

February 26, 2025

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

Re: 7801 State Road-- Riverview Wellness Village, Proposed New Building

Dear Art Commissioners and Art Commission Staff,

This letter is written on behalf of the Managing Director's Office (MDO), and the Capital Program Office (CPO), of the City of Philadelphia, regarding the proposed new 5-story building at the existing Riverview Wellness Village complex. Please consider this as our formal request to be placed on the agenda of the March 12, 2025 Art Commission meeting for Final Approval consideration.

This project received Concept Approval at the February 12, 2025 Art Commission meeting. In that meeting, the Commission requested: updated lighting plans; for us to consider whether solar panels would be appropriate; and to consider the addition of community garden plots. In response, our updated materials to be submitted next week respond to these comments in the following ways:

- Updated site plan drawings to more clearly show proposed site lighting fixture locations
- Identified a location on the Riverview Wellness Village site that garden plots are planned for the complex
- Although solar panels were given due consideration; ultimately, we've instead elected to maintain green roof to the extent feasible on our roof, to aid with stormwater quality design

As a reiteration of this project's mission, the new building is intended to expand capacity by approximately 300 residential beds, along with additional clinical care support functions. The construction of this new building is intended to address a critical gap in Philadelphia's wellness ecosystem by addressing a shortage in recovery-focused housing. The site's setting along the Delaware River provides the campus with a unique and tranquil environment which is supportive of the type of care it offers, and this new building is designed to take advantage of these positive aspects to enhance the experience of its residents on their road to recovery.

I can be reached at sbartlett@ballinger.com or at the phone number and address listed on this letterhead. Please also include Project Manager, Nick Brown, at nbrown@ballinger.com on correspondence. Additionally, our primary contact person at the Capital Program Office, Deputy Director Pedro Pinto, may be reached at 267-239-4016 or Pedro.Pinto@phila.gov.

We appreciate the thoughtful and supportive comments provided in February, and we look forward to sharing our updated presentation with the Commission on March 12.

Sincerely,



Stephen Bartlett, AIA
Principal

Riverview Wellness Village

Phase 3 New Building

March 12, 2025



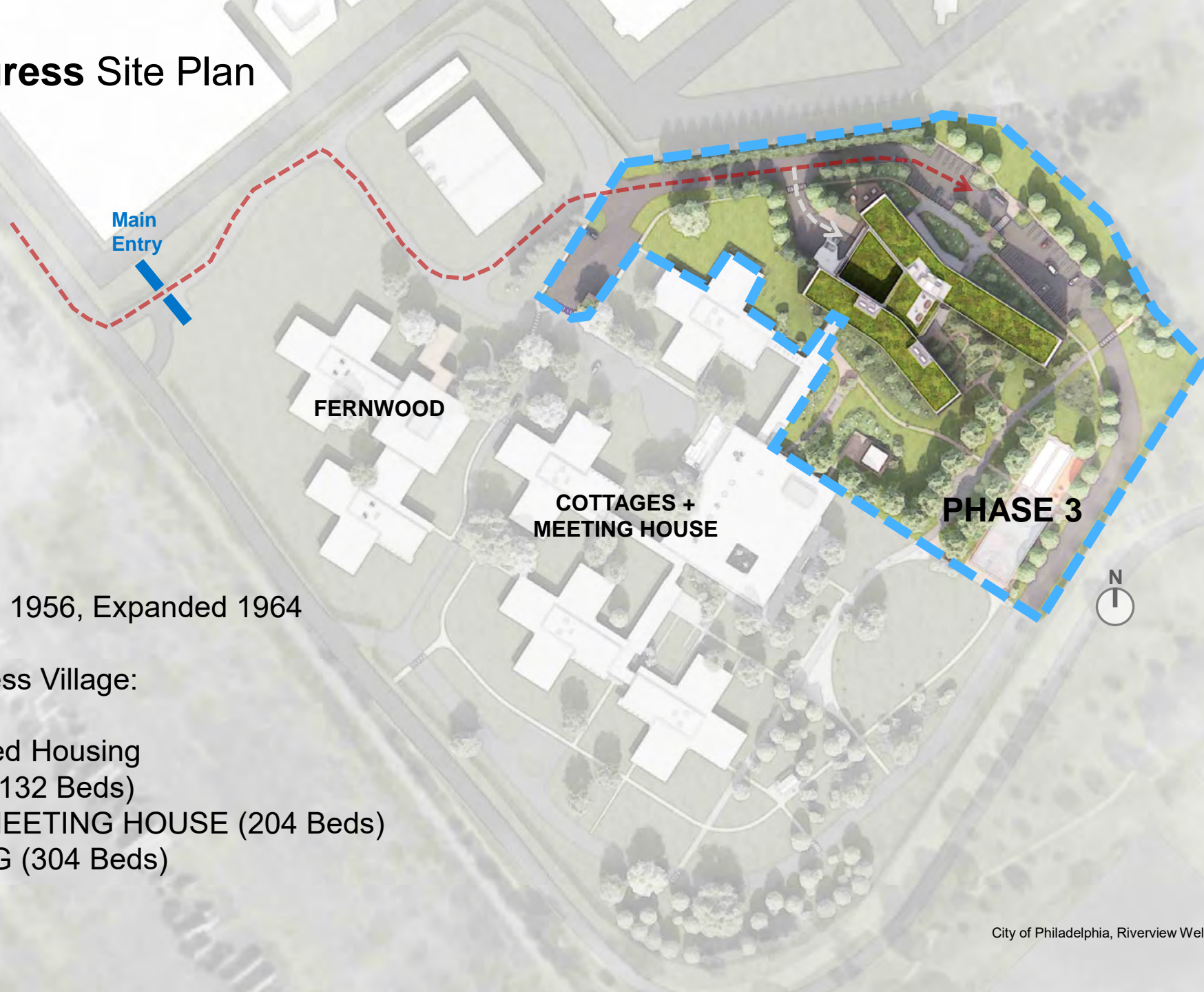
Agenda

- Recap from Concept Approval
- Solar Panels vs Green Roof
- Community Garden
- Site Lighting
- Questions

Riverview Wellness Village Site Context



Design Progress Site Plan



First Constructed 1956, Expanded 1964

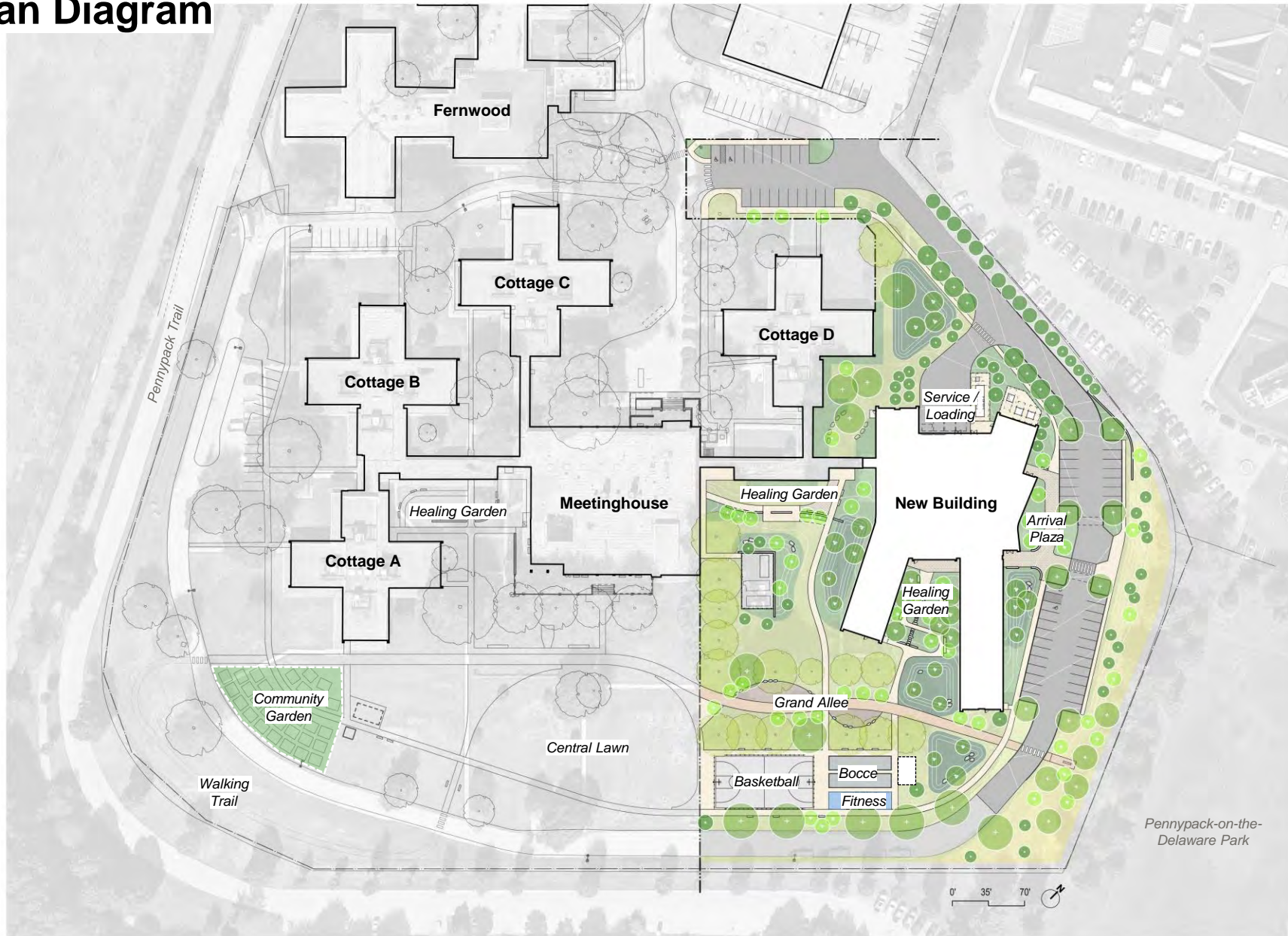
Riverview Wellness Village:

