



May 1, 2024

Philadelphia Art Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

RE: Final Approval Submission
East Park Booster Pump Station
Philadelphia Water Department
JMT Job No. 18-03520-008

To Whom It May Concern:

Project Background

Johnson, Mirmiran & Thompson, Inc. (JMT) is preparing bid documents on behalf of the Philadelphia Water Department (PWD) for the new East Park Booster Pump Station (EPBPS) to replace the existing pump station. The existing EPBPS was built in 1937 and is located within Fairmont Park near the 33rd Street and Girard Avenue intersection. The existing EPBPS is not listed on the National Register and is not listed as contributing to the Fairmont Park Historic District nor the Brewerytown Historic District. The pumps and electrical equipment of the existing station have reached the end of their useful lives. PWD decided to construct a new replacement station located approximately 400 ft northwest of the existing station since maintaining current operation critical to the water supply and modifying the existing stations to meet the current as well as future needs was deemed impracticable.

The new EPBPS facility will include new pumps, piping, valves, mechanical ventilation systems, and electrical equipment including emergency power generation systems. The new facility will be design and certified with a LEED Silver rating under U.S. Green Building Council in accordance with current City of Philadelphia Ordinances. JMT's engineers' opinion of probable cost is currently in the range of +/- \$60,700,000 and will be funded by federal, state and PWD capital funds.

Philadelphia Art Commission Reviews

Concept Approval for the project was provided by the Philadelphia Art Commission at the November 9, 2022 meeting. The Commissioners requested a tree replacement plan, lighting plan and to consider additional architectural details on the building such as dormers or more windows, to give the building more character. The requested information was provided at the January 11, 2023 Philadelphia Art Commission meeting for final project approval. A continuance was granted at that meeting and the Commissioners requested the landscape plan including trees removed and replaced on the site be resubmitted. See Attachment 1 for the Philadelphia Art Commission Decision Form from the January 11, 2023 meeting.

The project design development process in coordination with all stakeholders has continued through numerous iterations over the last 15 months. Although the pump station components have not changed, the façade and site landscaping has been updated to reflect input from multiple stakeholders.



Philadelphia Art Commission Submission

As requested, the revised landscape drawings showing proposed and tree removal are included in Attachment 2 for consideration. It should be noted that after coordination with Philadelphia Parks and Recreation and Philadelphia Water Department Green Stormwater Operations it has been determined that it would be impossible to comply with Code requirements according to the criteria contained in Section 9.4 of the Planning Commission regulations and a waiver will be requested with the appropriate mandatory in-lieu fee payment.

Additionally, an updated site plan, building elevations as well as a rendering is included in Attachment 3 for review by the Commissioners.

If you have any questions or need further information, please do not hesitate to contact me at 410-900-4655 or dgentilin@jmt.com. We look forward to working with you throughout this process.

Very truly yours,

JOHNSON, MIRMIRAN & THOMPSON, INC.

A handwritten signature in blue ink, appearing to read 'Dennis L. Gentilin', written over a horizontal line.

Dennis L. Gentilin, PE, PMP, Assoc. DBIA®, MBA
Vice President – Project Delivery



Attachment 1

The Philadelphia Art Commission Decision Form

The Philadelphia Art Commission

Established 1911

Robert Roesch
Chair

José Almiñana

Carmen Febo San Miguel

Deborah Cahill

Sarah McEneaney

Matthew Jordan-Miller Kenyatta

Raed Nasser

Pepón Osorio

Mario Zacharjasz

C. Beige Berryman
Art and Design Manager

File #: 209-22

Commission Meeting Date: 01/11/2023

Name: Dennis L. Gentilin
JMT
121 Continental Drive, Suite 300
Newark, DE 19713

Project Name & Location: East Park Booster Pump Station
33rd Street and Girard Ave

Proposal: The proposal is for new construction to replace the existing pump station. Maintaining the existing facility was deemed impracticable, it will be decommissioned and turned over to PPR. The new facility will include new pumps, piping, valves, mechanical ventilation systems, and electrical equipment including emergency power generation systems and will be designed to a LEED Silver rating.

Commission Decision: CONTINUE

Remarks: The Commissioners requested a complete landscape plan including trees removed and replaced on the site.

**C. Beige Berryman, AICP
Senior Planner**

Art Commission approval is not an endorsement for any approval, exception or variance that the proposal might require from any other department, board or commission.

One Parkway Building
1515 Arch Street
13th Floor
Philadelphia, PA 19102

215-683-4674
artcommission@phila.gov



Attachment 2

1

2

3

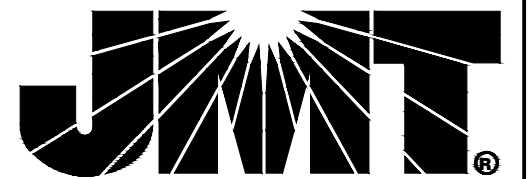
4

5

6

SITE DEMOLITION NOTES

1. REMOVE ALL ITEMS WITHIN THE LIMITS OF DEMOLITION INCLUDING REMOVAL OF ALL TREES, SHRUBS, BRUSH, SMALL STRUCTURES, AND MISCELLANEOUS FOUNDATIONS; SIDEWALK AND STEPS; BITUMINOUS AND CONCRETE PAVEMENTS; EXISTING CURB; SIGN POSTS; SITE LIGHTING POLES AND FOUNDATIONS; AND OTHER ITEMS AS REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS, EXCEPT ITEMS OTHERWISE NOTED TO BE PROTECTED, RESET OR REMOVED IN ACCORDANCE WITH OTHER WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE WORK FOR THIS PROJECT. IF THE CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
5. SAW CUT NEAT, STRAIGHT, SHARP, VERTICAL LINE AT PAVEMENT REPAIR LIMITS AND WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT.
6. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
7. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES AND ESPECIALLY EXISTING OVERHEAD POWER LINES.
9. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
10. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE SAFETY AS MANDATED BY OSHA, THE MUNICIPALITY, OR THE OWNERS AUTHORIZED REPRESENTATIVE.
12. CONTRACTOR SHALL MINIMIZE THE EFFECTS ON MATURE TREES AND, WHERE NECESSARY, PROMPTLY MITIGATE ALL UNAVOIDABLE EFFECTS AS REASONABLY POSSIBLE. CONTRACTOR SHALL PROTECT THE TREES WITH FENCING.
13. CONTRACTOR SHALL PROTECT THE HISTORIC HATFIELD HOUSE. VIBRATION MONITORING EQUIPMENT SHALL BE UTILIZED TO MONITOR AND ALERT CONTRACTORS OF EXCESSIVE CONSTRUCTION VIBRATIONS, AS SPECIFIED IN SECTION 02550 - VIBRATION CONTROL AND MONITORING.



