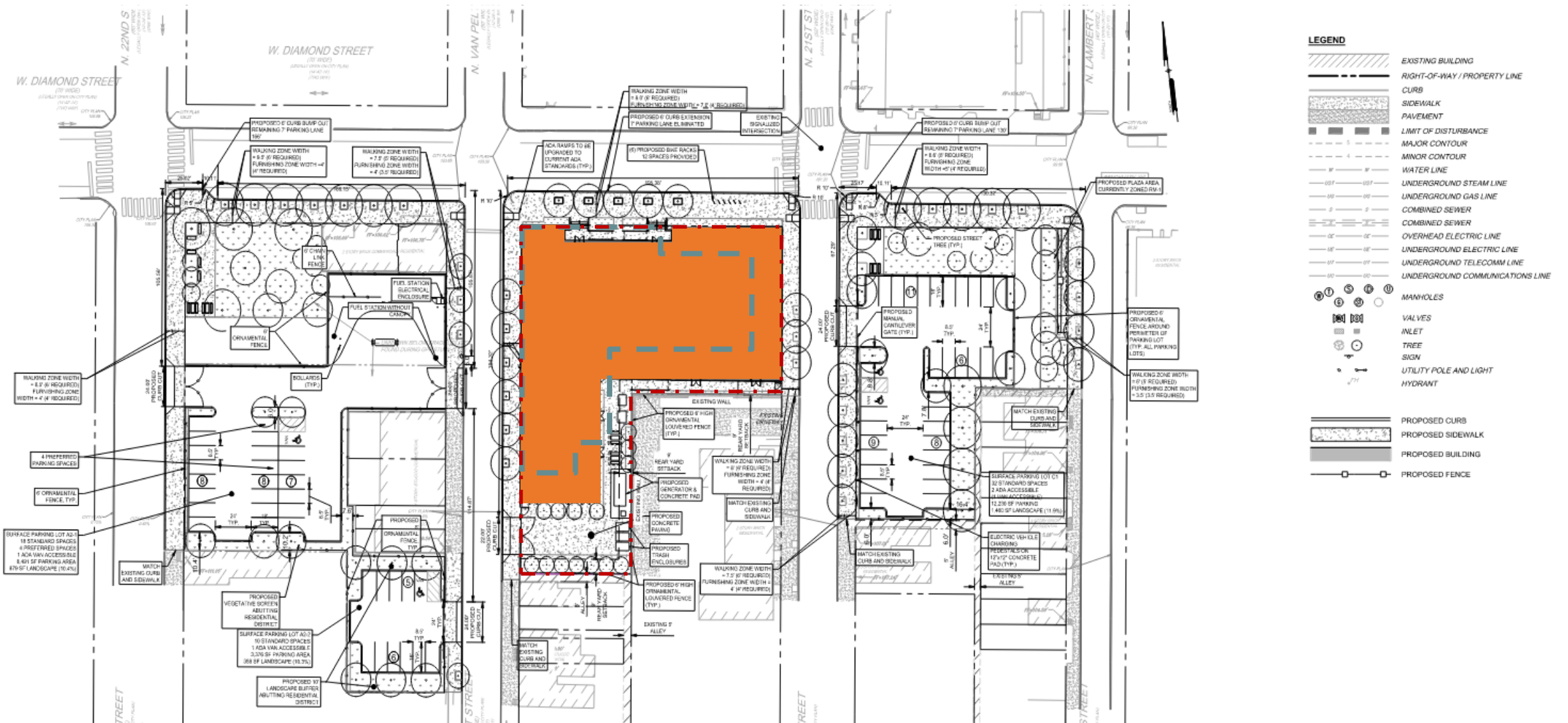
- CIVIL SITE PLAN W/OUT PAL CENTER
- CIVIL SITE PLAN W/ PAL CENTER



## PREVIOUS CIVIL SITE PLAN



22 City of Philadelphia | North Central Public Safety Building

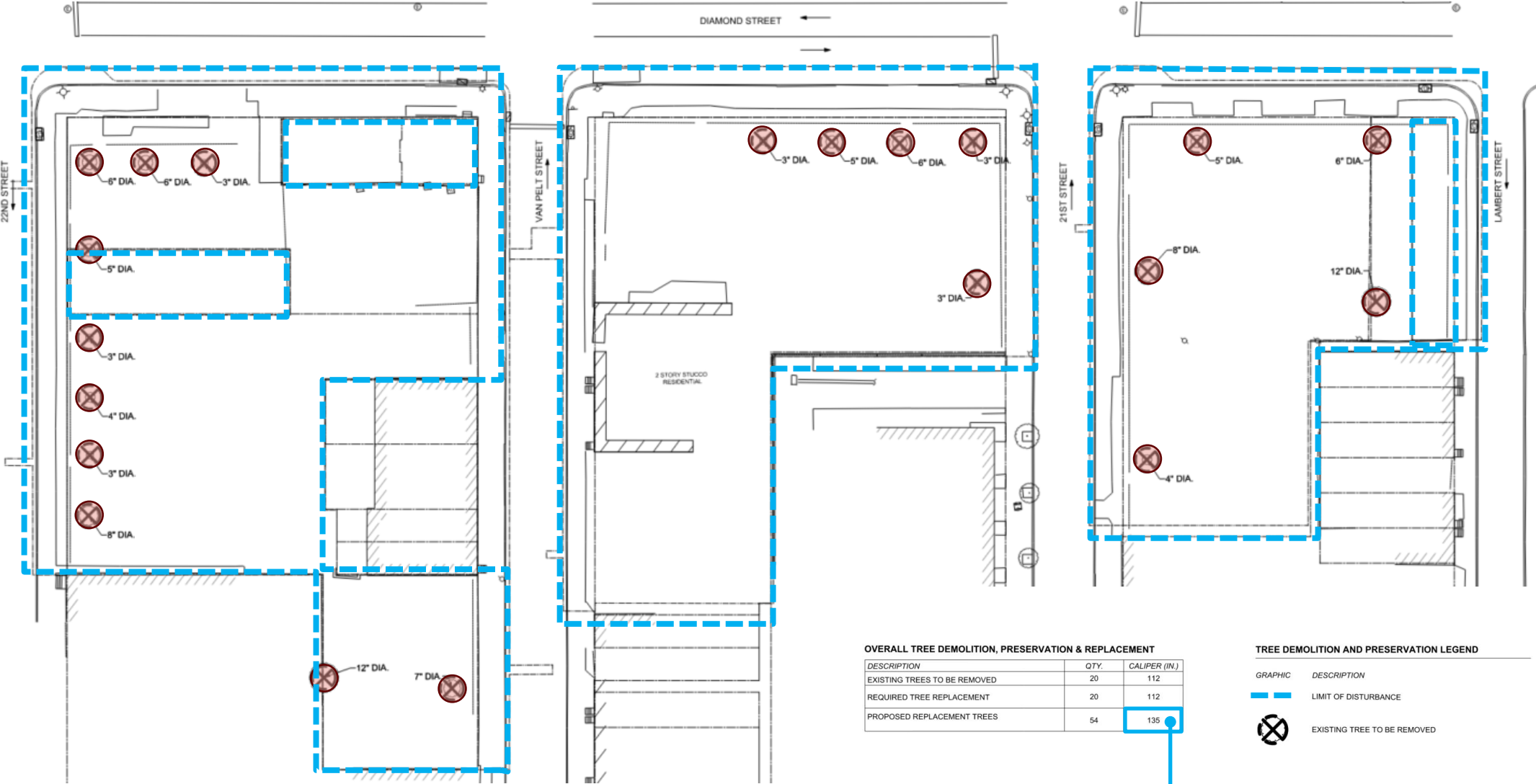


# North Central Public Safety Building

## LANDSCAPE ARCHITECTURE

- TREE REMOVAL AND PROTECTION SITE PLAN
- LANDSCAPE ARCHITECTURE SITE PLAN
- SITE FURNISHINGS AND FENCE STYLE
- FENCING DIAGRAM
- PLANT PALETTE