- Recovery-Based Housing
- FERNWOOD (132 Beds)
- COTTAGE + MEETING HOUSE (204 Beds)
- NEW BUILDING (304 Beds)

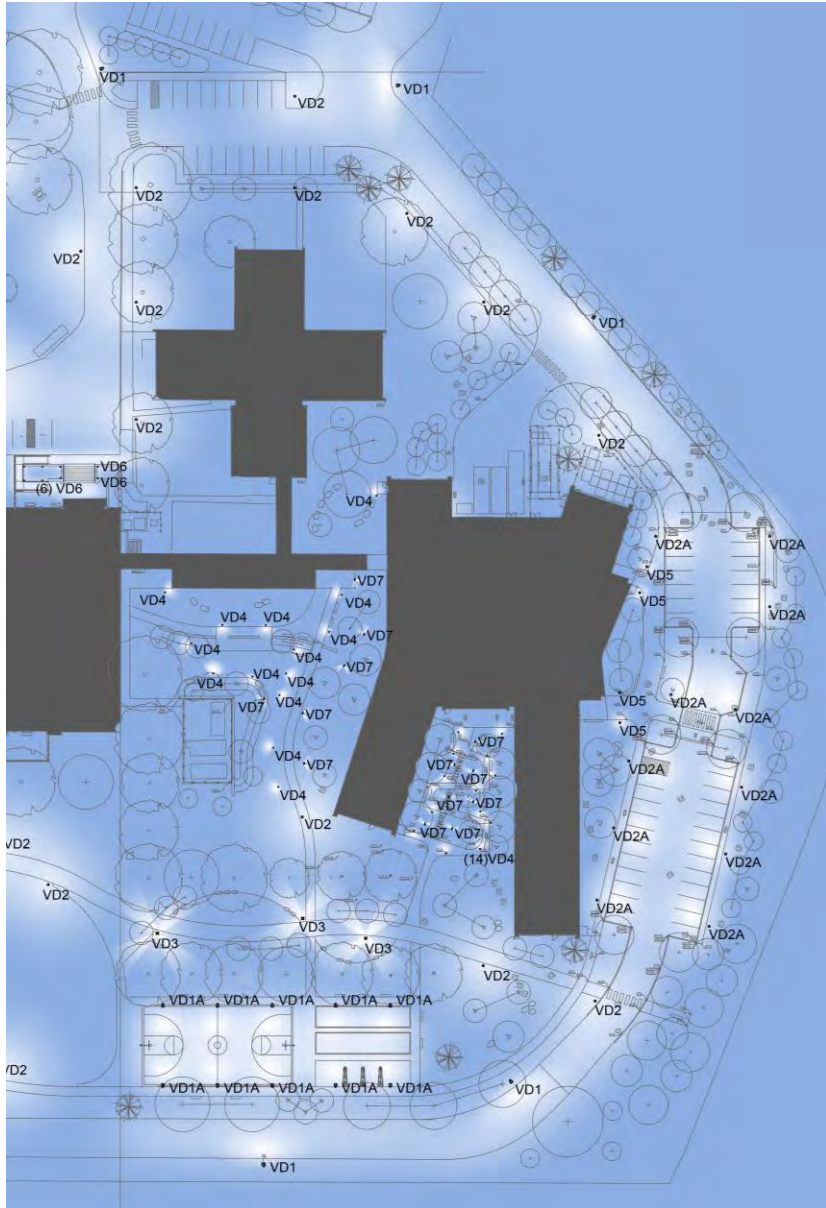
Design Progress Aerial View Looking North



Campus Plan Diagram



Site Lighting Plan



VD1 + VD1A – ARM MOUNT POLE



VD2 - + VD2A - PEDESTRIAN POLE



VD3 – MULTI-HEAD POLE



VD4 – PATH BOLLARD



VD5 – LIGHT COLUMN



VD7 – TWO HEAD PATH BOLLARD

Thank you!

For Reference:

Previously Shared Materials

Guiding Principles

**Humanizing
Homelessness**

**Radical
Hospitality**

**Community &
Individual Safety**

**Meet People
Where They Are**

**Incorporate Evidenced-based
Best Practices**

**Harm Reduction &
Recovery-focused
Approach**

- Create spaces for mental and physical recovery and life skills training
- Create an environment where residents and providers feel safe, secure and comfortable
- Respect the privacy of clients, foster their health and well-being
- Expand range of living options to meet needs of a broader population range