JOHNSON, MIRMIRAN & THOMPSON, INC.
 1600 MARKET STREET
 PHILADELPHIA, PA 19103
 267.256.0300
 WWW.JMT.COM

SEAL:

PROJECT:

EAST PARK BOOSTER PUMPING STATION

3199 W. GIRARD AVENUE
 PHILADELPHIA, PA 19130

PREPARED FOR:

PHILADELPHIA WATER DEPARTMENT

1101 MARKET STREET
 PHILADELPHIA, PA 19107

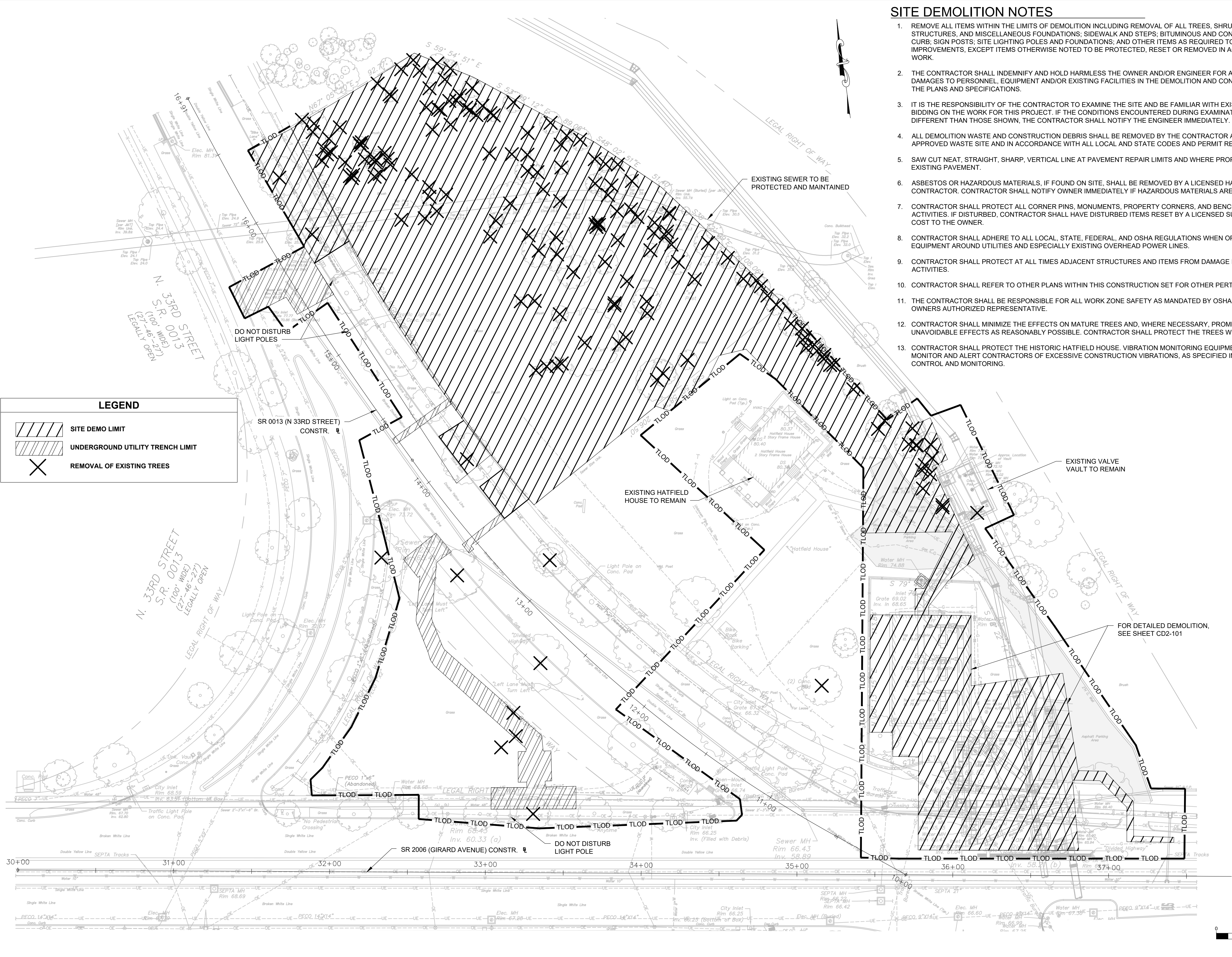
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 DRAWN BY: SLS
 CHECKED BY: SM