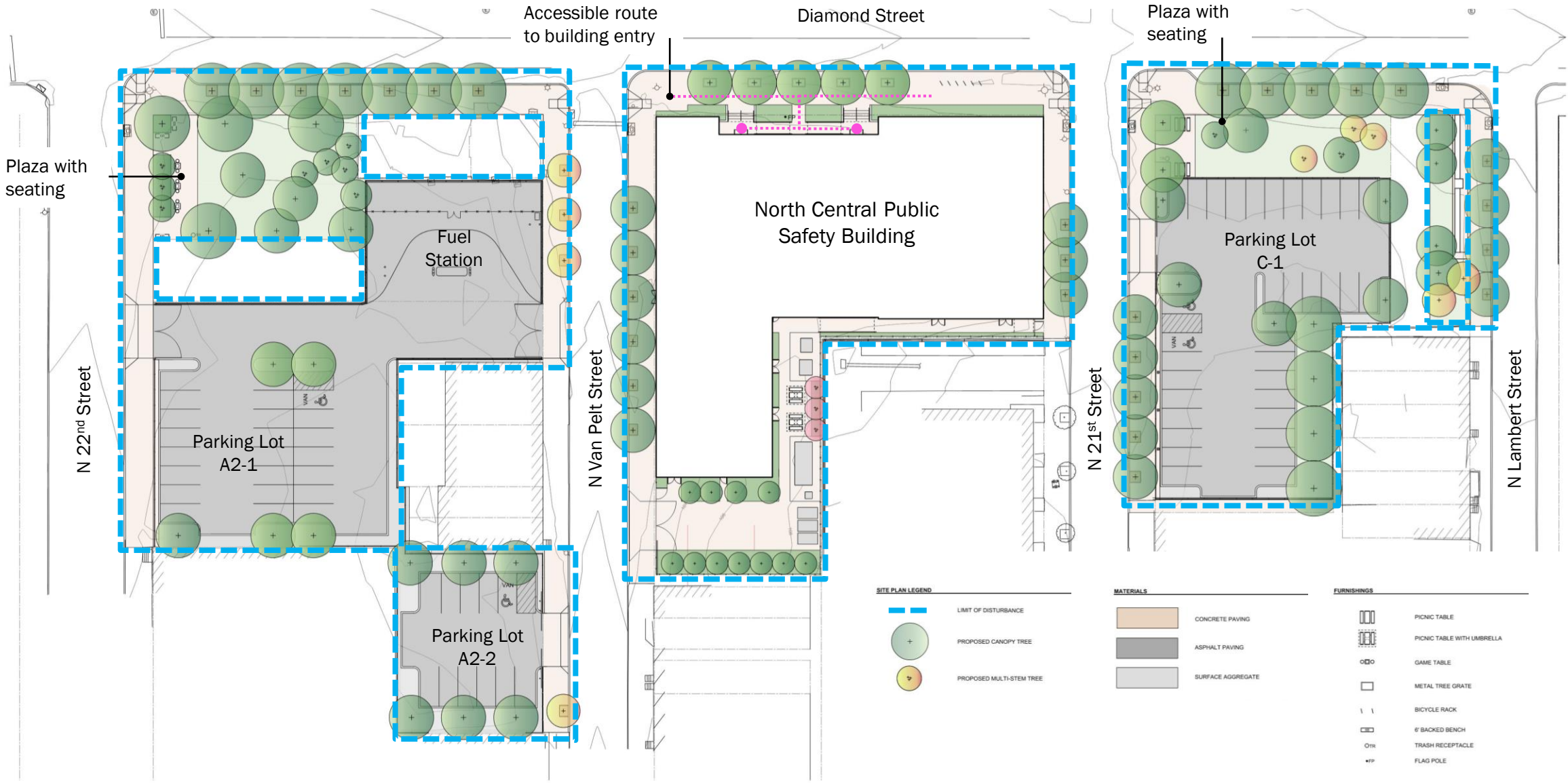
# TREE REMOVAL AND PROTECTION



The NCPS project meets and exceeds the required tree replacement calculations.



