



| CITY OF PHILADELPHIA  
PUBLIC SAFETY SERVICES CAMPUS

## CIVIC DESIGN REVIEW

11.03.15

BALLINGER



**City of Philadelphia**

Dept. of Public Property  
1515 Arch Street, 11th floor  
Philadelphia, PA 19103

**Ballinger**

833 Chestnut Street, Suite 1400  
Philadelphia, PA 19107

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# Project Description

4601 MARKET STREET, PHILADELPHIA, PA 19139

## ARCHITECTURE

The Public Safety Service Campus (PSSC) occupies the southern part of the block between 46th and 48th streets, Market Street, and Haverford Avenue. The prominent 15-acre property includes the former Provident Mutual Life Insurance Building, a 325,000 square foot six story Classical Revival, limestone clad concrete and steel building designed by Cram and Ferguson and built in 1926. The design of the PSSC renovates the existing building, with required additions and site improvements, into a state-of-the-art campus of buildings to serve the City of Philadelphia and contribute to urban revival in the forty-fourth ward. The project will be an adaptive reuse of the existing Administration building for the co-location of 1) The Police Headquarters; 2) The Medical Examiner’s Office and Morgue; and 3) the Department of Public Health Laboratory Services. The departments noted are currently located in separate facilities that are no longer serviceable for their evolving operations.

In addition to the renovation of the Administration Building, the project will add a Central Utility Plant (CUP) on the west side of the property and extend the ground level of the building to accommodate loading dock, service yards, and sally ports for the Police Department and Medical Examiner’s Office. An auditorium will be added as an infill component at the western side of the first level to accommodate large scale gatherings and presentations. The primary public lobbies, including elevator lobbies and mezzanine at the main entry are historically significant but are not listed or registered locally or nationally. Nevertheless these spaces, as well as the building envelope, clock tower and cupola, will be restored as a direct benefit to this public project.

## SITE

The site includes improvements and additions to parking, service, and pedestrian access as well as new and renovated site walls to meet standards of accessibility, and functional requirements of the program. Improvements to landscaping, site lighting and signage will create a pedestrian friendly front door to the surrounding community. Significant Heritage Trees exist on the site and will be preserved as part of this proposed project.

## PUBLIC ART

The PSSC has two Public Art Components. The site will accommodate the sculpture, *A Friend*, relocated from the present Police Headquarters at 750 Race Street. The 700lb, 1976 bronze by Charles Cropper Parks will flank the north wall of the primary exterior entry stair on 46th street. The project is also participating in the City of Philadelphia Percent for Art Program. The Office of Arts, Culture and the Creative Economy (OACCE), in collaboration with the Philadelphia Police Department (PPD), the Philadelphia Department of Public Health (PDPH) and the Department of Public Property (DPP) has developed a call to artists, a copy of which is included for your review and reference.



Project Application Form  
Civic Design Review



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 632696

What is the trigger causing the project to require CDR Review? Explain briefly.  
CDR review is not required. DPP has requested an Optional Review.

PROJECT LOCATION

Planning District: West Council District: 3

Address: 4601 Market Street  
Philadelphia, PA 19139

Is this parcel within a Master Plan District? Yes X No

CONTACT INFORMATION

Applicant Name: c/o James Lowe Primary Phone: (215) 683-4422

Email: James.Lowe@phila.gov Address: 1515 Arch Street, 11th Floor  
Philadelphia, PA 19103

City of Philadelphia Department of  
Property Owner: Philadelphia Developer Public Property

Architect: Ballinger

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 657,057 SF

Existing Zoning: CMX-3 Are Zoning Variances required? Yes No X

(Required zoning variances have been submitted and approved)

SITE USES

Present Use: Vacant

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):  
Safety Services Use; 271,728 SF of Interior Construction, 41,736 SF of New Construction

Proposed # of Parking Units:  
562 Spaces

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: Time:



**Site Context**

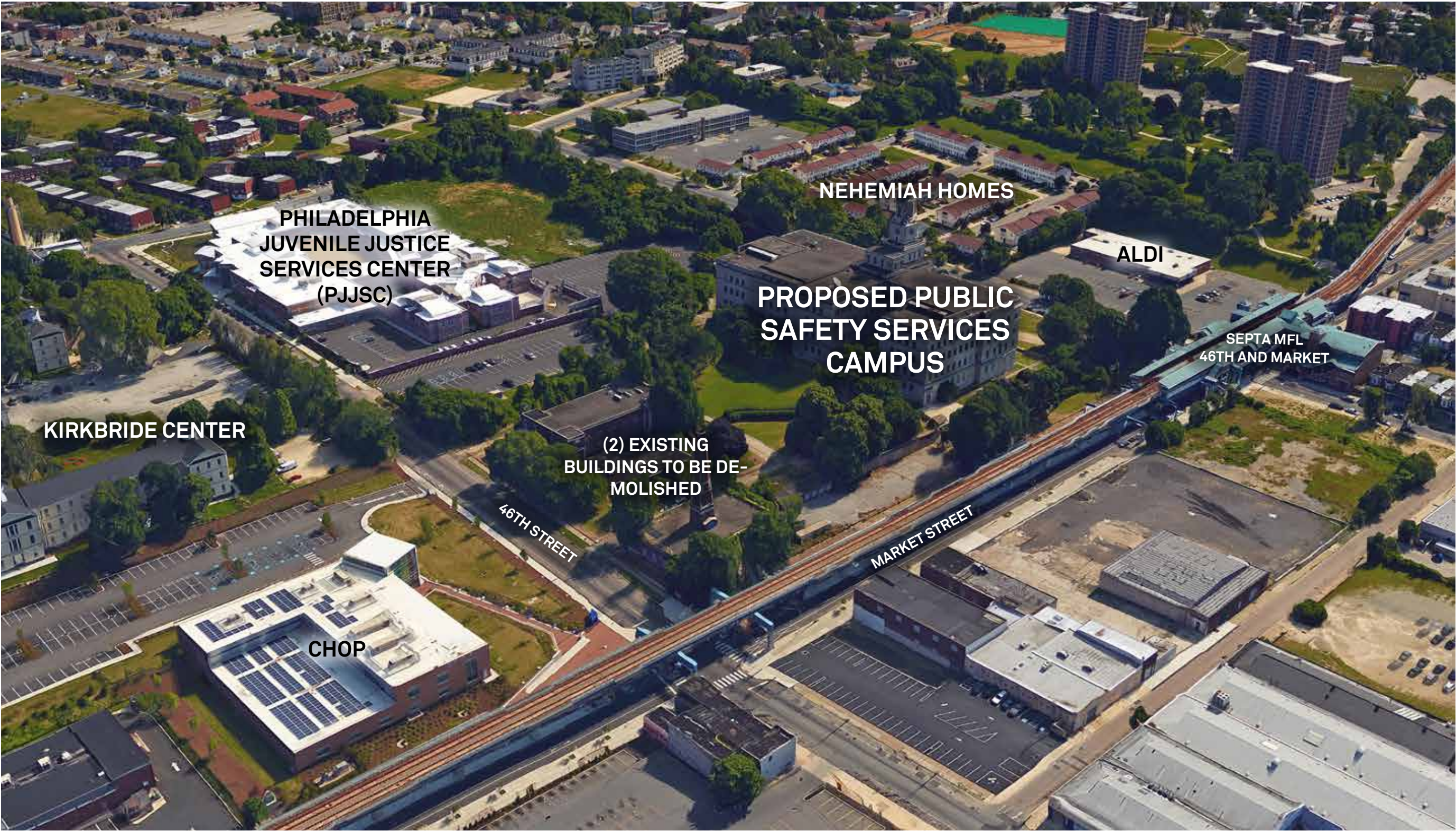
Existing Aerial from Southeast





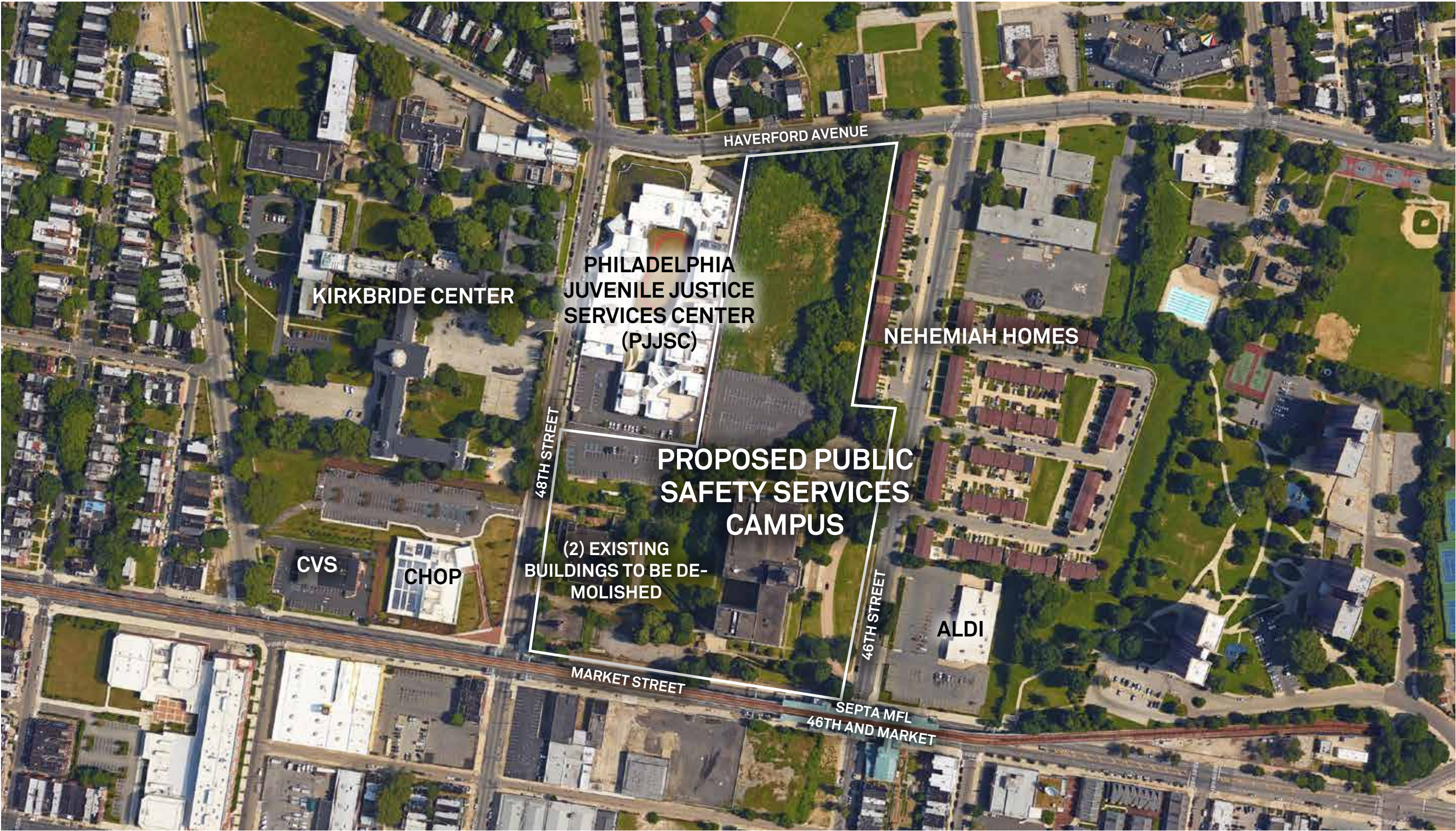
**Site Context**

Existing Aerial from Southwest





**Site Context**  
Neighborhood Aerial





Site Photographs

Existing Site Conditions



VIEW FROM MARKET STREET LOOKING NORTHWEST



VIEW FROM 46TH STREET LOOKING WEST



VIEW FROM SITE INTERIOR LOOKING EAST



EXISTING AUDITORIUM FROM 48TH



EXISTING POWERHOUSE FROM 48TH



Site Photographs

Area Surrounding Site



ALDI STORE - 46TH AND MARKET NORTHEAST CORNER



NEHEMIAH HOMES - 46TH STREET



SEPTA 46TH STREET STATION - 46TH AND MARKET NORTHWEST CORNER



SEPTA 46TH STREET STATION - 46TH AND MARKET SOUTHEAST CORNER



Site Photographs

Area Surrounding Site



FORMER BINTIS INTERNATIONAL NIGHTCLUB - 48TH AND MARKET SOUTHWEST CORNER



CHOP KARABOTS CENTER - 48TH AND MARKET NORTHWEST CORNER



KIRKBRIDE CENTER - 48TH STREET WEST SIDE