Riverview Wellness Village Site Context



CORRECTIONAL FACILITIES

CORRECTIONAL FACILITIES

CORRECTIONAL FACILITIES

RECREATION AND WETLAND AREA

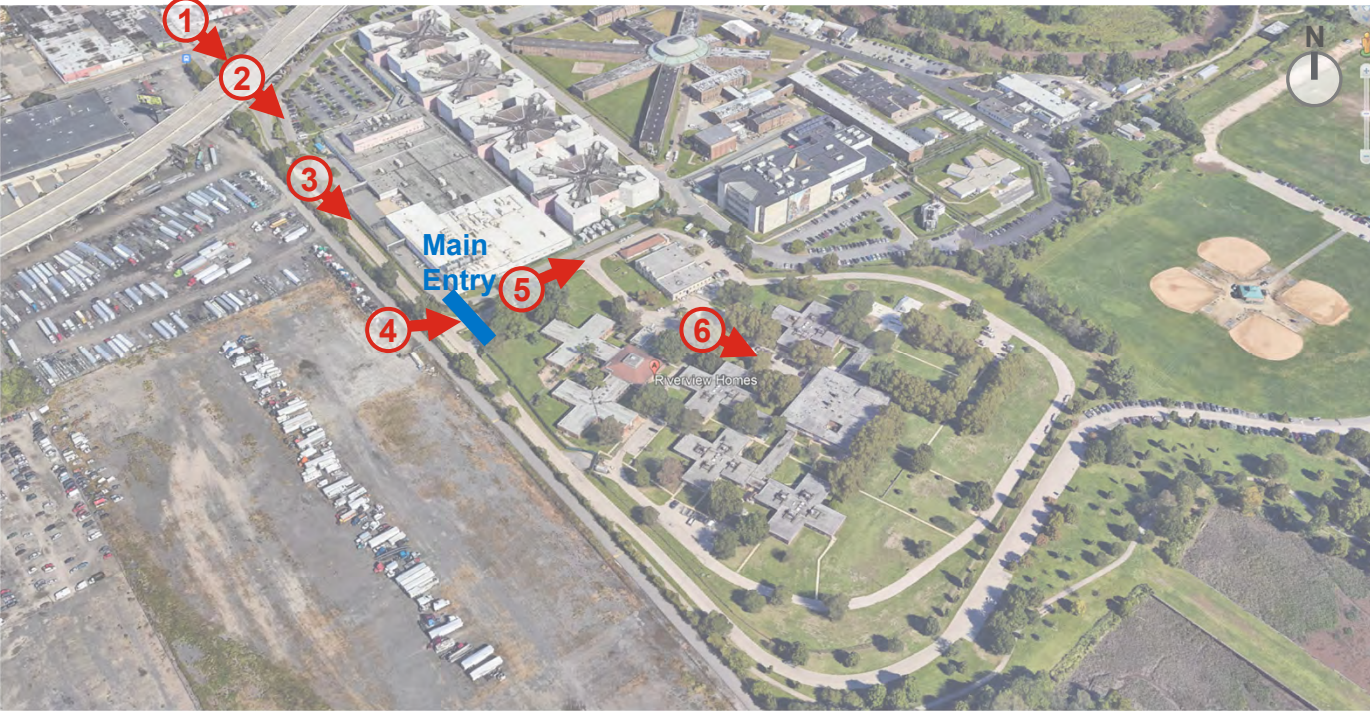
ACCESS TO SITE FROM STATE RD

Riverview Site

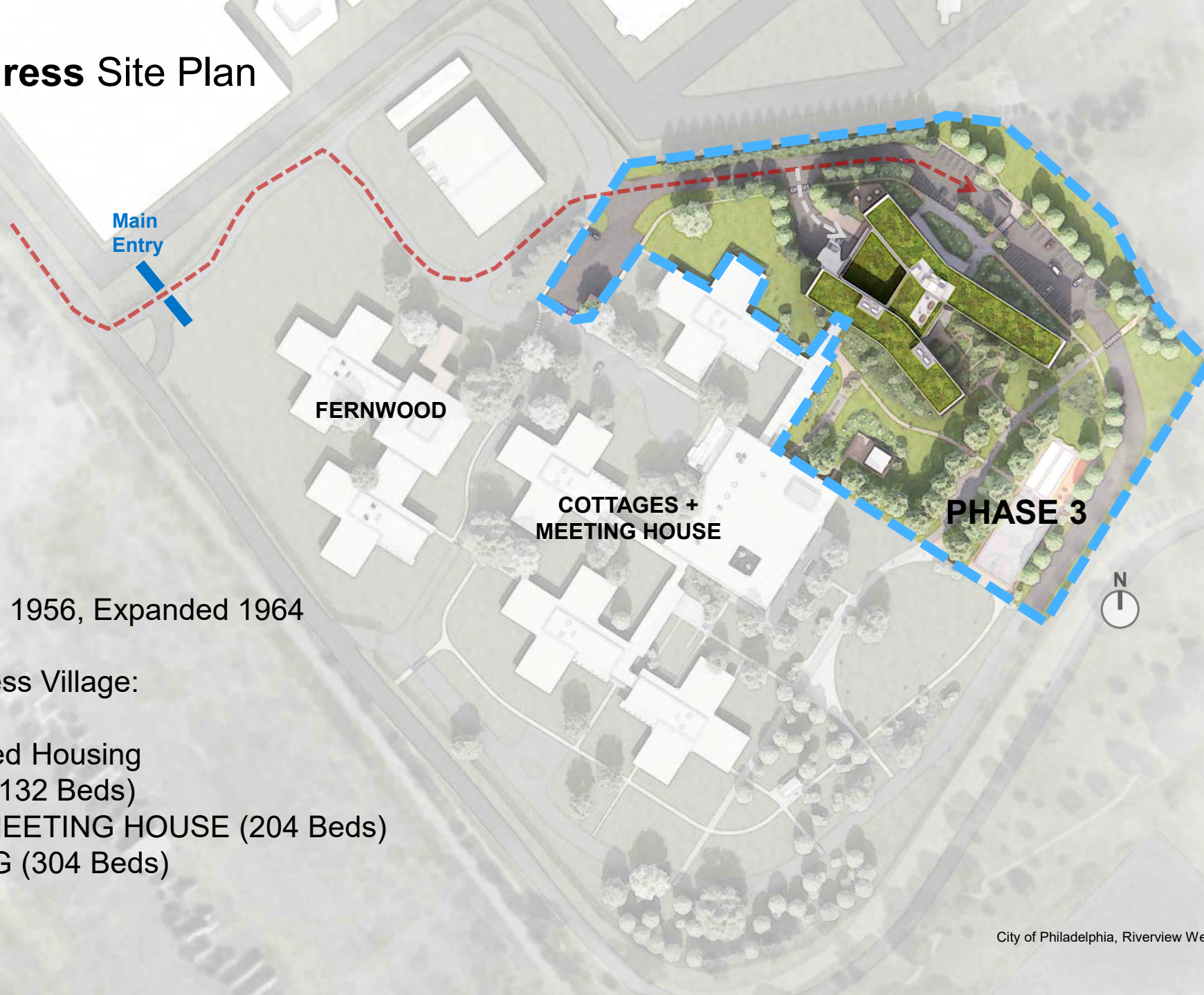
INDUSTRIAL + TRANSPORTATION FACILITIES



Riverview Wellness Village Site Arrival Experience



Design Progress Site Plan

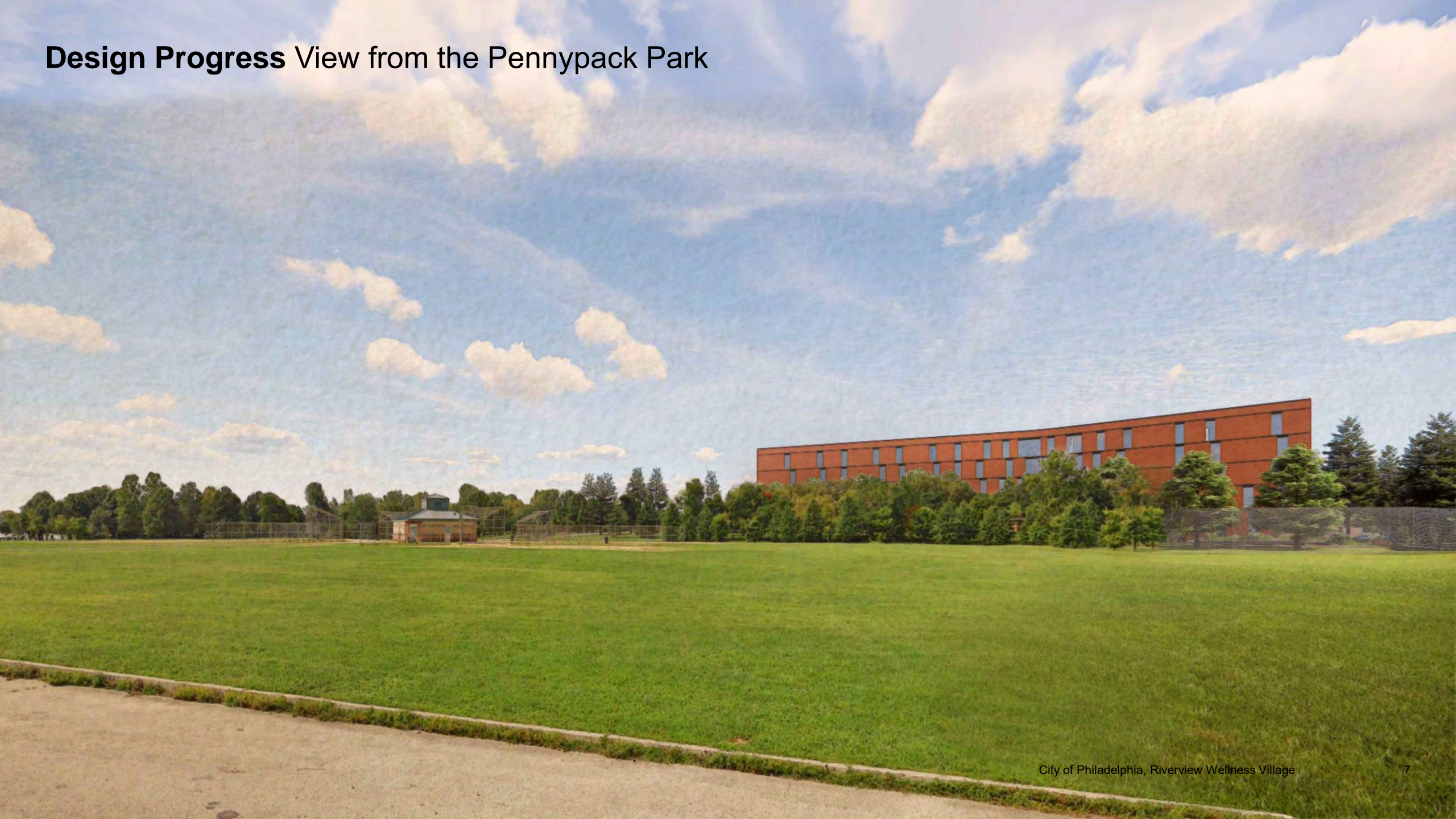


First Constructed 1956, Expanded 1964

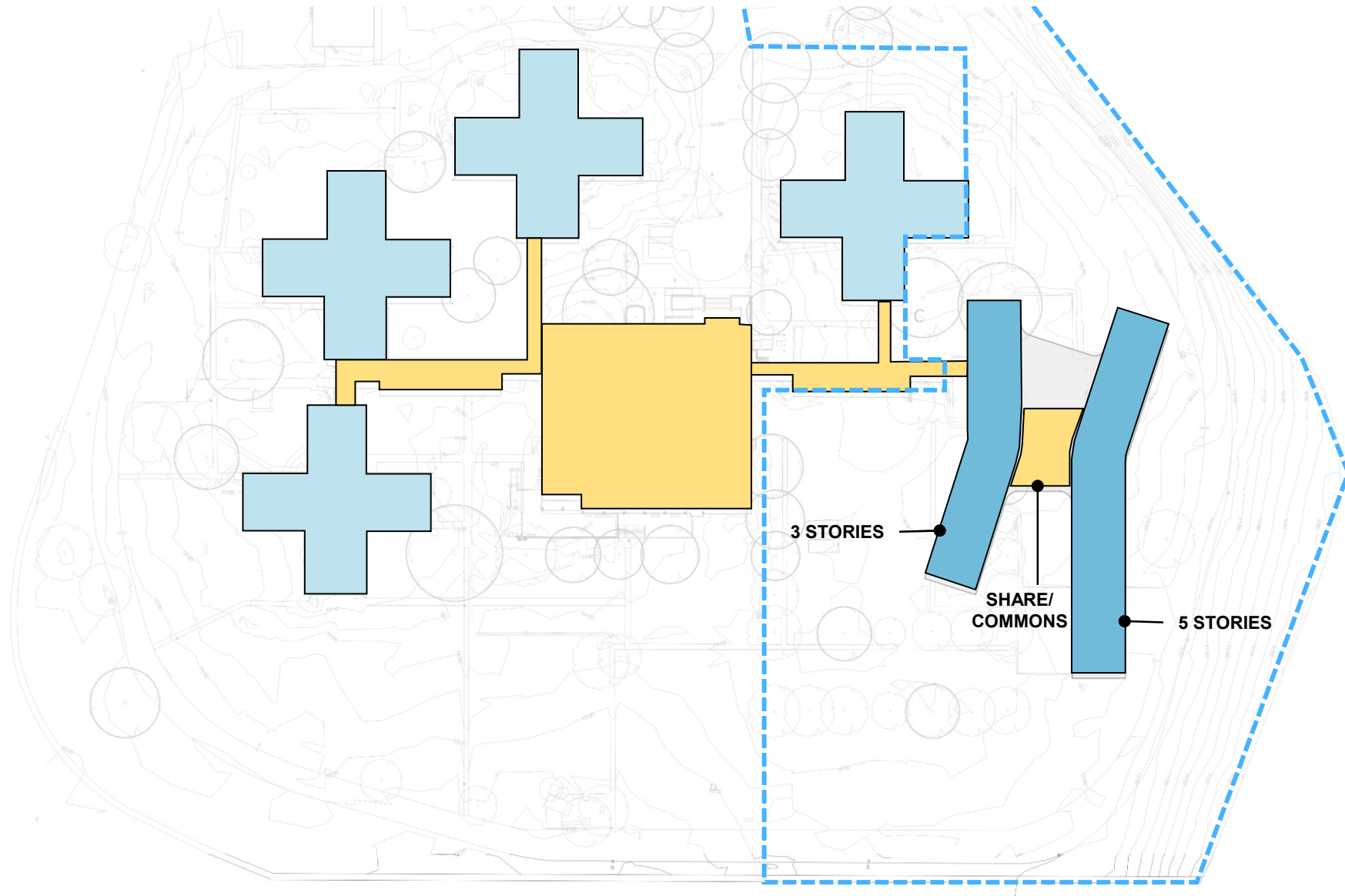
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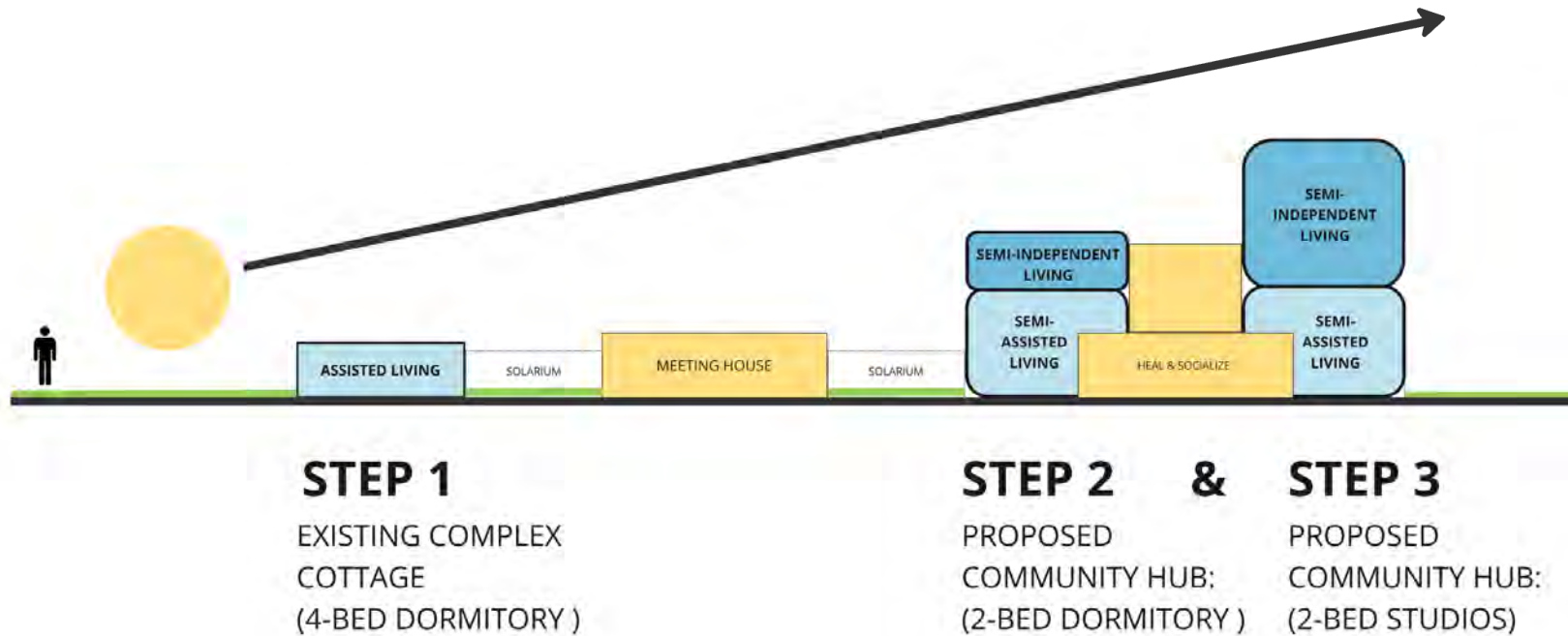
Design Progress View from the Pennypack Park