# LANDSCAPE ARCHITECTURE SITE PLAN





# SITE FURNISHINGS + FENCE STYLES



DPP Standard Trash Receptacle  
Color: Black



DPP Standard Bench  
Color: Black



DPP Standard Bike Rack  
Color: Black



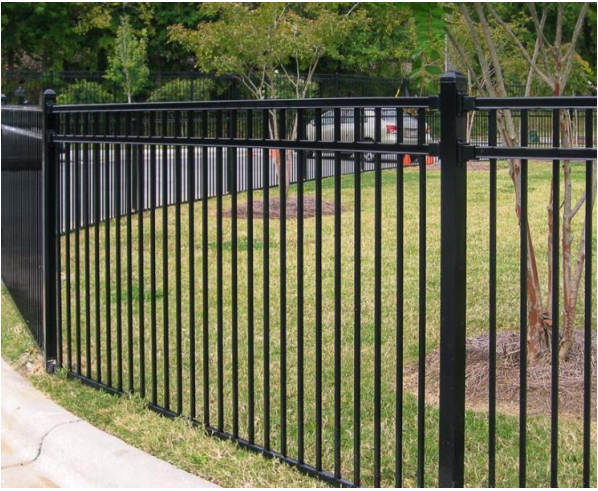
DPP Standard Game Table  
Color/material: Concrete