PHILADELPHIA JUVENILE JUSTICE SERVICES CENTER - 48TH STREET EAST SIDE



**Site Photographs**  
Area Surrounding Site



VIEW FROM SITE LOOKING EAST



VIEW FROM SITE LOOKING WEST



VIEW FROM SITE LOOKING NORTHWEST TO PJJSC/KIRKBRIDE

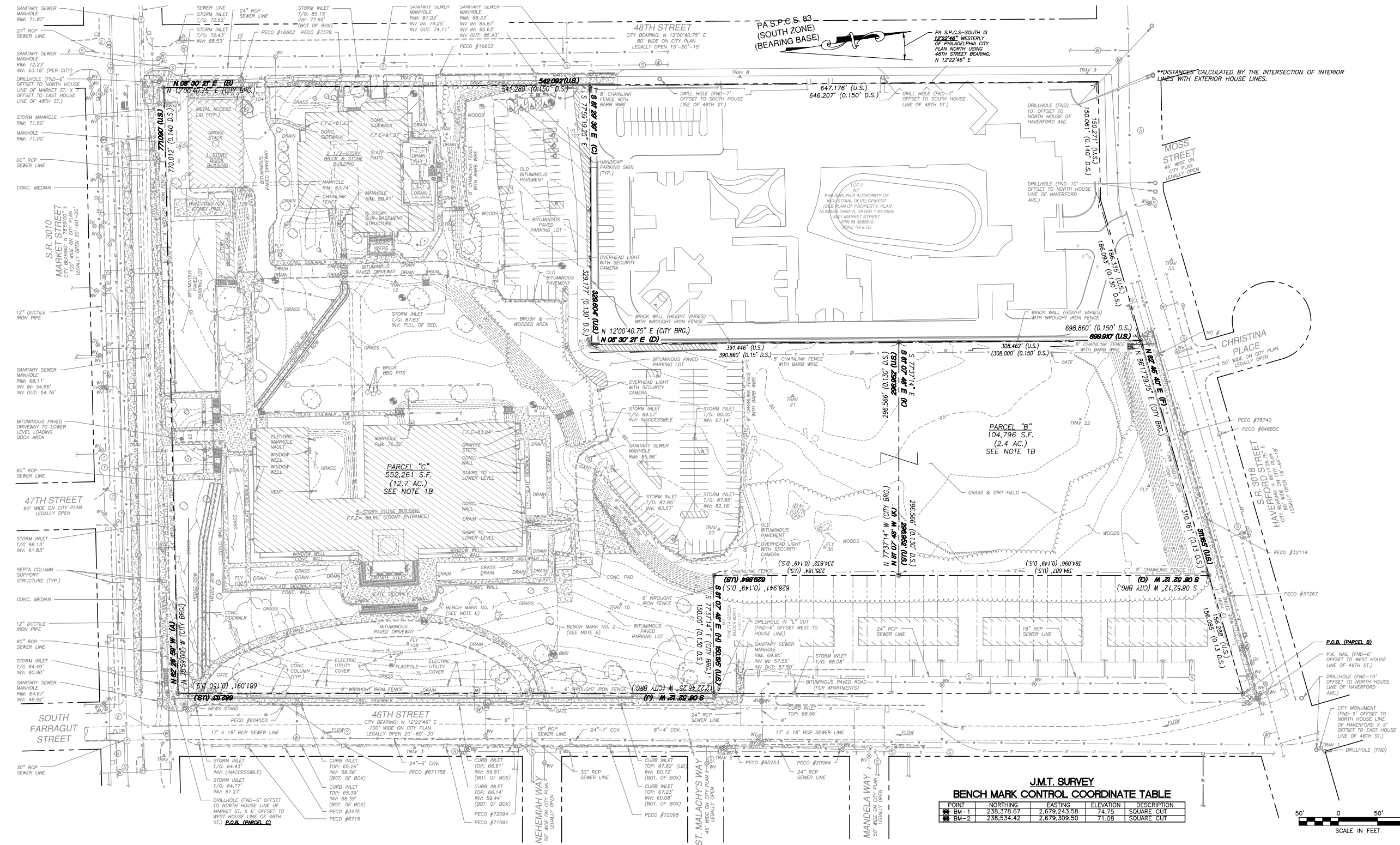






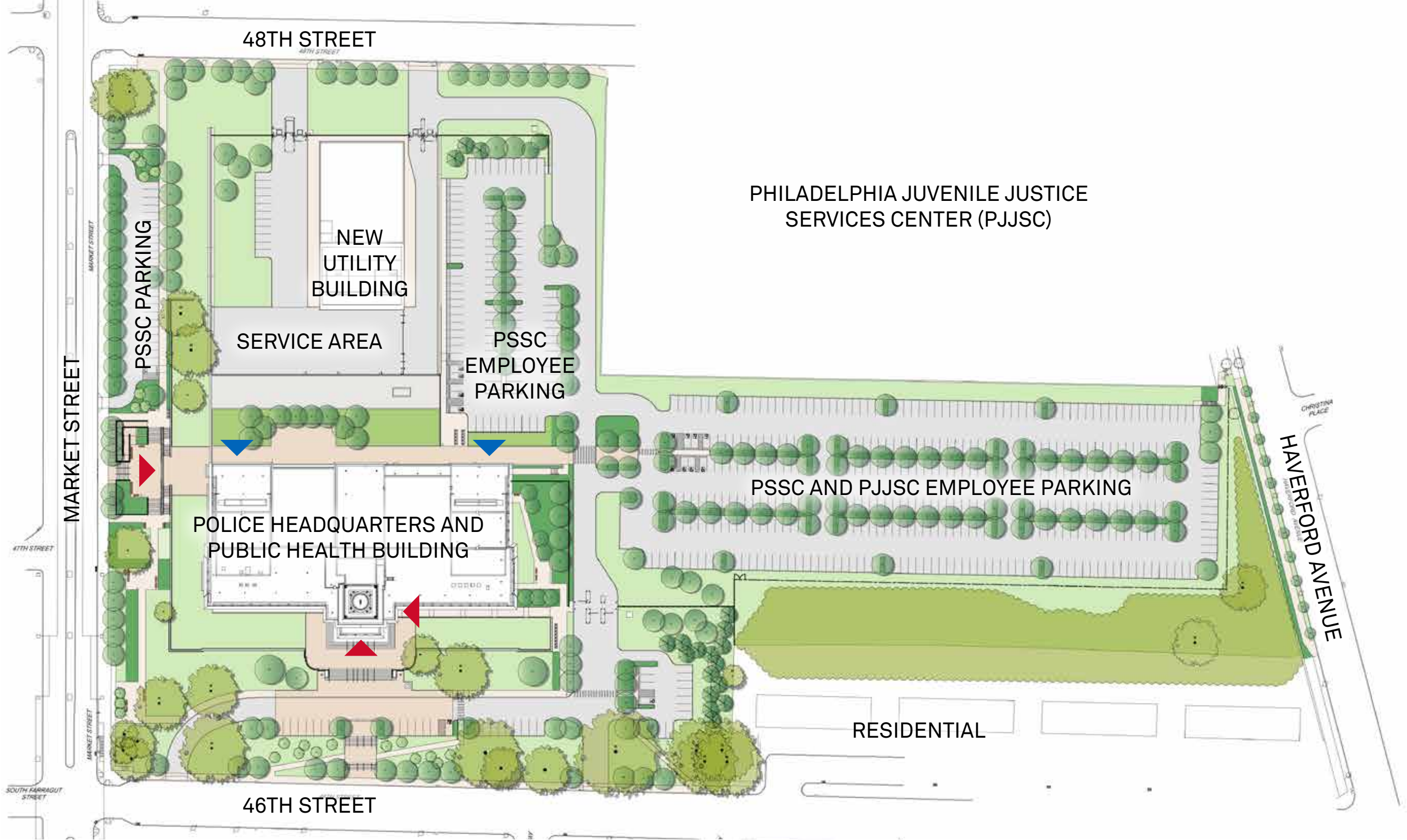
## Site Survey

### Existing Conditions





**Site Plan**  
Proposed





## Perspective

View from 46th Street





## Perspective

View from 46th and Market





## Perspective

View from 48th and Market









## Perspective

Aerial View from Northeast





Perspective

Aerial View from Southwest





# Building Materials

## Description and Character Images



### EXISTING BUILDING

The existing building and site plinth wall are clad on primary elevations in warm buff Indiana Limestone masonry, wrought iron railings, and a gilded dome and ship weathervane. Secondary courtyard elevations are clad in a warm yellow face brick to complement the limestone.