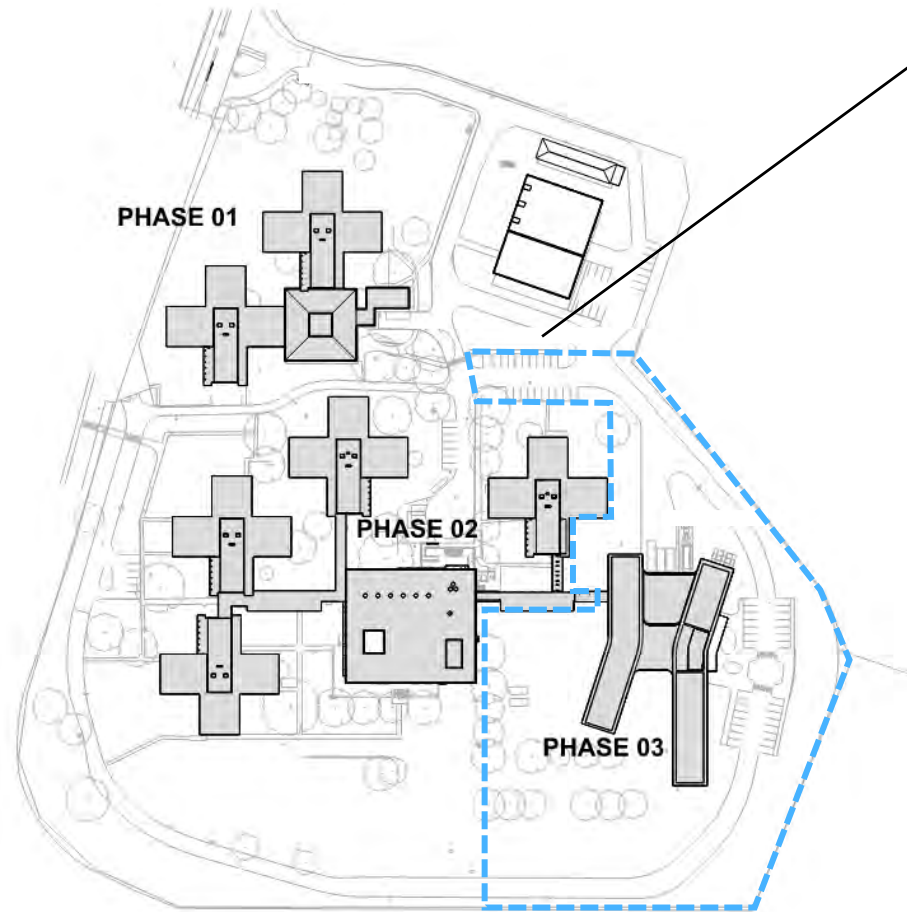
Building and Site Concept Program Response



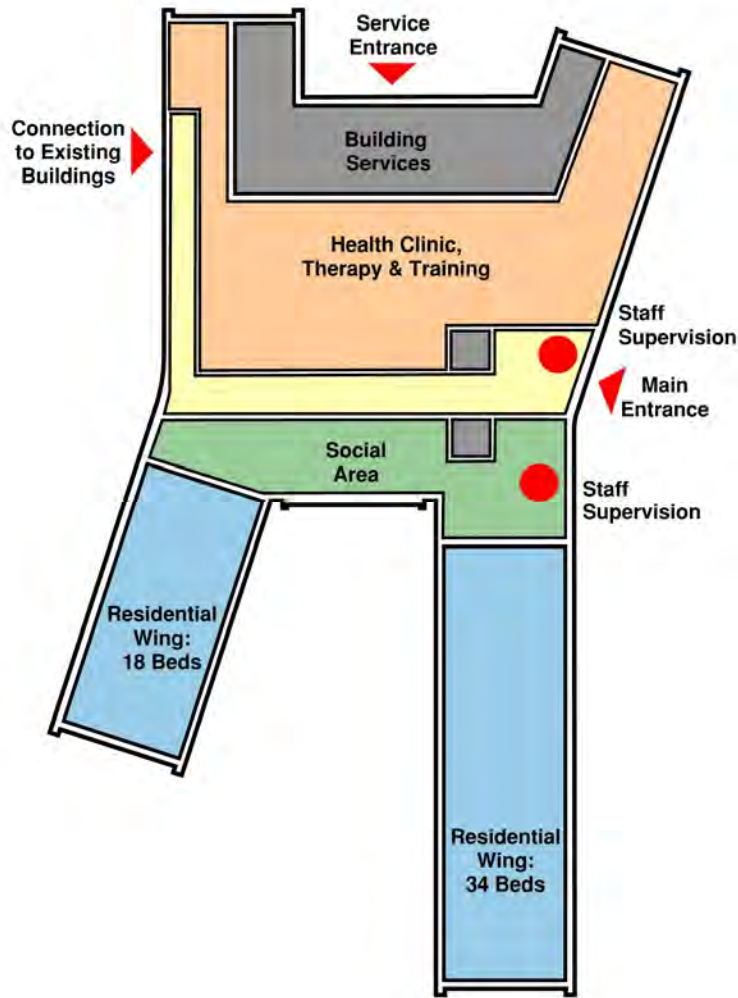
Levels of Care Vertical Journey through Wellness Village