DPP Standard Picnic Table  
Color: Black



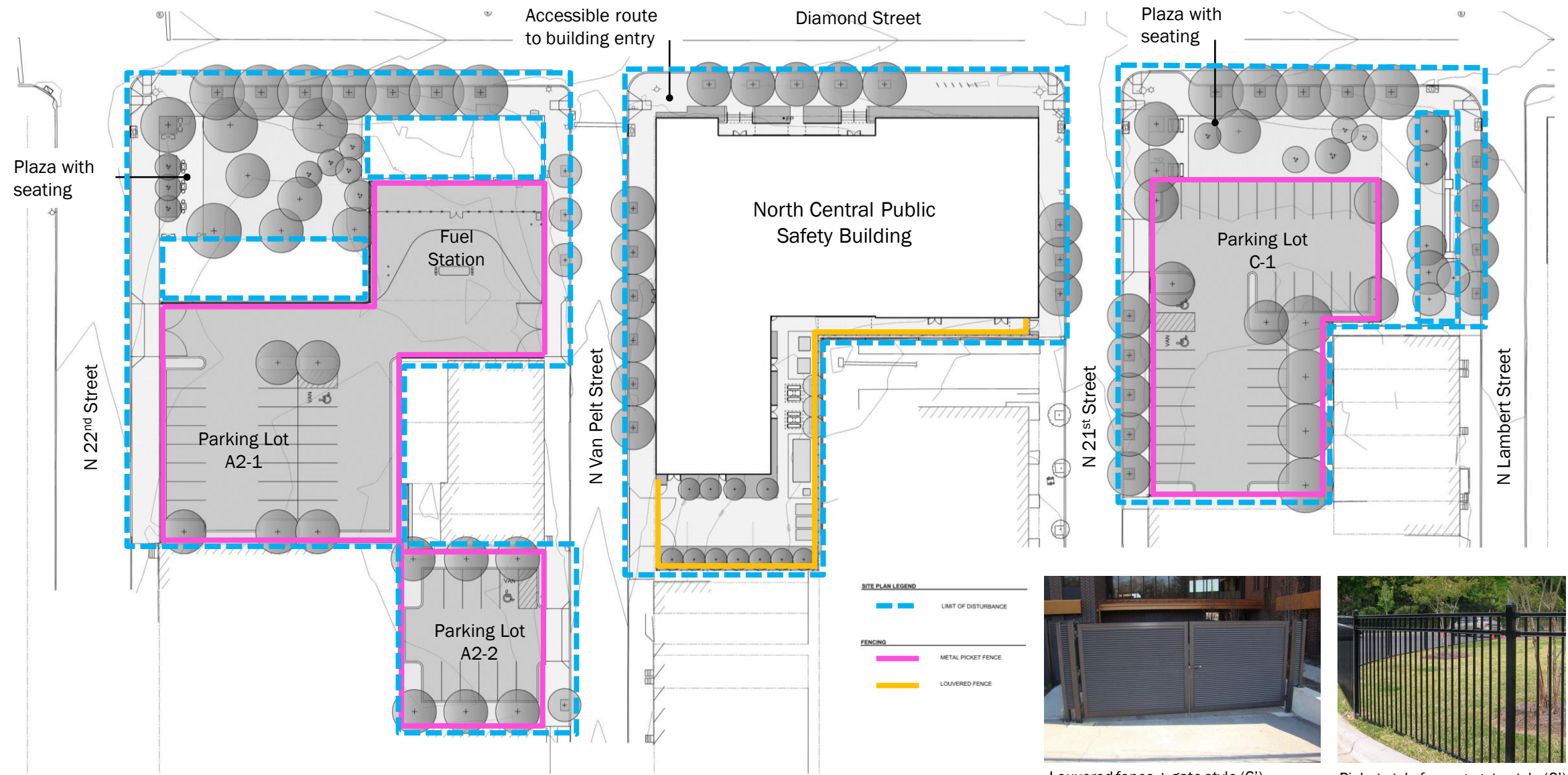
Louvered fence and gate style



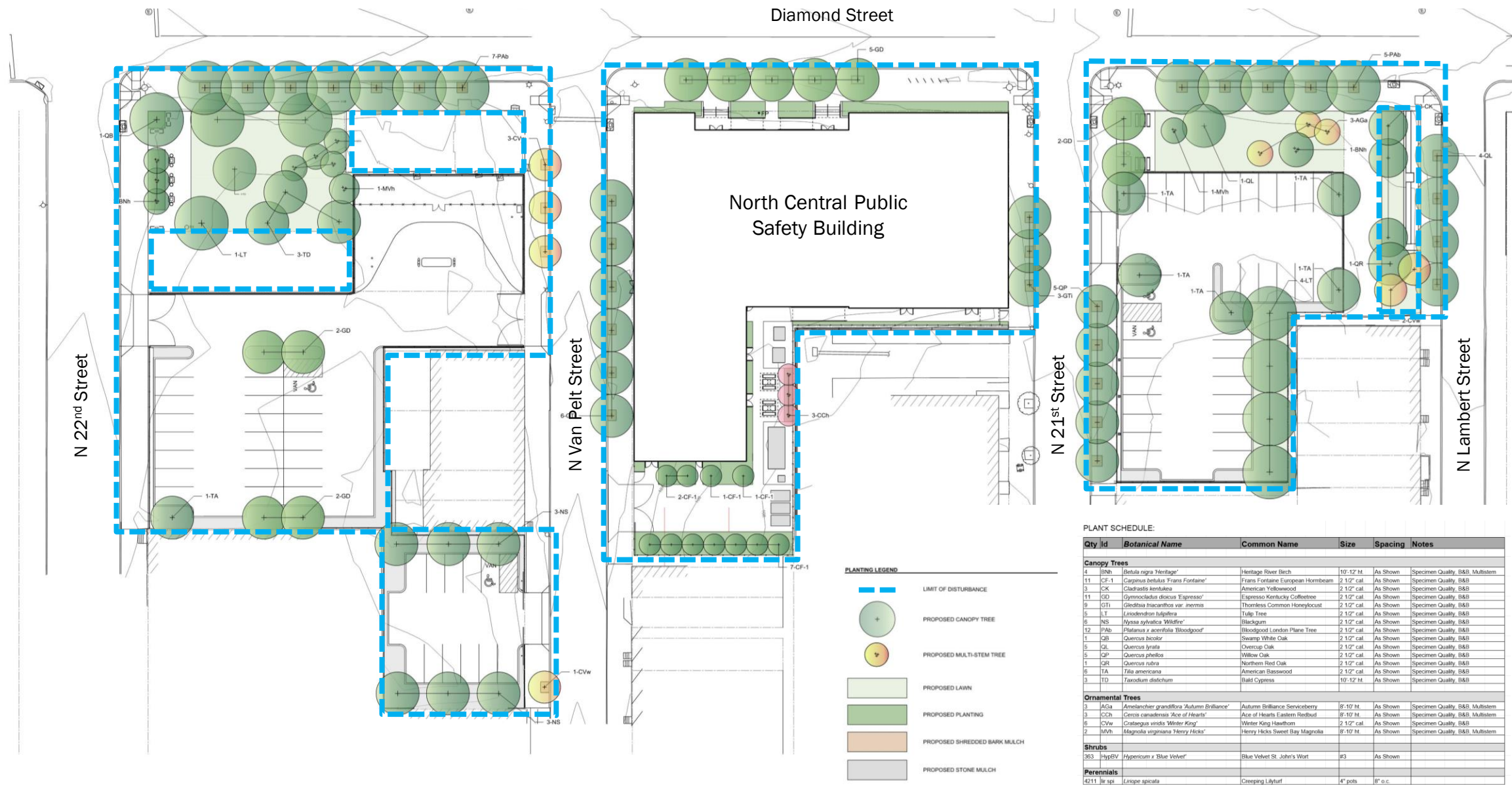
Picket style fence + double swing gates



# FENCING DIAGRAM



PLANTING PLAN



PLANT SCHEDULE:

Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
<b>Canopy Trees</b>						
4	10b	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	10'-12' Ht	As Shown	Specimen Quality, B&B, Multistem
11	CF-1	<i>Carpinus betulus</i> 'Frans Fontaine'	Frans Fontaine European Hornbeam	2 1/2" cal	As Shown	Specimen Quality, B&B
3	CK	<i>Cladrastis kentukea</i>	American Yellowwood	2 1/2" cal	As Shown	Specimen Quality, B&B
11	GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2 1/2" cal	As Shown	Specimen Quality, B&B
9	GT1	<i>Gleditsia inaequalis</i> var. <i>inermis</i>	Thornless Common Honeylocust	2 1/2" cal	As Shown	Specimen Quality, B&B
6	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2 1/2" cal	As Shown	Specimen Quality, B&B
6	NS	<i>Nyssa sylvatica</i> 'Wildfire'	Blackgum	2 1/2" cal	As Shown	Specimen Quality, B&B
12	PAb	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Plane Tree	2 1/2" cal	As Shown	Specimen Quality, B&B