The limestone and brick will be cleaned, repaired and repointed. Masonry damaged beyond repair will be replaced with limestone and brick units matching in size, color and texture. Wrought iron railings at the clock tower and balcony will be reanchored cleaned and repainted and the dome and weathervane will be regilded.



### FIBER CEMENT RAINSCREEN

Public facing additions, major site walls and the central utility plant will be clad in a modern fiber cement rainscreen system. The system consists of a thin fiber reinforced cement or concrete open joint panel with a smooth finish. The panels will be attached to an aluminum subframe with color matched face fasteners and trimmed with 1/4" painted aluminum plate at the system perimeter. The panels will be a dark grey custom color to contrast the contemporary additions with the lighter tones of the existing building.



### TRANSLUCENT POLYCARBONATE

The east and west elevations of the central utility plant include translucent polycarbonate glazing. The system is supported by aluminum mullions and battens on the interior to allow a smooth, uninterrupted field on the exterior. The polycarbonate will be the standard translucent "Opal" color to screen interior equipment while providing daylighting to the interiors. At night, the material will be backlit and subtly glow, increasing visual interest on the west side of the site for building occupants and SEPTA Market Frankford Line riders.





### EXPOSED ARCHITECTURAL CAST IN PLACE CONCRETE

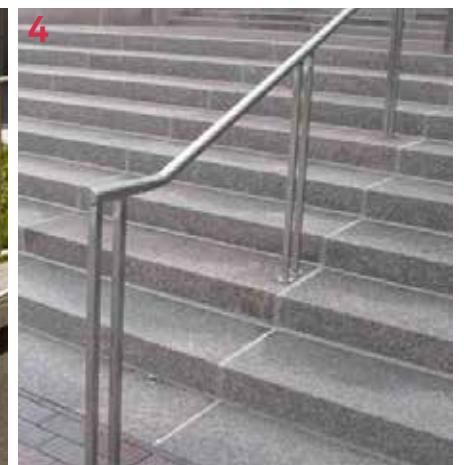
Building and site walls in utilitarian areas and areas requiring increased durability and vandal resistance will be exposed cast in place concrete. Smooth faced, unpatched formwork is specified to obtain a higher quality finish.



### CURTAIN WALL AND STOREFRONT SYSTEMS

The multipurpose room addition and MEO lobby entrance are clad in four sided structurally glazed aluminum curtain wall with a combination of insulated shadowbox and transparent glass areas. The mullions and aluminum trim will be painted a dark grey color to reference the fiber cement cladding.

New vestibules at the historic lobby will be infilled with a stainless steel entrance system and minor entrances with aluminum storefront entrance system.



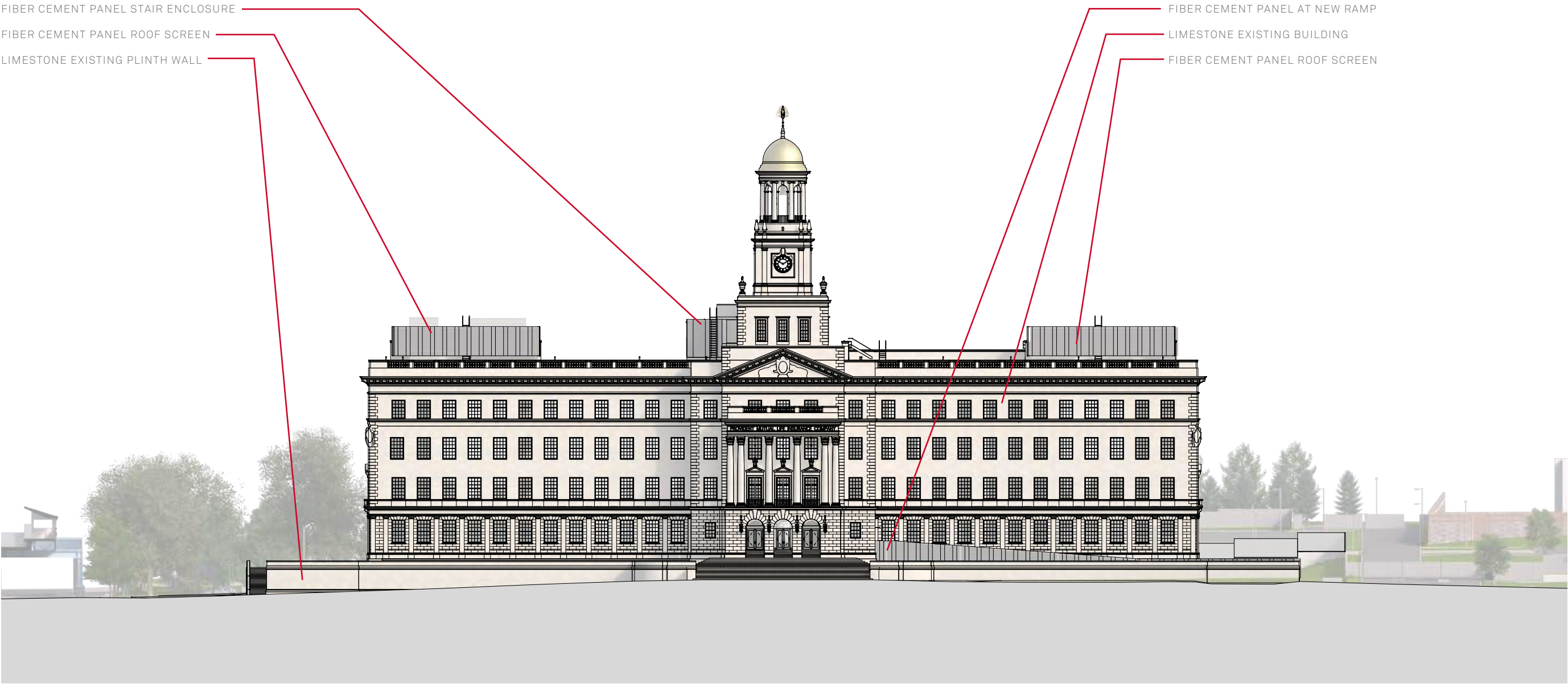
### SITE FENCING AND RAILINGS

1. Vertical 20% open louver security fence in galvanized steel on exposed concrete curb. Painted dark grey color to reference fiber cement cladding.
2. Galvanized black painted steel picket fence enclosing the north employee parking lot.
3. Fabricated picket guardrail. Stainless steel at MEO Lobby public entrance on Market Street. Galvanized steel painted light grey in non-public guardrail applications.
4. Stainless steel handrails at main public entrances.