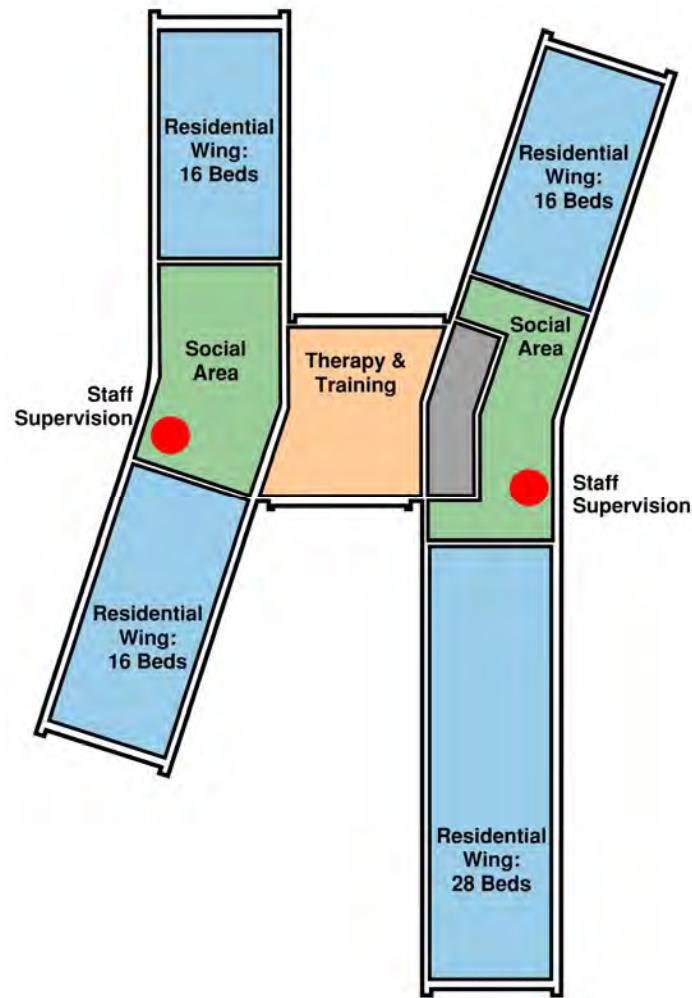
Site Design



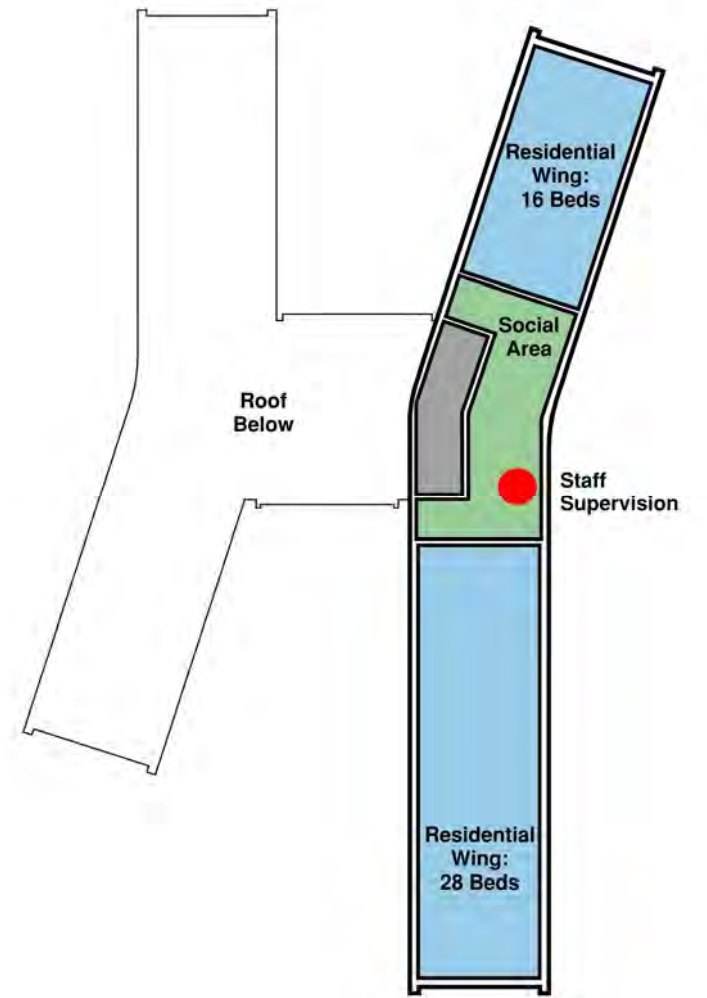
Building Floor Plans 152 New Double Rooms (304 New Beds)