1	GB	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2" cal	As Shown	Specimen Quality, B&B
5	GL	<i>Quercus lyrata</i>	Overcup Oak	2 1/2" cal	As Shown	Specimen Quality, B&B
5	GP	<i>Quercus phellos</i>	Willow Oak	2 1/2" cal	As Shown	Specimen Quality, B&B
1	QR	<i>Quercus rubra</i>	Northern Red Oak	2 1/2" cal	As Shown	Specimen Quality, B&B
6	TA	<i>Tilia americana</i>	American Basswood	2 1/2" cal	As Shown	Specimen Quality, B&B
3	TD	<i>Taxodium distichum</i>	Bald Cypress	10'-12' Ht	As Shown	Specimen Quality, B&B
<b>Ornamental Trees</b>						
3	AGa	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8'-10' Ht	As Shown	Specimen Quality, B&B, Multistem
3	CCh	<i>Cercis canadensis</i> 'Ace of Hearts'	Ace of Hearts Eastern Redbud	8'-10' Ht	As Shown	Specimen Quality, B&B, Multistem
6	CVw	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2 1/2" cal	As Shown	Specimen Quality, B&B
2	MVh	<i>Magnolia virginiana</i> 'Henry Hicks'	Henry Hicks Sweet Bay Magnolia	8'-10' Ht	As Shown	Specimen Quality, B&B, Multistem
<b>Shrubs</b>						
363	HypBV	<i>Hypericum x 'Blue Velvet'</i>	Blue Velvet St. John's Wort	#3	As Shown	
<b>Perennials</b>						
4211	lit spp	<i>Liriope spicata</i>	Creeping Liriope	4" pots	8" o.c.	