Elevations

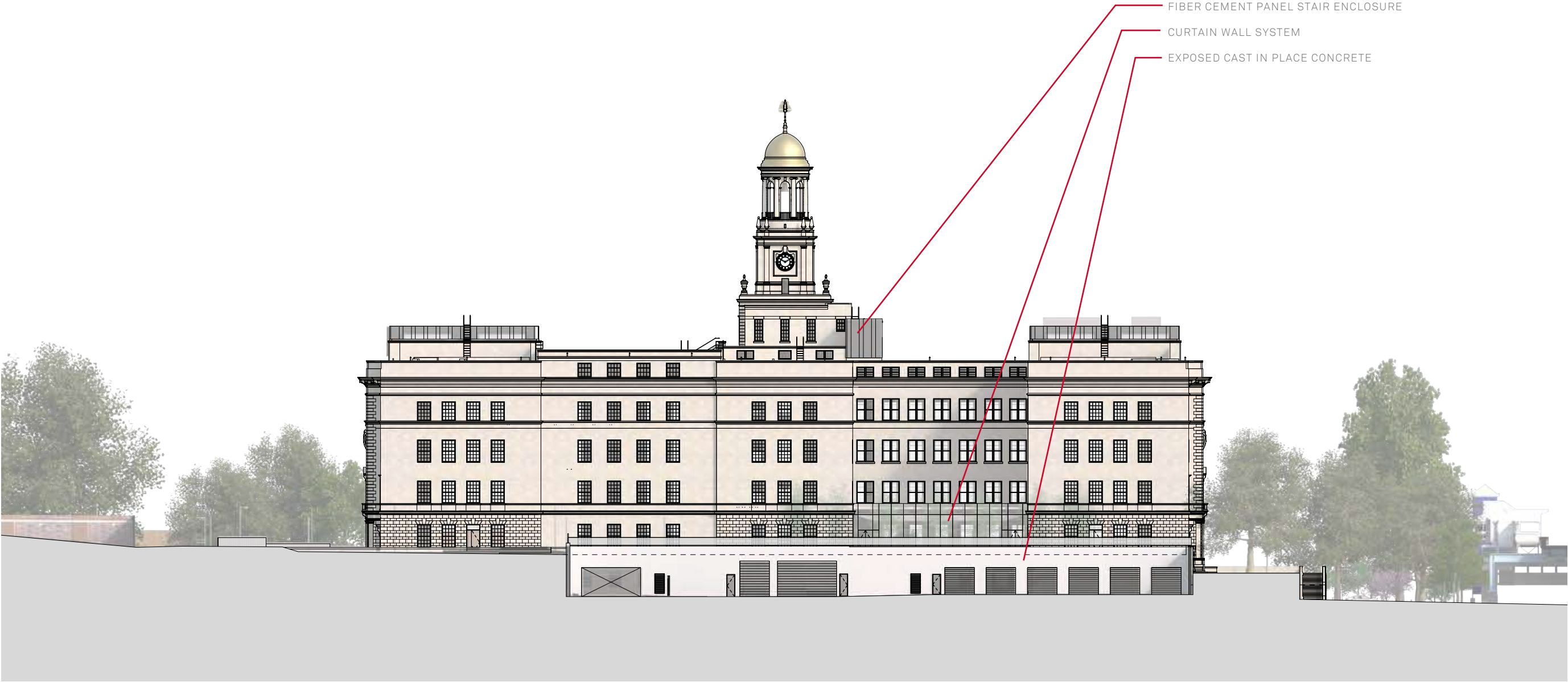
East - 46th Street





Elevations

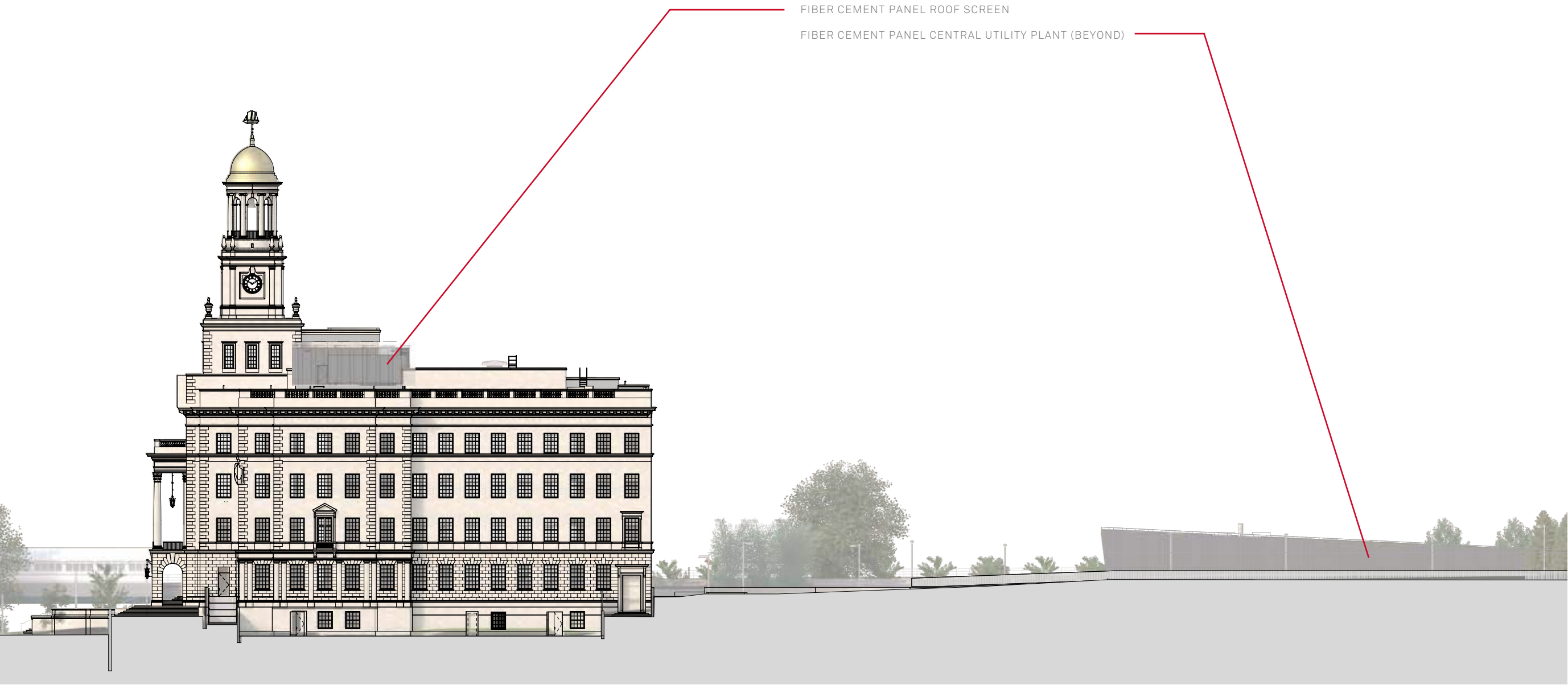
West - 48th Street





Elevations

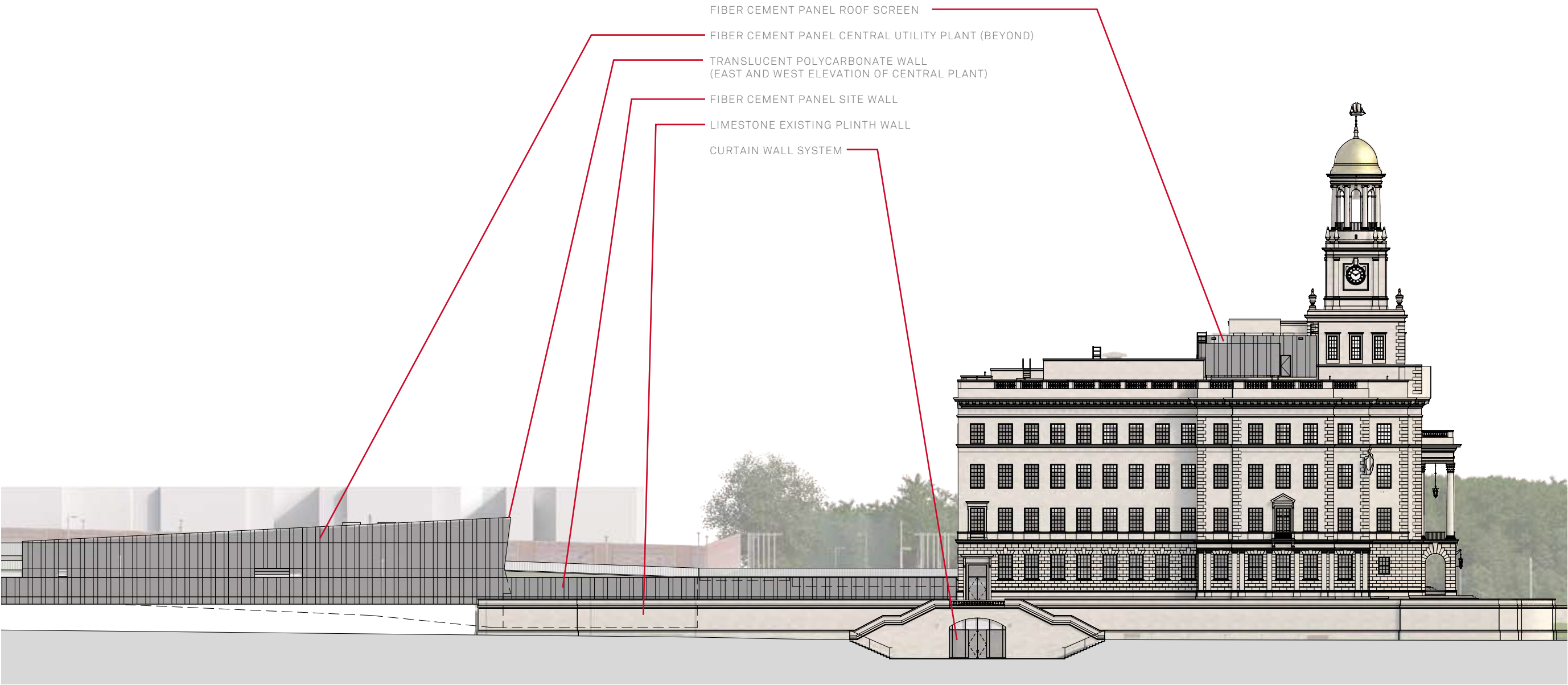
North - Haverford Avenue





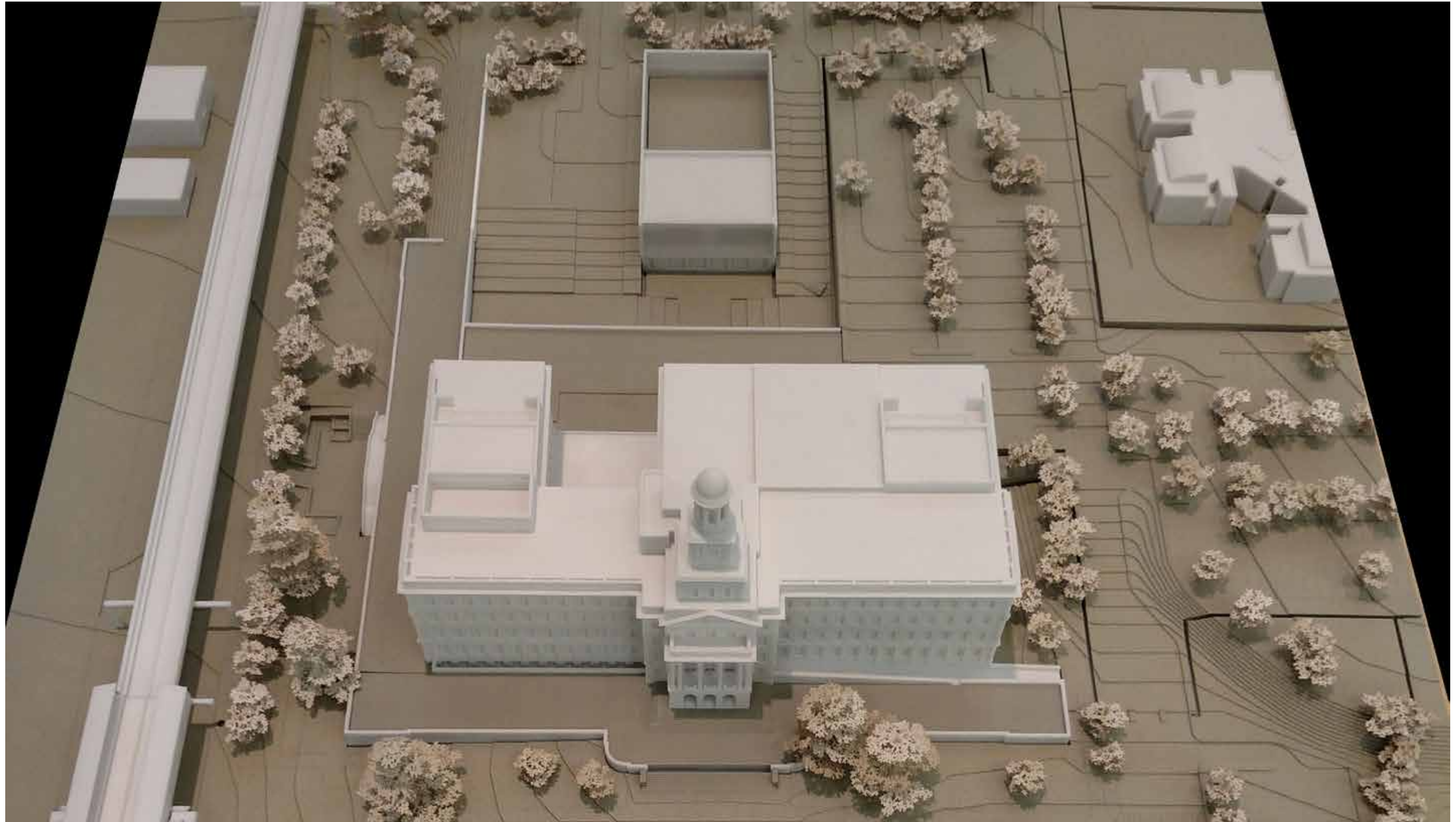
Elevations

South - Market Street