First Floor Plan



Second and Third Floor Plans



Fourth and Fifth Floor Plans

Design Progress Aerial View Looking North



Design Progress Aerial View Looking South



Design Progress Southwest Facade



Design Progress Healing Garden



Design Progress Entry View

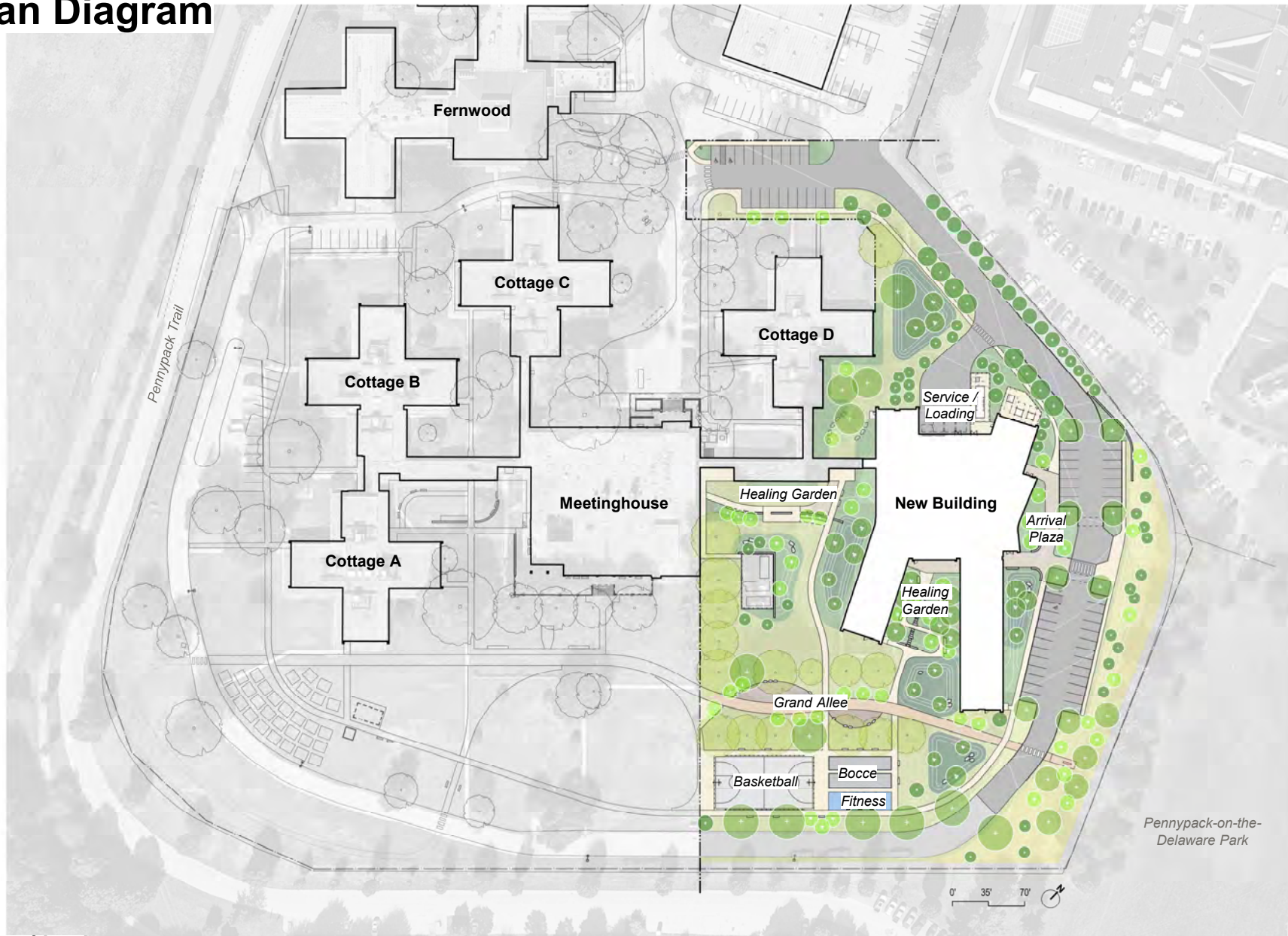


RIVERVIEW WELLNESS VILLAGE

Exterior Façade Palette



Campus Plan Diagram



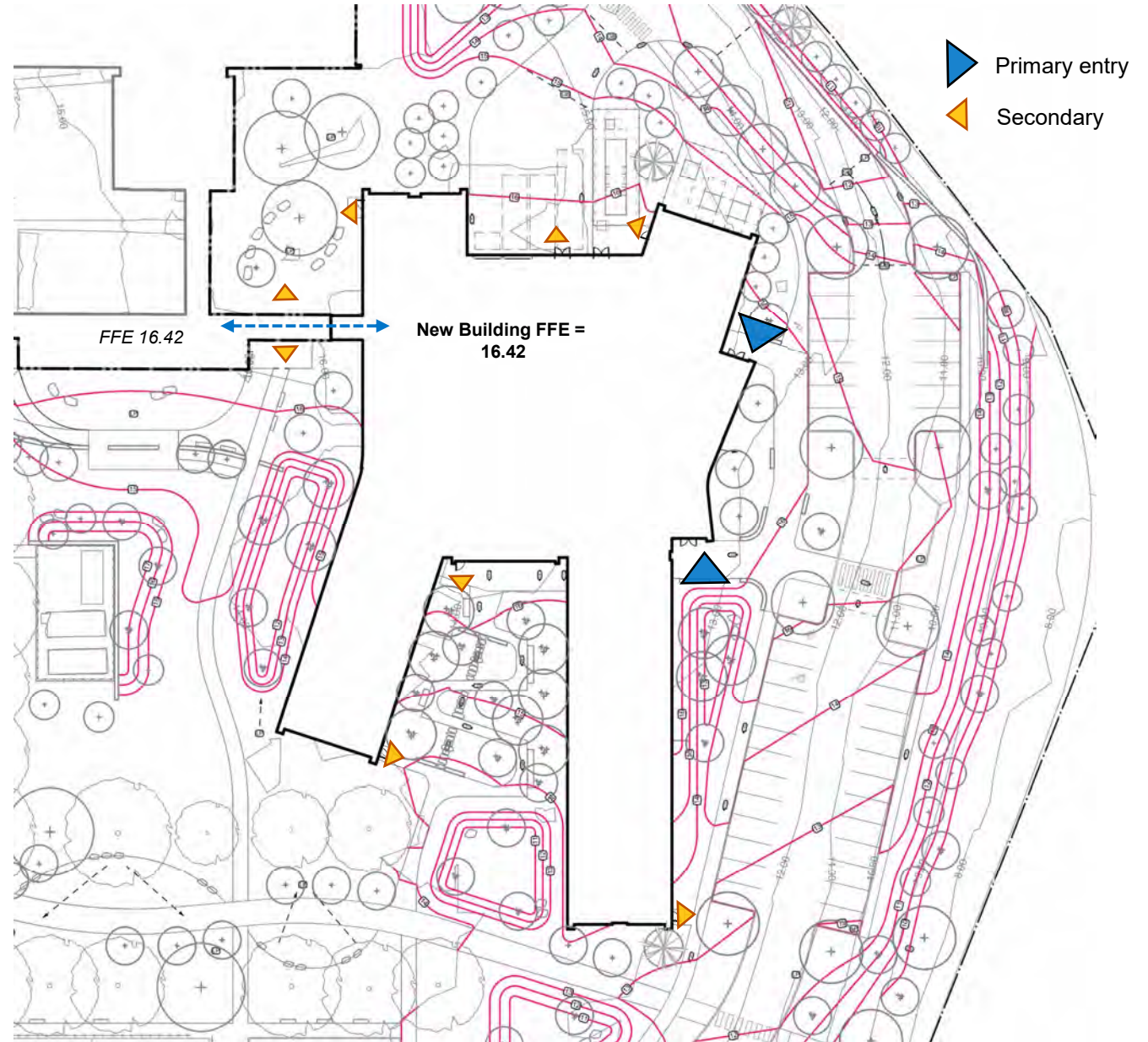
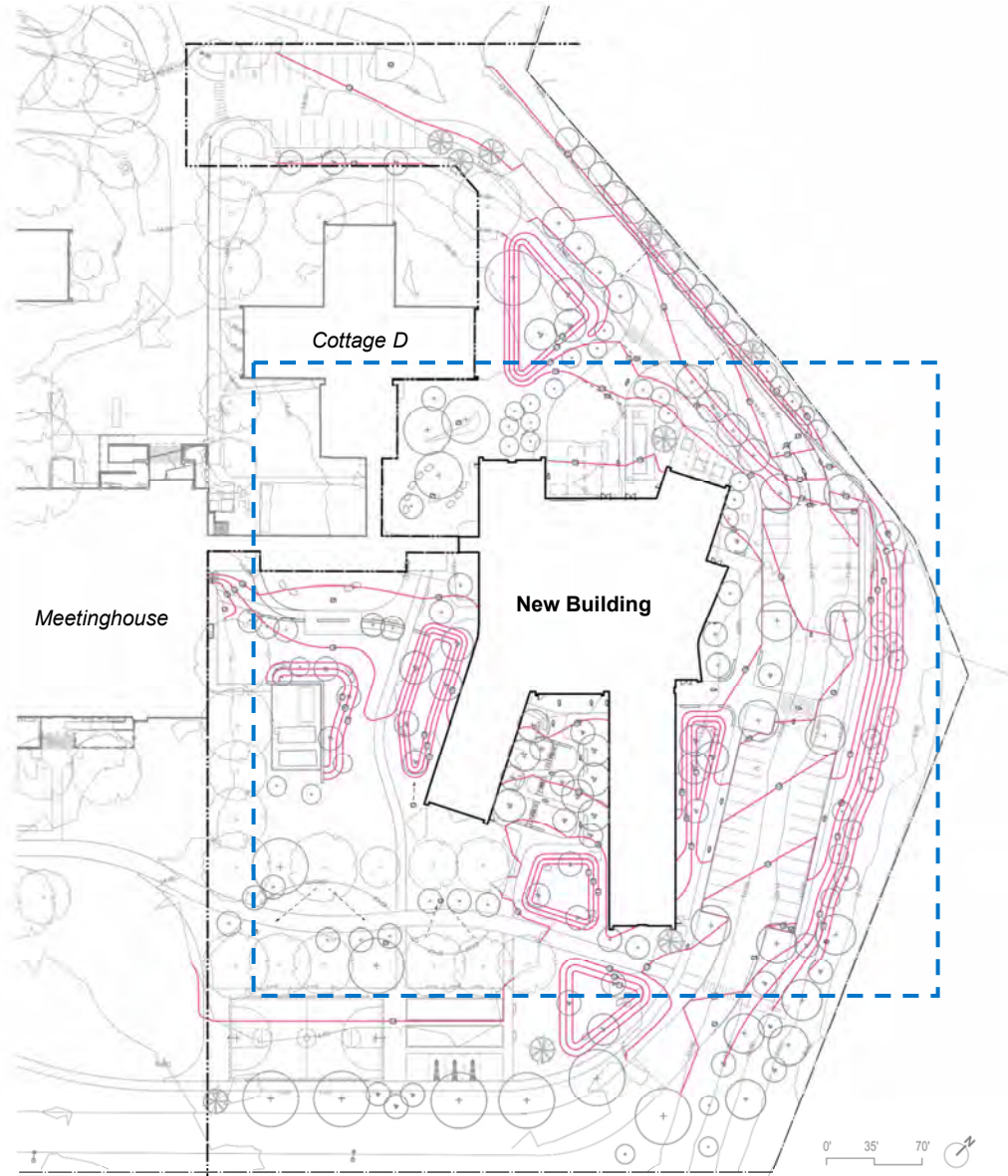
Campus Tree Assessment



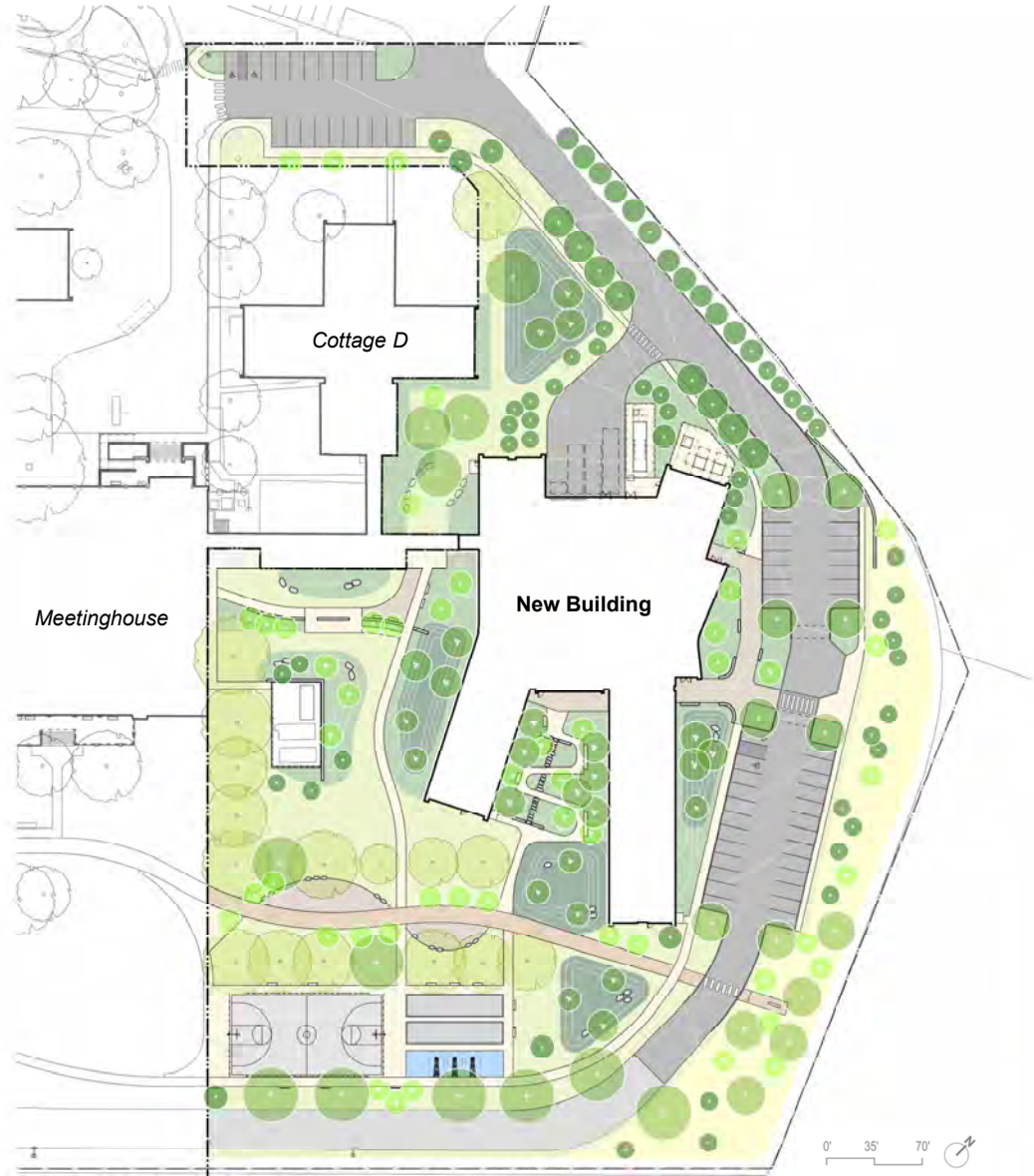
Tree Key
by the Morris Arboretum Urban Forestry Consultants
December 2024

Deciduous Tree	Life expectancy shading:	Evergreen Tree
	Dead or nearly so	
	5 years or less	
	5-15 years	
	Greater than 15 years	
	Requires further inspection (Hazardous)	
H	= Philadelphia Heritage Tree	
	= Tree to be removed	
	= 100-year floodplain	
	= Tree and soil protection zone	
	= New building footprint	

Site Grading + Accessibility



Site Materials + Elements



Exposed Aggregate Conc.