# PLANT PALETTE

Selections from proposed Canopy and Ornamental Trees:



Gymnocladus dioicus 'Espresso'  
Kentucky Coffee Tree



Platanus x acerifolia 'Bloodgood'  
London Plane Tree



Quercus phellos 'Hightower'  
Willow Oak



Carpinus betulus 'Frans Fontaine'  
Fastigate European Hornbeam



Tilia americana 'McKSentry'  
American Sentry Linden



Cercis canadensis 'Ace of Hearts'  
Eastern Redbud

Groundcover planting:



Liriope spicata



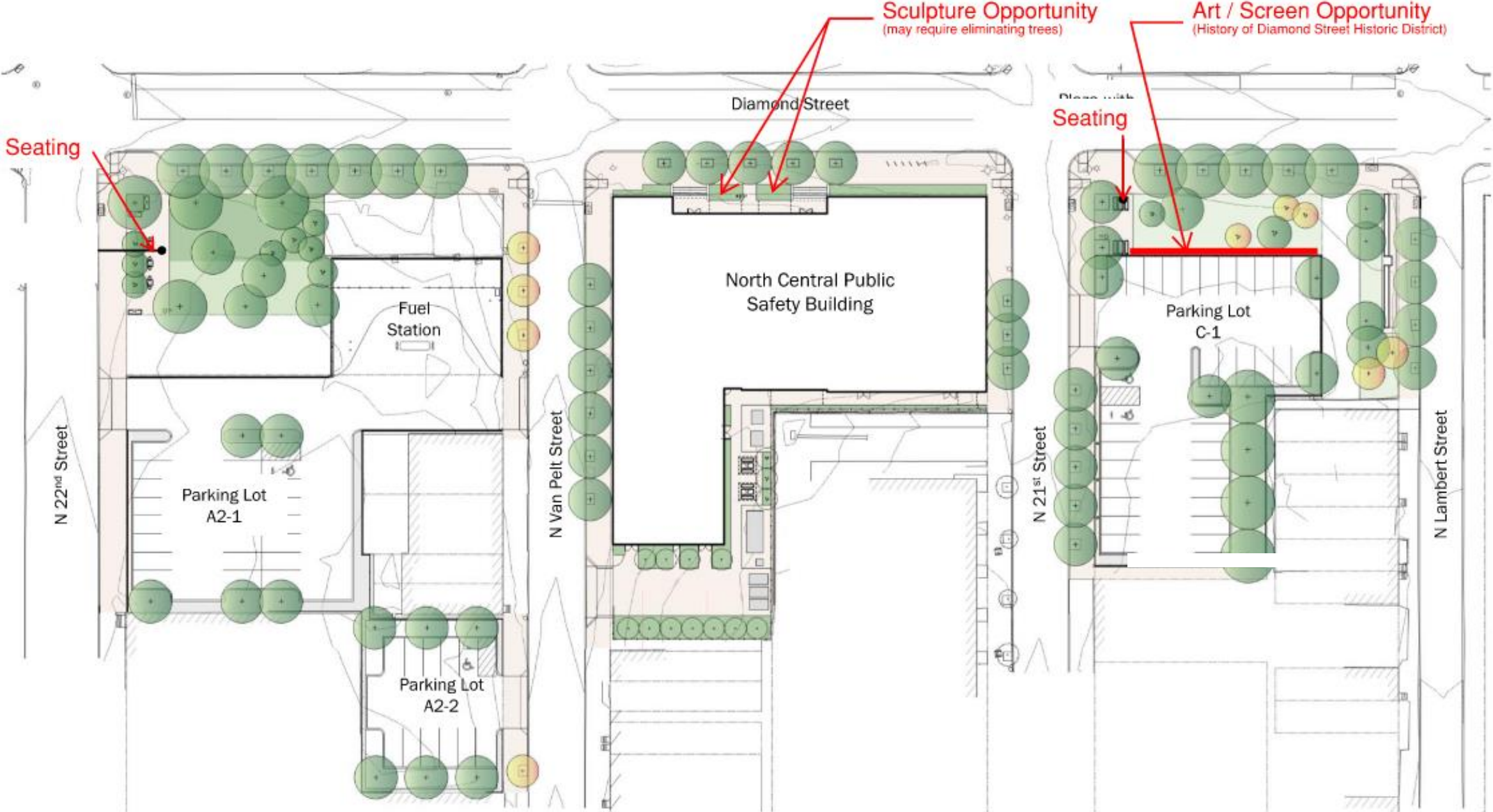
Hypericum 'Blue Velvet'