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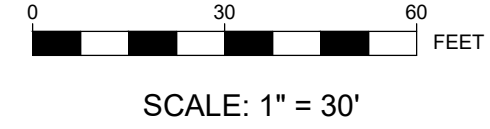
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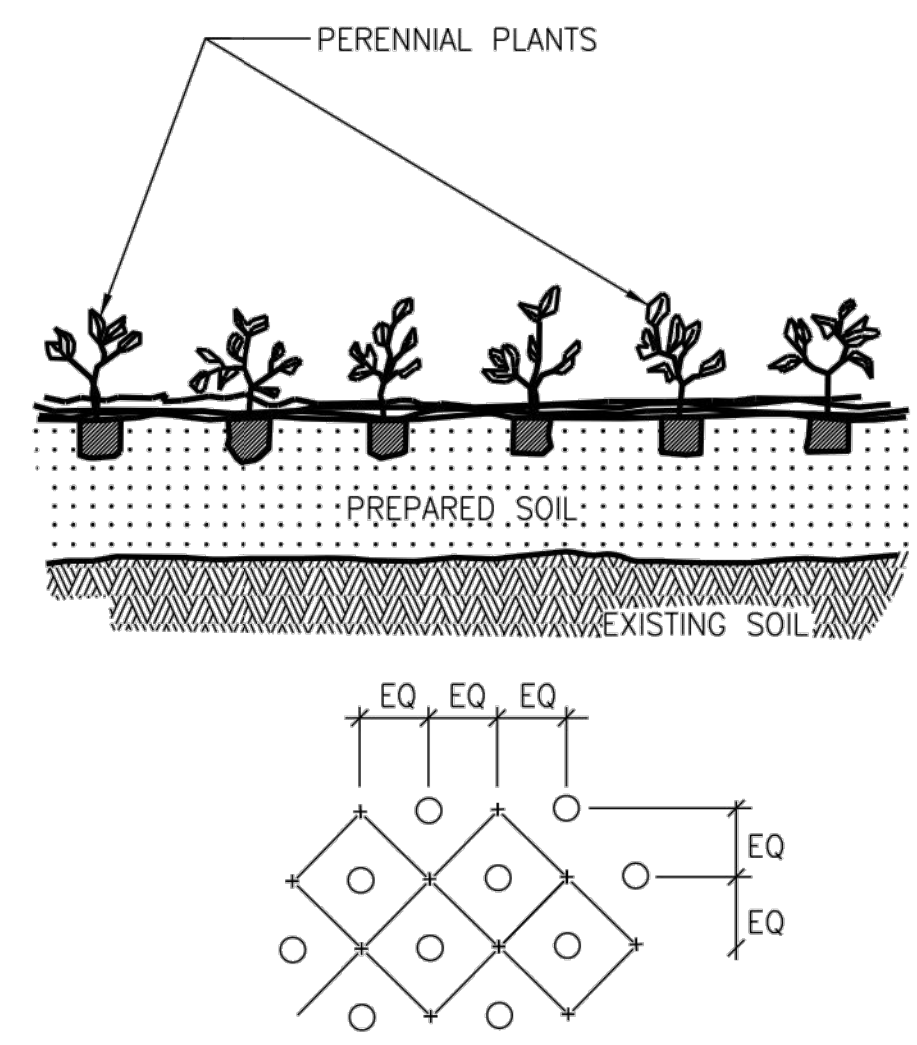
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LEGEND

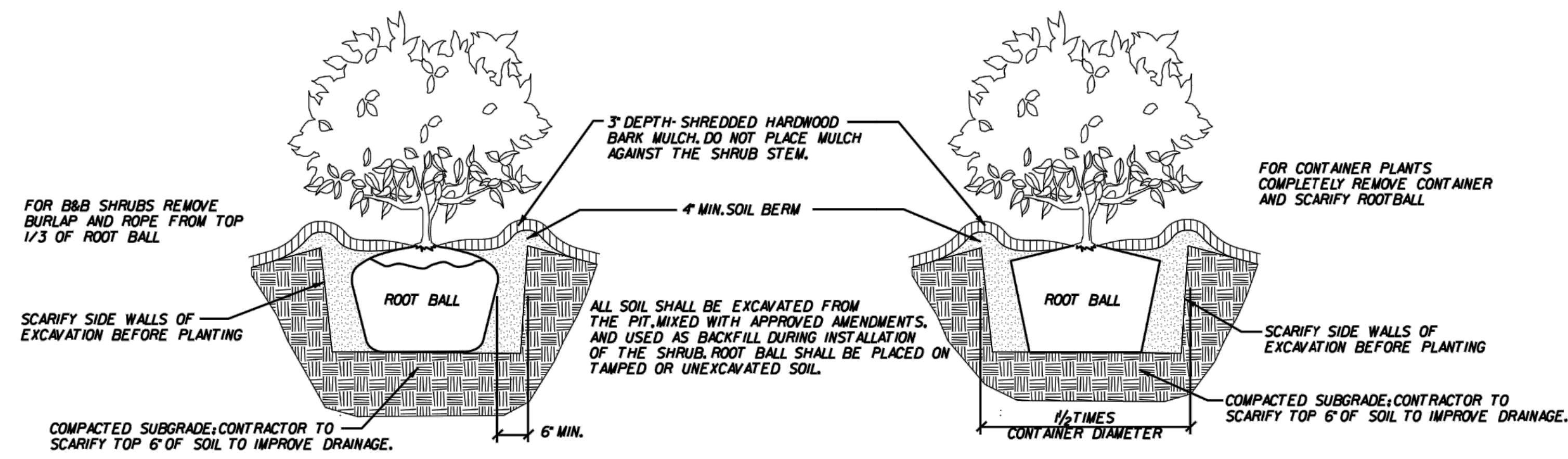
- SITE DEMO LIMIT
- UNDERGROUND UTILITY TRENCH LIMIT
- REMOVAL OF EXISTING TREES