Seating Boulders



Natural Boulders



4" x 8" Concrete Unit Pavers





Resin-bound aggregate paving



Concrete Seat Wall with bench top

MATERIALS KEY

-  4"x 8" Concrete Unit Pavers
-  Cast-in-place Exposed Aggregate Concrete
-  Resin-bound Aggregate Paving (porous)
-  Safety Surface
-  Asphalt (overlay only)
-  Asphalt (full depth)

Site Furnishings



Lawn Chairs Loll Designs



Community Table Extremis



6-ft Bench Dumor



Flexible Table Landscape Forms



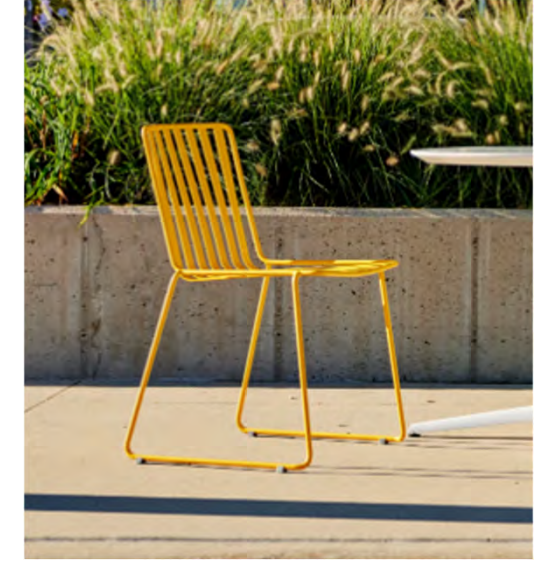
Trash Receptacle Dumor



Ash Receptacle Dumor



Bicycle Rack Dumor



Flexible Chair Landscape Forms

Athletic Equipment + Adult Fitness



City Standard Basketball Hoop Bison
Asphalt Acrylic Paint Color TBD



Basketball Court Bench Dumor



Parallel Bars

- Activities:
- Dips Parallel
 - Hand walk
 - Leg Raise Parallel
 - Pull-up Incline
 - Shrugs Parallel
 - Triceps Extension Parallel



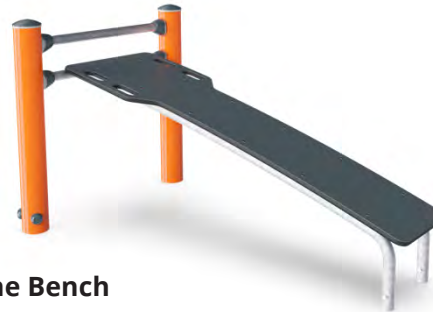
Pull-up Station

- Activities:
- Bulgarian Squat Net
 - Decline Push up Net
 - Hamstring Curl Net
 - Plank Net
 - Side Plank
 - Wall Sit



Incline Press

- Activities:
- Pull-Up
 - Pull-up Easy Incline Press
 - Push-up Incline Press



Decline Bench

- Activities:
- Leg Raises
 - Sit Up



Push-up Bars

- Activities:
- Pull-up Incline Parallel
 - Push-up
 - Push-up Decline
 - Triceps Extension Parallel

Planting Approach

MATURE CANOPY



The site has mature mid-century canopy trees to remain which will be protected and preserved. The project will fill gaps in the canopy while establishing diverse habitats across the site.

WATER AS INSPIRATION



The site's proximity to the Delaware River and riparian ecological habitats inform the planting design and stormwater management strategies.

HABITATS FOR HEALING



The landscape contributes to the healing mission of the site. Planting focuses on engaging texture, color, and form to draw users into accessible natural spaces and the health benefits they provide.

Tree Planting Plan



CANOPY TREES

- Heritage River Birch *Betula nigra 'Heritage'*
- Grey Birch *Betula populifolia*
- Tulip poplar *Liriodendron tulpifera*
- Blackgum *Nyssa sylvatica*
- White Oak *Quercus alba*
- Swamp White Oak *Quercus bicolor*
- Scarlet Oak *Quercus coccinea*
- Burr Oak *Quercus macrocarpa*
- Pin Oak *Quercus palustris*
- Hightower Willow Oak *Quercus phellos 'Hightower'*
- Black Oak *Quercus velutina*

EVERGREEN TREES

- Nellie R. Stevens Holly *Ilex x 'Nellie R. Stevens'*
- American Holly *Ilex opaca*
- Eastern Red Cedar *Juniperus virginiana*
- Eastern White Pine *Pinus strobus*

ORNAMENTAL TREES

- Autumn Brilliance Serviceberry *Amelanchier x grandiflora 'Autumn Brilliance'*
- Eastern Redbud *Cercis canadensis*
- Cherokee Princess Dogwood *Cornus florida 'Cherokee Princess'*
- Stellar Pink Dogwood *Cornus x 'Rutgan's Stellar Pink'*
- Sweet Bay Magnolia *Magnolia virginiana*

Tree Palette

CANOPY TREES



Blackgum
Nyssa sylvatica



Heritage River Birch
Betula nigra 'Heritage'



Hightower Willow Oak
Quercus phellos 'Hightower'



Quercus palustris
Quercus palustris

EVERGREEN TREES



Eastern White Pine
Pinus strobus



Eastern Red Cedar
Juniperus virginiana



Nellie R. Stevens Holly
Ilex x 'Nellie R. Stevens'

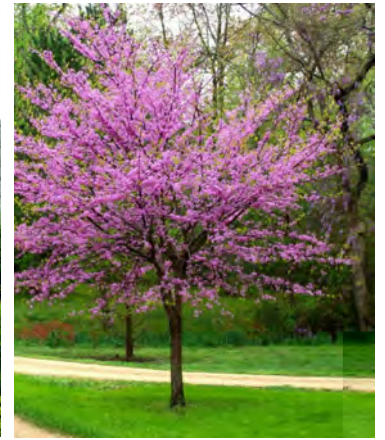


American Holly
Ilex opaca

ORNAMENTAL TREES



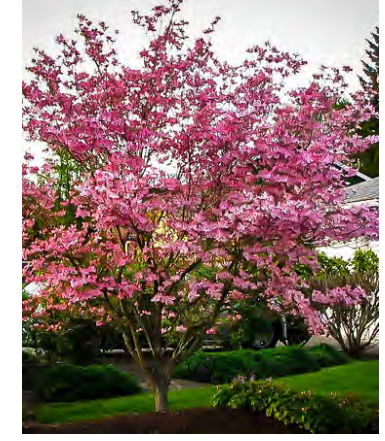
Sweetbay Magnolia
Magnolia virginiana



Eastern Redbud
Cercis canadensis



Cherokee Princess Flowering Dogwood
Cornus florida 'Cherokee Princess'



Stellar Pink Flowering Dogwood
Cornus x 'Rutgan Stellar Pink'

Planting Typologies



PLANT BEDS



Maryland Dwarf Holly
Ilex opaca 'Maryland Dwarf'



Prairie dropseed
Sporobolus heterolepis



Purple coneflower **October skies aster**
Echinacea purpurea *Aster laevis*



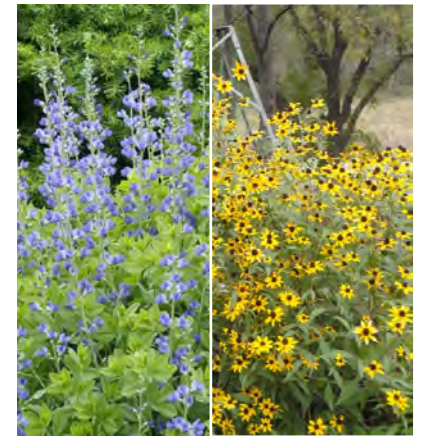
MEADOW



Eastern Red Cedar
Juniperus virginiana

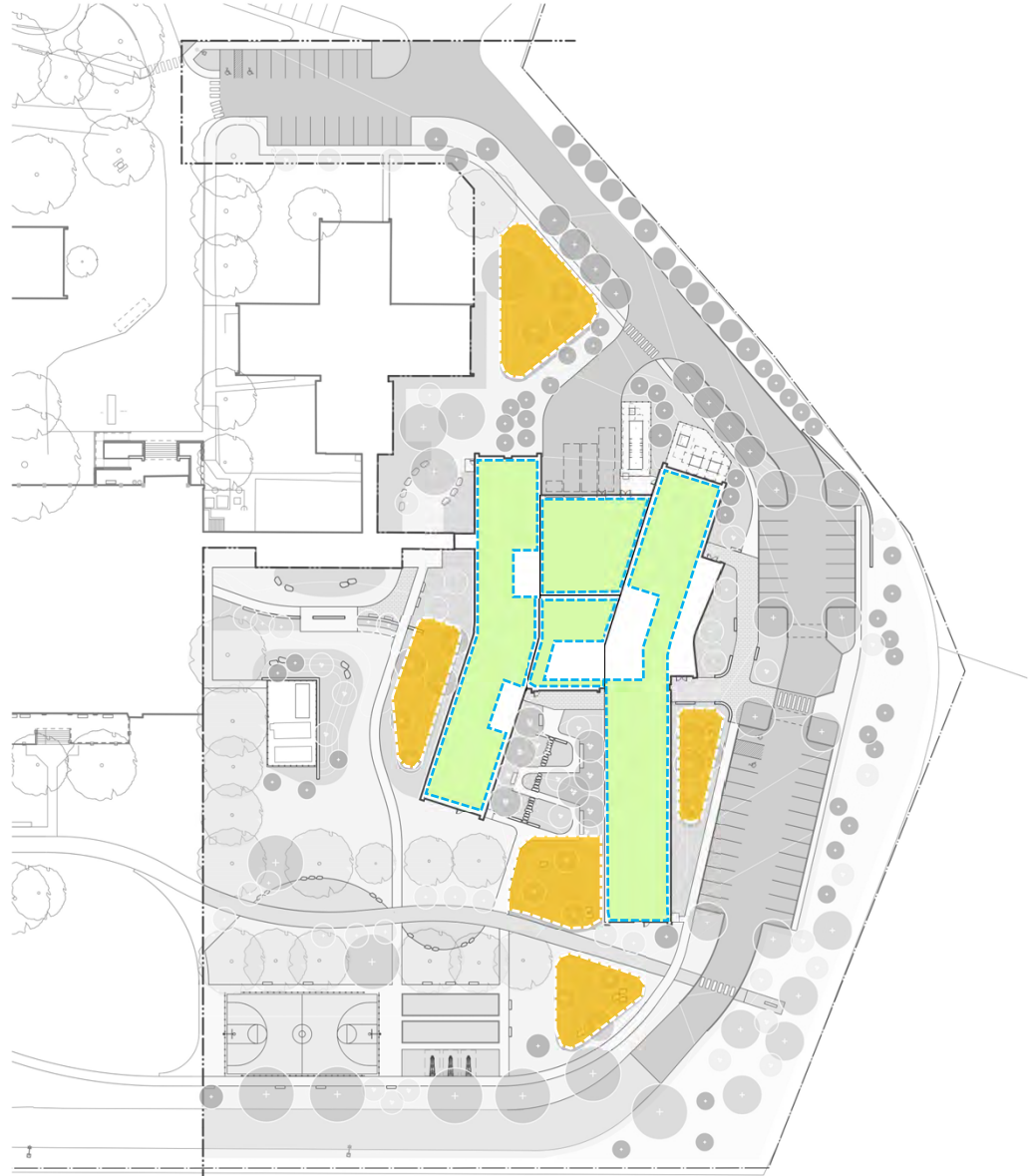


Little Bluestem
Schizachyrium scoparium



Blue False Indigo **Brown-eyed Susan**
Baptisia australis *Rudbeckia triloba*

Planting Typologies Stormwater



GREEN ROOF



Extensive (shallow) green roof planting



Sedum mats

Additional plug planting



RAIN GARDENS



Autumn Brilliance Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'