# North Central Public Safety Building

PUBLIC ART OPPORTUNITIES



# LANDSCAPE ARCHITECTURE SITE PLAN – PUBLIC ART OPPORTUNITIES





# North Central Public Safety Building

## ARCHITECTURE – EXTERIOR RENDERINGS

- NORTH ELEVATION ALONG DIAMOND STREET
- WEST ELEVATION ALONG N. 21<sup>ST</sup> STREET
- SOUTH ELEVATION
- EAST ELEVATION ALONG N. VAN PELT STREET
- STREET PERSPECTIVE FROM DIAMOND STREET LOOKING WEST
- STREET PERSPECTIVE FROM DIAMOND STREET LOOKING EAST

# NORTH ELEVATION ALONG DIAMOND STREET





# WEST ELEVATION ALONG N. 21<sup>ST</sup> STREET





# SOUTH ELEVATION





# EAST ELEVATION ALONG N. VAN PELT STREET





# DIAMOND STREET LOOKING WEST





# DIAMOND STREET LOOKING EAST







**THANK YOU!**

August 29, 2023

Alex Smith  
The Philadelphia Art Commission  
One Parkway, 1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

Re: Letter of Intent for Percent for Art at North Central Public Safety Building

Dear Alex:

The Office of Arts, Culture and the Creative Economy (OACCE) would like to inform the Philadelphia Art Commission of our intent to provide a Percent for Art opportunity in collaboration with the City's Department of Public Property (DPP) at the proposed new North Central Public Safety Building. The North Central Public Safety Building will be located at 2100 Diamond Street in Philadelphia's 22<sup>nd</sup> Police District and is considered part of the Diamond Street Historic District. The project occupies three parcels fronting Diamond Street between North Lambert and North 22<sup>nd</sup> Street, with a new two story building and two adjacent parcels consisting primarily of surface parking screened by outdoor public space. In addition to the police department program, the building will include a basketball gym and spaces in support of the Police Athletic League's PAL Center programs. Due to the City's current Percent for Art projects that are underway, the timeline for this future Percent for Art project is still being determined with OACCE and DPP. Below is an overview of our anticipated understanding and approach for this project:

- The Percent for Art opportunity for the North Central Public Safety Building will create a beautiful and enduring work of public art that is permanent, site-specific, and reflects the culture, values and diversity of the City of Philadelphia. The Art budget will be at least 1% of the total project budget in keeping with the City's Percent for Art guidelines.
- A project specific Percent for Art Committee will be formed to advise the selection of the artist and the art proposal and will include representatives from: the Design team; Philadelphia Police Department, Police Athletic League, Department of Public Property, community representatives, elected officials, and OACCE.
- The Artist will be selected through a two-part open Call for Artists competition, consisting of Phase 1 where artists submit qualifications, and a subsequent Phase 2 where 4 finalists who have been selected by the Committee will move forward with providing proposals. Stakeholder involvement will be a critical component, and artist teams will be encouraged to align their proposal with feedback and input from members of the public. Public engagement will occur in virtual and/or in-person meetings, and through online public surveys. The Committee will review all proposals and the public's feedback to select one winning finalist artist or artist team.
- OACCE will provide oversight for the Percent for Art process from concept to installation and will work with the artist and project team to ensure the technical details for the artwork are coordinated with the site. Once the winning artist is selected and the artwork has been developed, OACCE will initiate a separate review process with the Philadelphia Art Commission for approving the artwork.

We look forward to working with the Department of Public Property, the North Central Public Safety Building project team and all stakeholders to realize a beautiful, site-specific public artwork that will be a long lasting contribution to the Police Department, Police Athletic League and North Philadelphia community, and will enhance the City's renowned collection of public art. Should you require any additional information please do not hesitate to call me at 215.686.4596.

Sincerely,



Marguerite Anglin, RA, NOMA  
Public Art Director  
Office of Arts, Culture and the Creative Economy