PERENNIAL PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

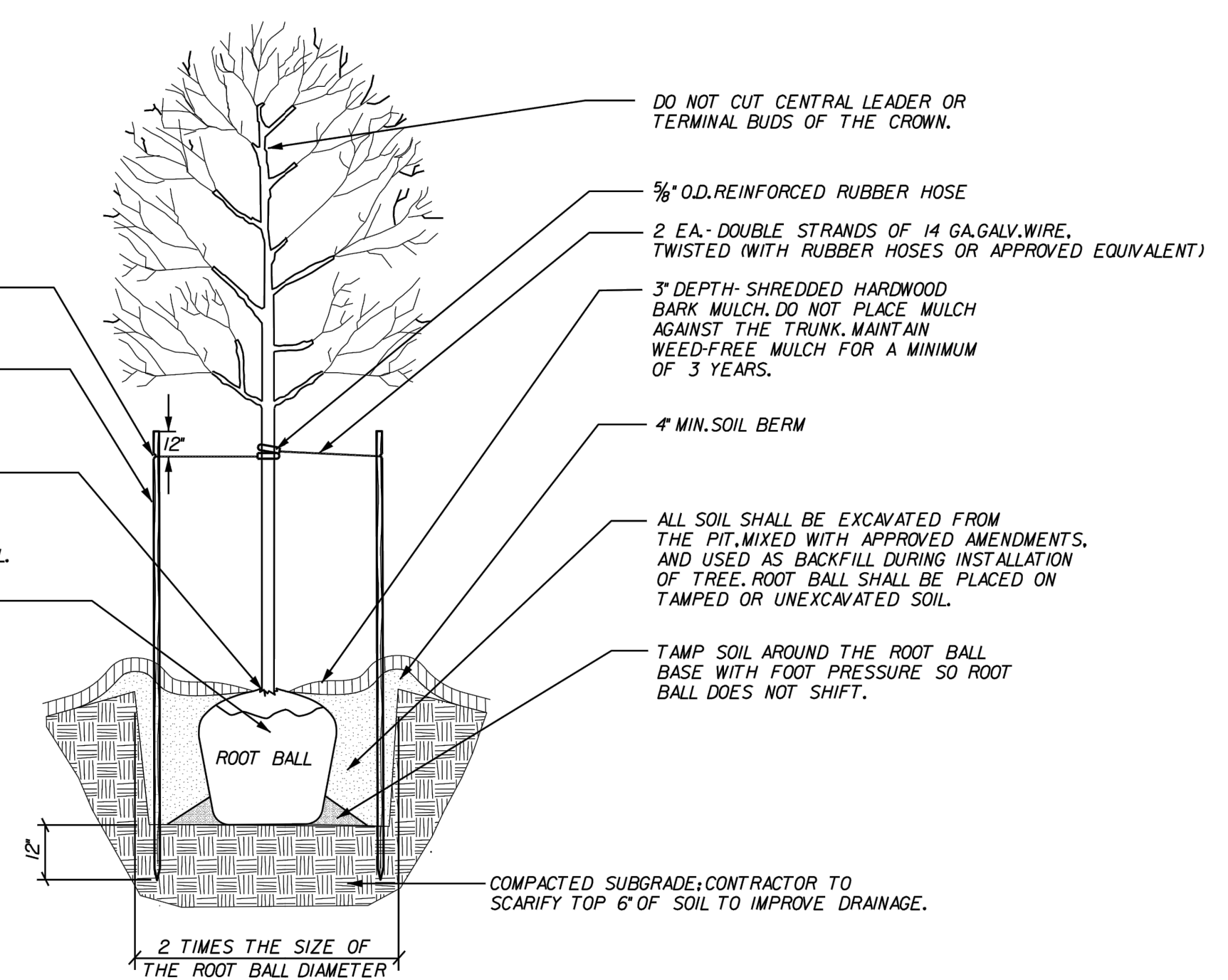
NOT TO SCALE

ALL PRUNING SHALL BE DONE BY AN ISA-CERTIFIED ARBORIST OR UNDER THE DIRECTION OF. DO NOT HEAVILY PRUNE TREES AT PLANTING.

ALL DEAD, BROKEN, AND CROSSING BRANCHES SHALL BE PRUNED OFF FOLLOWING INSTALLATION.

NOTCH STAKES 12\"/>

REMOVE BURLAP AND ROPE FROM TOP 1/3 OF ROOT BALL FOR TREES. REMOVE WIRE BASKETS ENTIRELY.



TREE PLANTING DETAIL

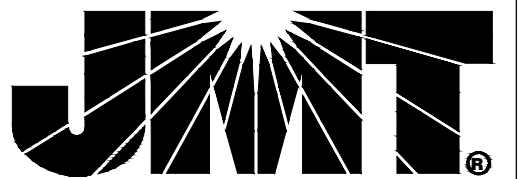
NOT TO SCALE

PLANTING NOTES:

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF OF NURSERYMEN, "AMERICAN STANDARDS FOR NURSERY STOCK."
2. ALL PLANTINGS SHALL BE MONITORED FOR SURVIVAL AND REPLACED AS NECESSARY FOR A PERIOD OF 2 GROWING SEASONS FOLLOWING INSTALLATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY 'AS BUILT' LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. PLANT LOCATIONS MAY BE ALTERED IN ACCORDANCE WITH SUBTLE TOPOGRAPHY CHANGES ON-SITE.
5. FOR ALL TREES PLANTED IN AREAS COVERED WITH SOIL STABILIZATION MATTING, AN "X" PATTERN SHALL CAREFULLY BE CUT IN THE MATTING, LAYING BACK THE MATTING IN AN AREA LARGE ENOUGH TO ALLOW FOR EXCAVATION OF THE MATTING PIT. AFTER INSTALLATION OF THE PLANT, THE MATTING SHALL BE RE-STAPLED AROUND THE BASE OF THE PLANT. ALL AREAS NOT STABILIZED IN PLANT MATERIALS SHALL BE STABILIZED WITH SEED AND SOIL STABILIZATION MATTING OR MULCH.
6. ALL SHADE TREES SHALL BRANCH A MINIMUM OF 6'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STACKED IN ACCORDANCE WITH THE PLANTING DETAIL SHOWN.
7. PLANTING SOIL MIX: 2/3 EXISTING SOIL (EXCAVATED FROM PLANT PIT) AND 1/3 PEAT HUMUS.
8. ALL PLANT PIT LOCATIONS SHALL BE EXCAVATED TO DEPTH AND DIMENSIONS INDICATED ON APPROPRIATE PLANTING DETAILS. ALL NATIVE SOIL EXCAVATED FROM PITS (NOT USABLE FOR PLANTING PURPOSES) SHALL BE REMOVED. PLANTING PITS SHALL BE BACKFILLED WITH PLANT SOIL MIXTURE AS SPECIFIED IN NOTE 7 ABOVE.
9. PLANT SPACING ARE SHOWN ON THE ON THE PLAN AS THEY PERTAIN TO THE AREA NOTED. PLANTS SHALL BE INSTALLED ACCORDING TO THE PLANTING ZONES SHOWN ON PLANS. PLANT LOCATIONS SHOULD NOT INTERFERE WITH EXISTING TREES TO REMAIN WITHIN THE WORK AREA.
10. ALL DISTURBED AREAS SHALL BE STABILIZED WITH THE SEED AND MULCH BY THE END OF EACH WORK DAY.