**Physical Model**  
Aerial View from East





**Physical Model**

Aerial View from Southeast





Physical Model

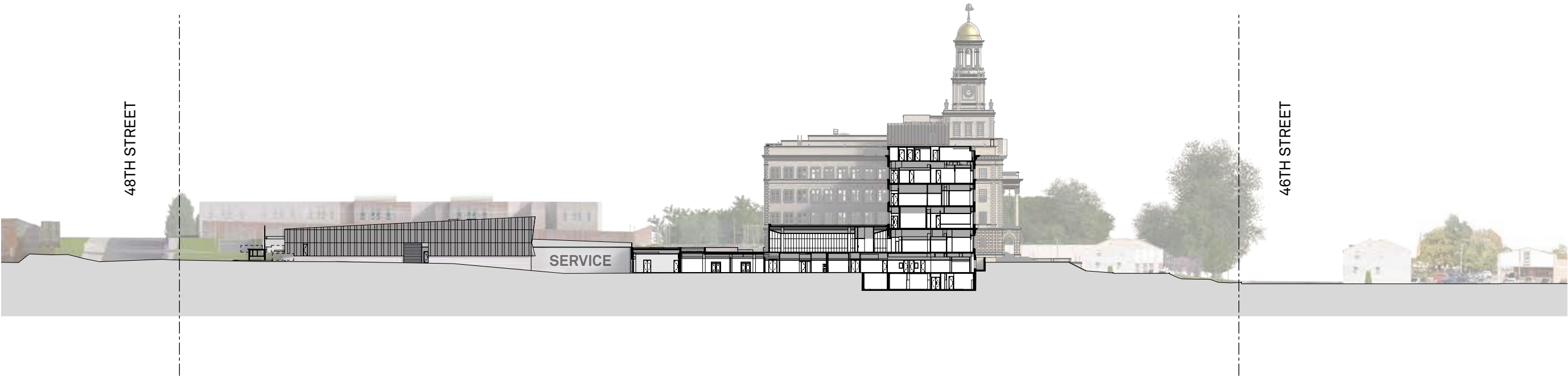
Elevation View from East





Site Section

East West Section at Service Yard





Site Section

North South Section at Parking Lot





Site Section