Fox Sedge
Carex vulpinoidea



Little joe pye weed
Eupatorium dubium 'Little Joe'

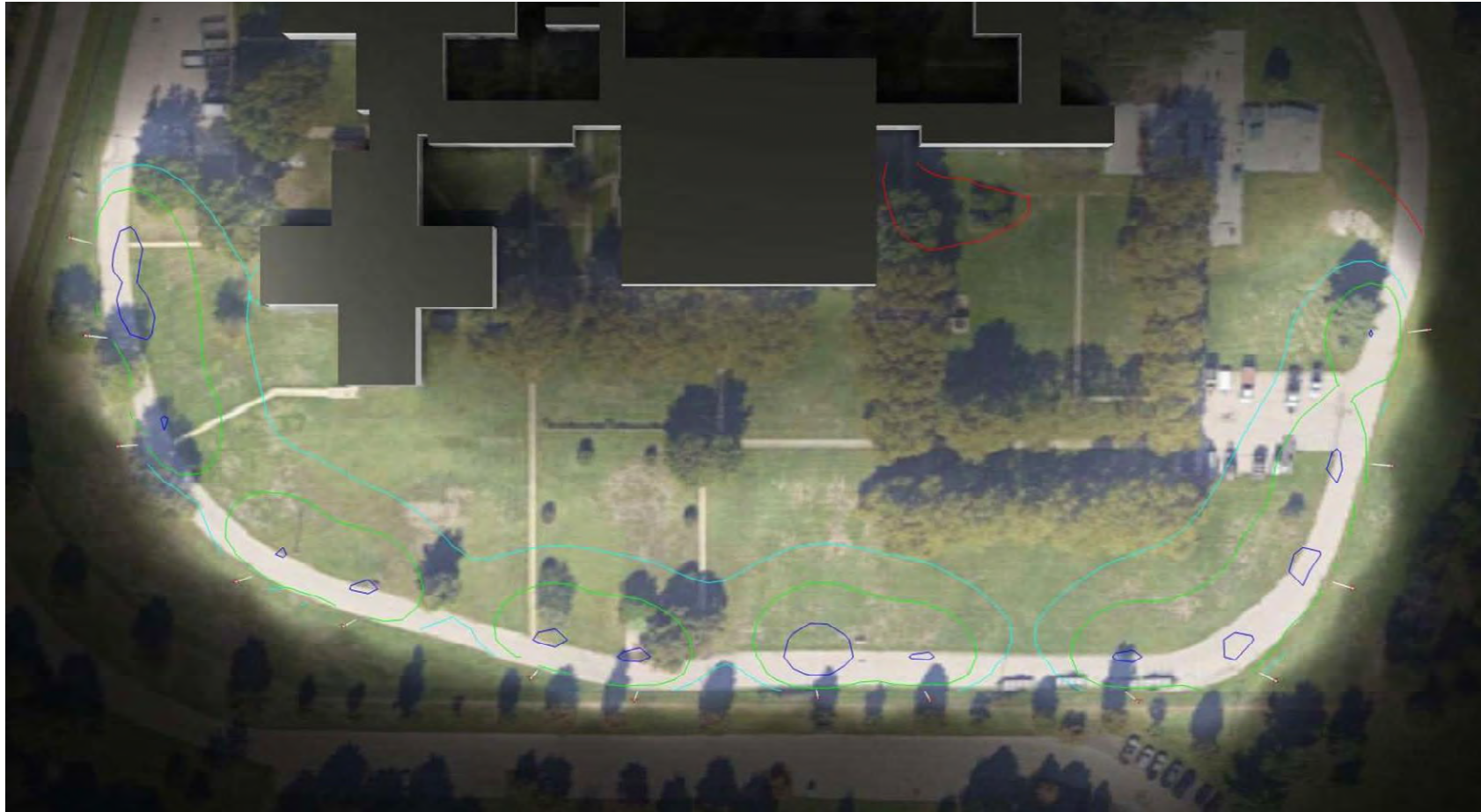
Focus Area Arrival Plaza



Focus Area Healing Garden Courtyard



Existing Site Perimeter Lighting



Perimeter Lighting Simulation



Security Fence and Lighting

Design Progress Aerial View Looking North



Design Progress Aerial View Looking North



Design Progress Healing Garden



Design Progress Healing Garden



Design Progress Entry View



RIVERVIEW WELLNESS VILLAGE

Design Progress Entry View



RIVERVIEW WELLNESS VILLAGE

Public Art Opportunities Aerial View Looking Northeast



 **Public art opportunities**

Public Art Opportunities Southwest Facade



Cover Letter and Creative Philadelphia Letter of Intent

January 29, 2025

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

Re: 7801 State Road-- Riverview Wellness Village, Proposed New Building

Dear Art Commissioners and Art Commission Staff,

This letter is written on behalf of the Managing Director's Office (MDO), and the Capital Program Office (CPO), of the City of Philadelphia, regarding the proposed new 5-story building at the existing Riverview Wellness Village complex. Please consider this as our formal request to be placed on the agenda of the February 12, 2025 Art Commission meeting.

The Riverview Wellness Village ("RWV" or "Riverview") is an existing campus of approximately 19 acres located at 7801 State Road. Originally constructed in 1956 as an indigent housing complex and later as an elderly care home, the current function of the campus is as a wellness care and recovery housing center. RWV is a critical component of a broader City-wide wellness ecosystem in place to serve residents struggling with drug addiction, mental health challenges, and/or homelessness. Presently, there are numerous existing buildings on the campus, consisting of six (6) residential cottages and a communal Meeting House building, which also includes a communal dining area. These existing buildings are interconnected by a series of interior solariums, with the exception of the "Fernwood" cottages. The RWV site is accessed by a vehicular path off of State Road and is adjacent to the Pennypack on the Delaware public park. Within its fenced perimeter is a loop road, distributed parking, various landscaped areas, and a maintenance service building.

The project for a proposed new 5-story building on the campus is intended to expand capacity by approximately 300 residential beds, along with additional clinical care support functions. The proposed building is in the location of a former residential cottage (Eim Cottage) which was demolished in 2019, and will be connected to the rest of the complex by one of the existing solariums. Residential program in the new building will include double occupancy dormitory-style rooms with shared bathrooms at lower levels, as well as efficiency apartment-style studio units at upper levels. Support program will include common residential kitchen and lounge spaces, as well as support and office function for an on-site care provider. The new building will be funded by City of Philadelphia capital funds, with a budget of approximately \$50M.

The construction of this new building is intended to address a critical gap in Philadelphia's wellness ecosystem by addressing a shortage in recovery-focused housing. The site's setting along the Delaware River provides the campus with a unique and tranquil environment which is supportive of the type of care it offers, and this new building is designed to take advantage of these positive aspects to enhance the experience of its residents on their road to recovery. We look forward to sharing greater detail on this important project with you in our submission package next week, as well as to receiving the valuable feedback that the Art Commission will offer in its review of the project.

I can be reached at sbarlett@ballinger.com or at the phone number and address listed on this letterhead. Additionally, our primary contact person at the Capital Program Office, Deputy Director Pedro Pinto, may be reached at 267-239-4019 or Pedro.Pinto@phila.gov.

Sincerely,

Stephen Barlett, AIA
Principal

ballinger

©2025 Christina Gomez, Suite 1000
Philadelphia, PA 19107 | 215.440.2900
ballinger.com

February 4, 2025

Alex M. Smith
Katherine Liss
The Philadelphia Art Commission
One Parkway, 1515 Arch Street, 13th Floor
Philadelphia, PA 19102



Re: Letter of Intent for Percent for Art at Riverview Wellness Village

Dear Alex:

Creative Philadelphia would like to inform the Philadelphia Art Commission of our intent to provide a Percent for Art opportunity at Riverview Wellness Village in collaboration with the Managing Director's Office (MDO), Capital Program Office (CPO), and Design team. The Riverview Wellness Village is located at 7801 State Road and is part of a 19 acres campus along the Delaware River. The current function of the campus is a wellness care and recovery housing center, and it contains numerous existing buildings. The project for a proposed new 5-story building has triggered the Percent for Art requirement and is intended to expand capacity by approximately 300 residential beds, along with additional care support functions. It will be connected to the rest of the complex by an existing solarium. The timeline for this future Percent for Art project is still being determined with CP, MDO and CPO.

Below is an overview of our anticipated understanding and approach for this project:

- The Percent for Art opportunity for the Riverview Wellness Village 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; Riverview Wellness Staff, Managing Director's Office, Capital Program Office, community representatives, elected officials, and Creative Philadelphia
- The Artist will be selected through an open Call for Artists competition, consisting of Phase 1 where artists submit qualifications, and a subsequent Phase 2 where 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

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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.

- CP 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, CP will initiate a separate review process with the Philadelphia Art Commission for approving the artwork.

We look forward to working with the MDO and CPO's project team and all stakeholders to realize a beautiful, site-specific public artwork that will be a long-lasting contribution to the Riverview Wellness Village, 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

Creative Philadelphia

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