PLANTING SCHEDULE (TOTAL)

	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS	RECOMMENDED SPECIES SUBSTITUTION FOR FALL INSTALLATION
OVERSTORY SHADE TREES (22)	AC	8	<i>Aesculus x carnea</i>	RED HORSE CHESTNUT	2.5" CAL.	B&B	As Shown	
	PO	9	<i>Platanus occidentalis</i>	AMERICAN SYCAMORE	2.5" CAL.	B&B	As Shown	
	QP	5	<i>Quercus phellos</i>	WILLOW OAK	2.5" CAL.	B&B	As Shown	<i>Robinia pseudoacacia</i> , BLACK LOCUST
EVERGREEN TREES (8)	JV	8	<i>Juniperus virginiana 'Burkii'</i>	BURK EASTERN REDCEDAR	6' HT.	#15 CONT.	As Shown	<i>Chamaecyparis thyoides 'Glauca Pendula'</i> , ATLANTIC WHITE CEDAR
UNDERSTORY FLOWERING TREES (24)	CC	11	<i>Cercis canadensis</i>	EATERN REDBUD	1.5" CAL.	#15 CONT.	As Shown	<i>Amelanchier laevis</i> , ALLEGHENY SERVICEBERRY
	CK	6	<i>Cornus kousa</i>	KOUSA DOGWOOD	1.5" CAL.	#15 CONT.	As Shown	
	MV	7	<i>Magnolia virginiana</i>	SWEETBAY MAGNOLIA	1.5" CAL.	#15 CONT.	As Shown	
SHRUBS (55)	AG	5	<i>Abelia x grandiflora 'Confetti'</i>	GLOSSY ABELIA	24" HT.	#3 CONT.	3' O.C.	
	CA	7	<i>Cornus amomum</i>	SILKY DOGWOOD	36" HT.	#5 CONT.	6' O.C.	
	CS	7	<i>Cornus sericea</i>	RED-OSIER DOGWOOD	36" HT.	#5 CONT.	8' O.C.	
	IVR	5	<i>Ilex verticillata 'Red Sprite'</i>	RED SPRITE WINTERBERRY	24" HT.	#5 CONT.	5' O.C., female	
	IVJ	2	<i>Ilex verticillata 'Jim Dandy'</i>	JIM DANDY WINTERBERRY HOLLY	24" HT.	#5 CONT.	5' O.C., male	
	JH	5	<i>Juniperus horizontalis 'Bar Harbor'</i>	CREeping JUNIPER	2' SPREAD	#3 CONT.	4' O.C.	
	RM	8	<i>Rhododendron maximum</i>	ROSEBAY RHODODENDRON	36" HT.	#5 CONT.	7' O.C.	
	VA	6	<i>Viburnum acerifolium</i>	MAPLE-LEAVED VIBURNUM	36" HT.	#5 CONT.	8' O.C.	
	VP	10	<i>Viburnum pragnense</i>	PRAGUE VIBURNUM	36" HT.	#5 CONT.	8' O.C.	
	PERENNIALS (1005)	GM	201	<i>Geranium maculatum</i>	WILD GERANIUM CRANESBILL	#SP4	CONT.	18" O.C.
PL		201	<i>Penstemon laevigatos</i>	SMOOTH BEARDTONGUE	#SP4	CONT.	18" O.C.	
RF		201	<i>Rudbeckia fulgida</i>	BLACK-EYED SUSAN	#SP4	CONT.	18" O.C.	
SV		201	<i>Silene virginica</i>	FIRE PINK	#SP4	CONT.	18" O.C.	
SN		201	<i>Symphyotrichum novae-angliae</i>	NEW ENGLAND ASTER	#SP4	CONT.	18" O.C.	



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WWW.JMT.COM

SEAL:

PROJECT:

EAST PARK BOOSTER PUMPING STATION

3199 W. GIRARD AVENUE
PHILADELPHIA, PA 19130

PREPARED FOR:

PHILADELPHIA WATER DEPARTMENT

1101 MARKET STREET
PHILADELPHIA, PA 19107

MARK DATE DESCRIPTION

WORK NO.: 64084

DATE: 03-12-2024

SCALE: N/A

DESIGNED BY: CD

DRAWN BY: MK

CHECKED BY: TK

DRAWING TITLE:

LANDSCAPE AND TREE PRESERVATION QUANTITIES NOTES AND DETAILS

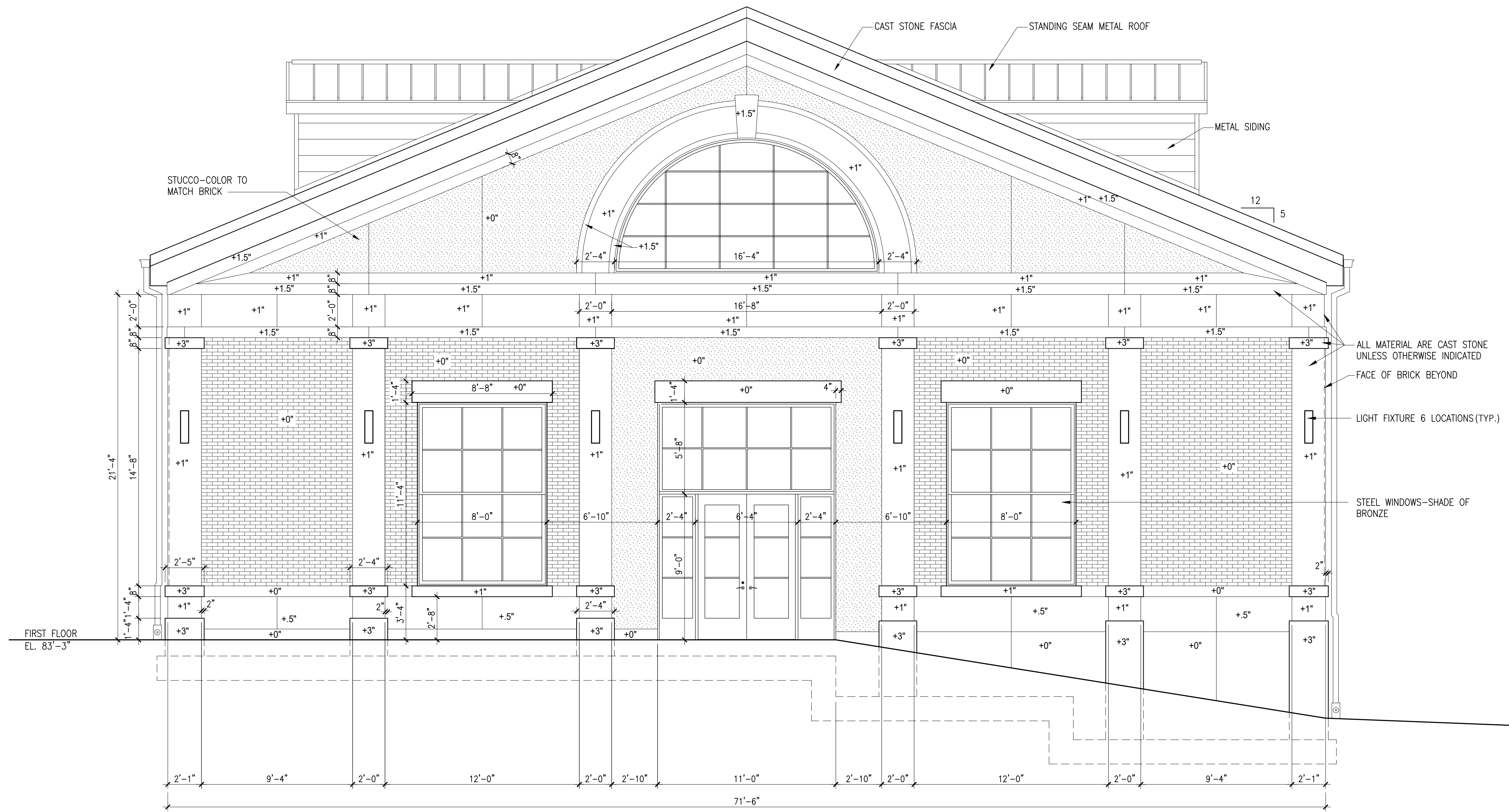
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L3-104



Attachment 3

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WEST ELEVATION
 1/4" = 1'-0"



SEAL:

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF PENNSYLVANIA. LICENSE # _____ EXP. DATE _____

PROJECT:
EAST PARK BOOSTER PUMPING STATION

3301 WEST GIRARD AVENUE
 PHILADELPHIA, PA 19130

PREPARED FOR:
PHILADELPHIA WATER DEPARTMENT
 1101 MARKET STREET
 PHILADELPHIA, PA 19107

BID SUBMISSION

MARK	DATE	DESCRIPTION

PROJECT NO: 18-03520-008
 DATE: 01-04-2024
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 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

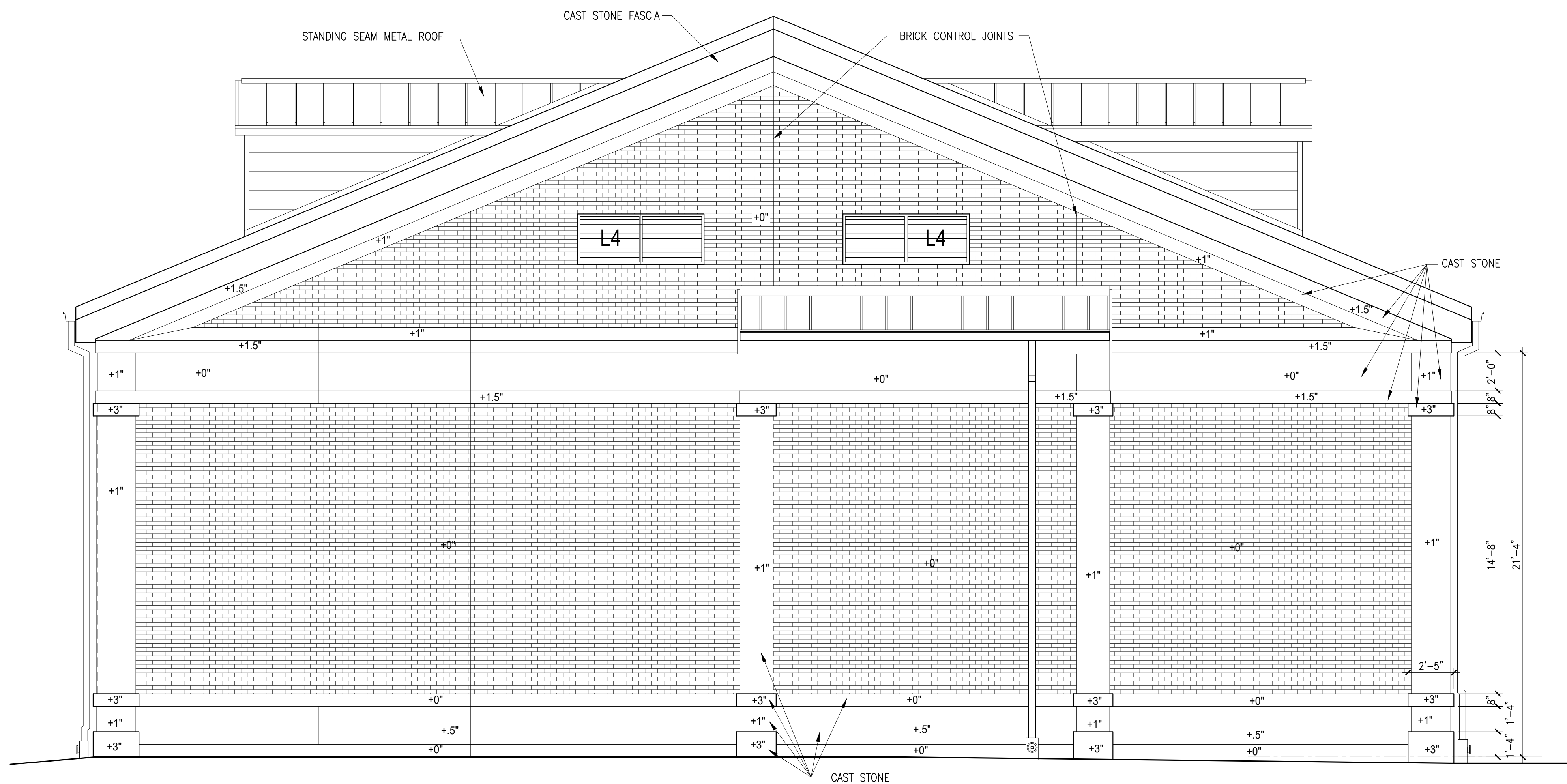
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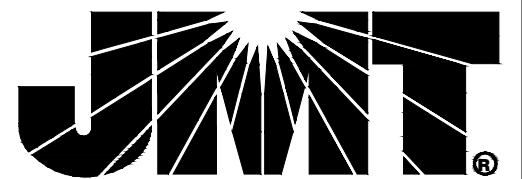
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JAN. 17, 2024

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EAST ELEVATION
 1/4" = 1'-0"



JOHNSON, MIRIRAN & THOMPSON, INC.
 1600 MARKET STREET
 PHILADELPHIA, PA 19103
 267.256.0300
 WWW.JMT.COM

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 LICENSE # _____ EXP. DATE _____

PROJECT:

**EAST PARK
 BOOSTER
 PUMPING
 STATION**

3301 WEST GIRARD AVENUE
 PHILADELPHIA, PA 19130

PREPARED FOR:

**PHILADELPHIA WATER
 DEPARTMENT**

1101 MARKET STREET
 PHILADELPHIA, PA 19107

**BID
 SUBMISSION**

MARK	DATE	DESCRIPTION

PROJECT NO: 18-03520-008

DATE: 01-04-2024

SCALE:

DESIGNED BY:

DRAWN BY:

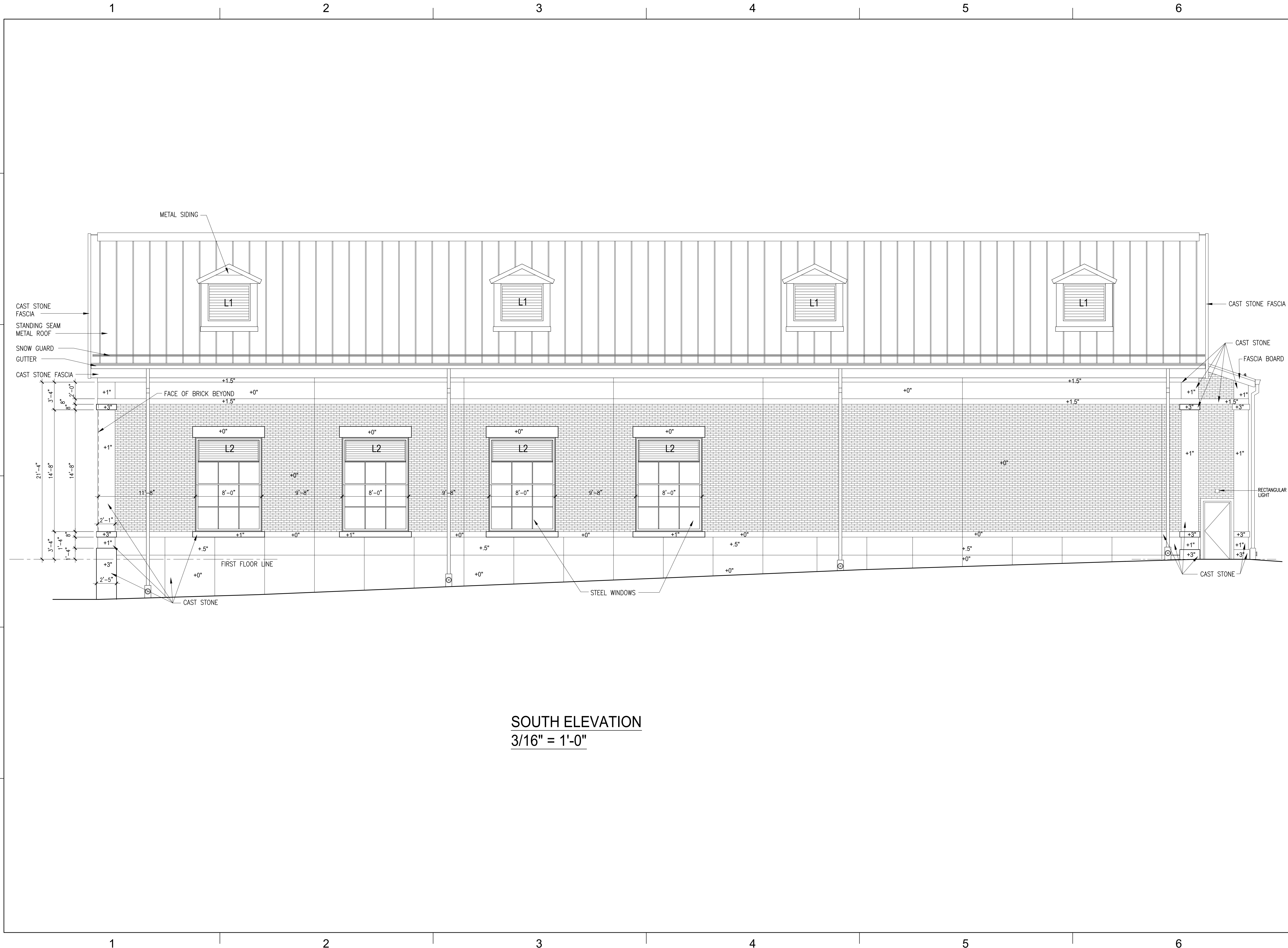
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DRAWING TITLE:

SHEET NUMBER:

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SOUTH ELEVATION
 $3/16" = 1'-0"$



JOHNSON, MIRMIRAN & THOMPSON, INC.
 1600 MARKET STREET
 PHILADELPHIA, PA 19103
 267.256.0300
 WWW.JMT.COM

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 LICENSE # _____ EXP. DATE: _____

PROJECT:
EAST PARK BOOSTER PUMPING STATION

3301 WEST GIRARD AVENUE
 PHILADELPHIA, PA 19130

PREPARED FOR:
PHILADELPHIA WATER DEPARTMENT
 1101 MARKET STREET
 PHILADELPHIA, PA 19107

BID
SUBMISSION

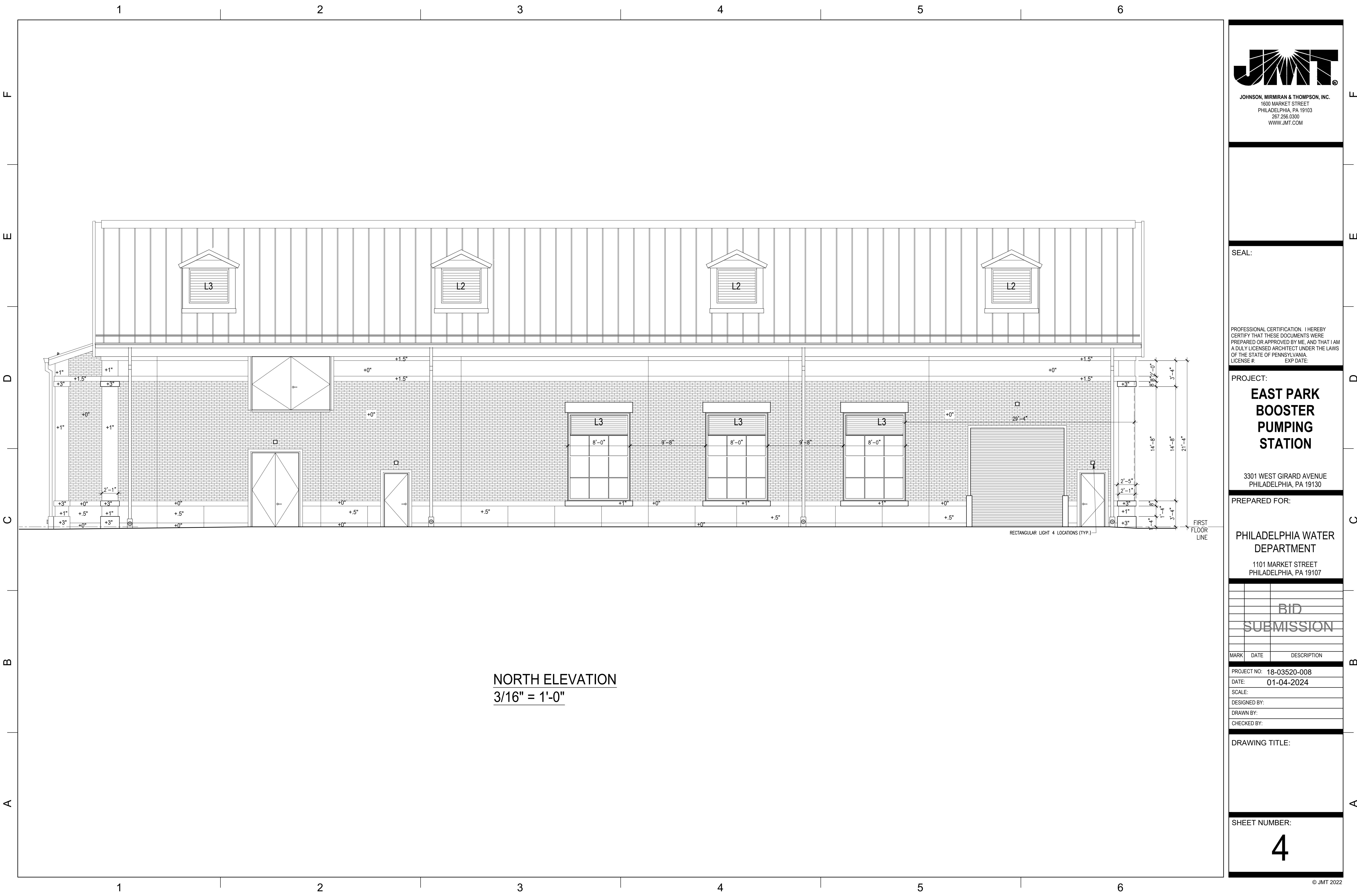
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 CHECKED BY: _____

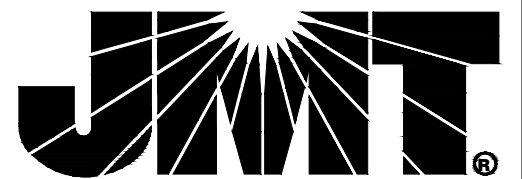
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SHEET NUMBER:
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NORTH ELEVATION
 $3/16" = 1'-0"$



JOHNSON, MIRIRAN & THOMPSON, INC.
 1600 MARKET STREET
 PHILADELPHIA, PA 19103
 267.256.0300
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 LICENSE # _____ EXP. DATE _____

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3301 WEST GIRARD AVENUE
 PHILADELPHIA, PA 19130

PREPARED FOR:

PHILADELPHIA WATER DEPARTMENT
 1101 MARKET STREET
 PHILADELPHIA, PA 19107

BID SUBMISSION

MARK	DATE	DESCRIPTION

DRAWING TITLE:

SHEET NUMBER:

4