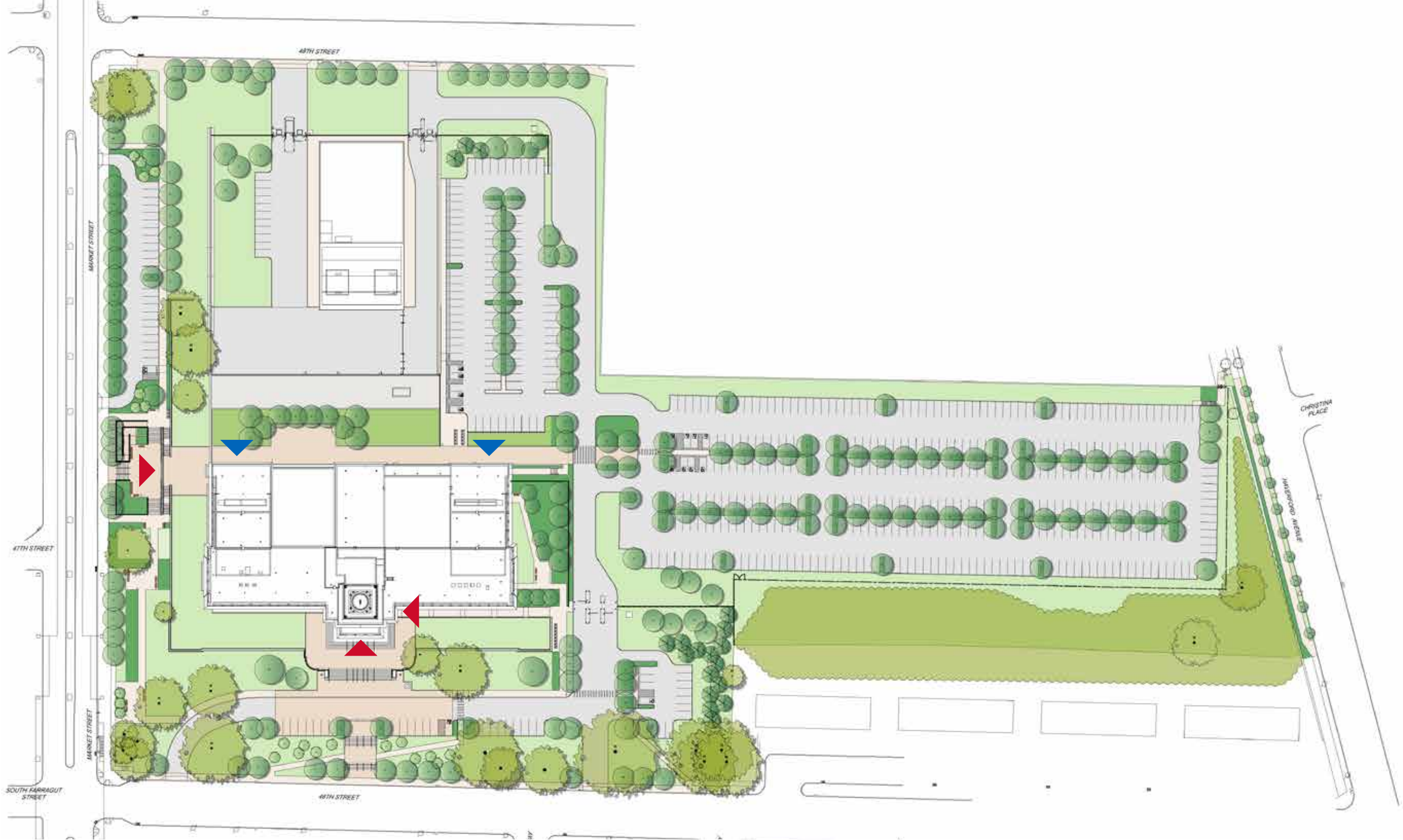
East West Section at Parking Lot





Landscape Plan

Proposed



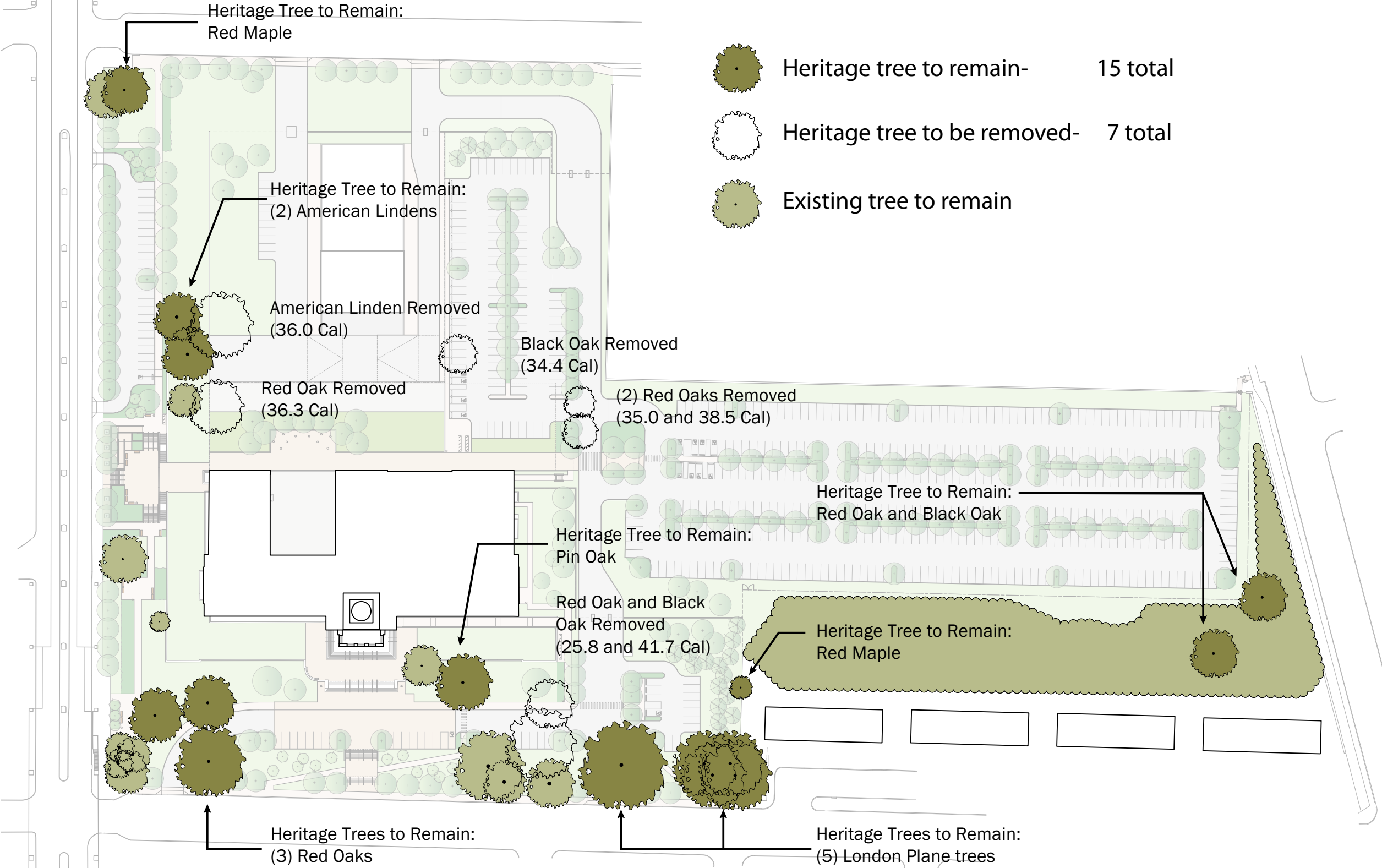






Landscape Plan

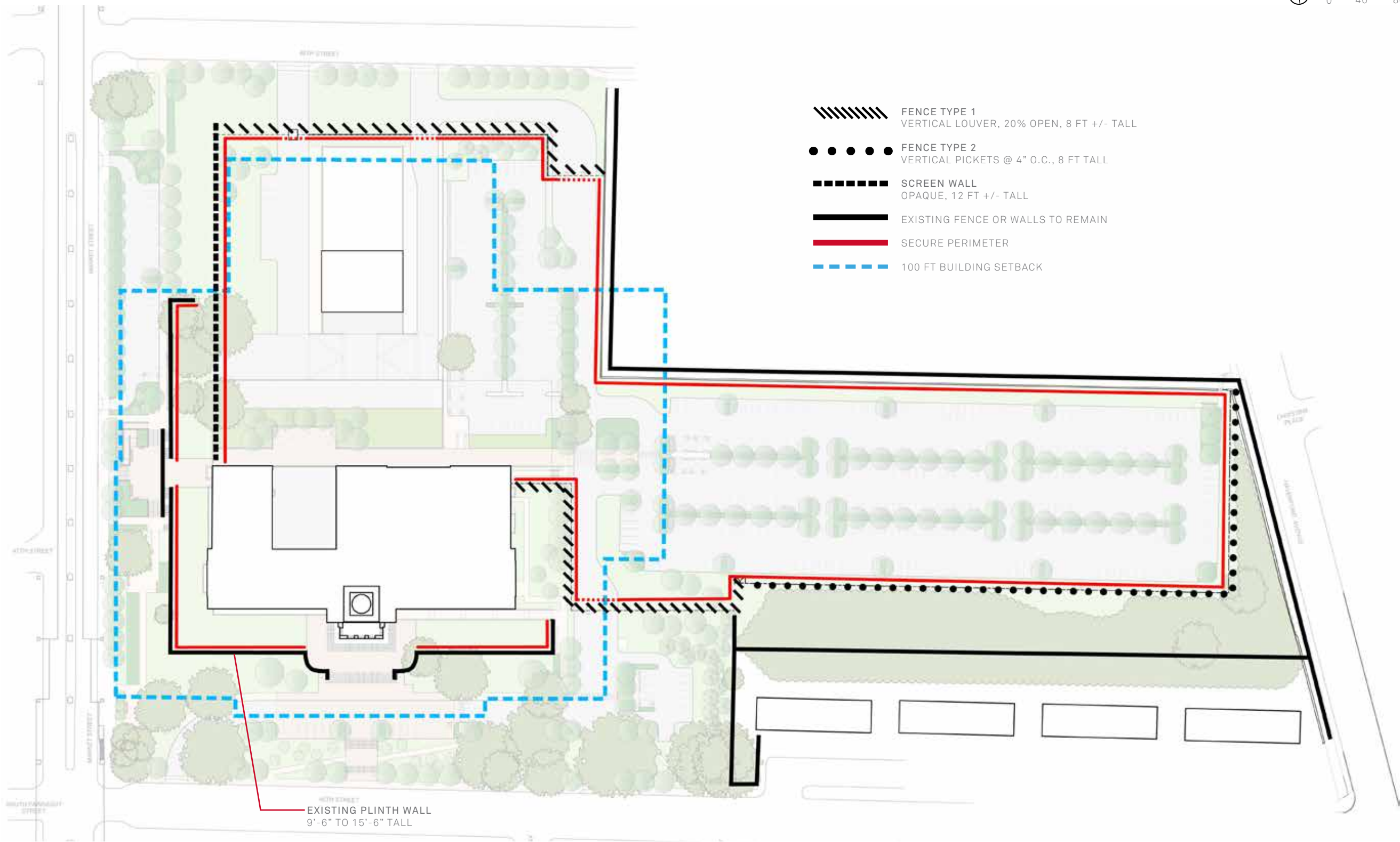
Preserved Trees





Site Plan

Security Fencing





**Landscape**

Site Trees



**BASSWOOD**



**AMERICAN ELM**



**SUGAR MAPLE**



**LONDON PLANE TREE**



**FRINGE TREE**



**KENTUCKY COFFEETREE**



**BALD CYPRESS**



**ATLAS CEDAR**



**SOUTHERN MAGNOLIA**



**TUPELO**



**GINKGO**



**HONEY LOCUST**



**EASTERN REDBUD**



**STAR MAGNOLIA**



**SERVICEBERRY**



**RIVER BIRCH**



**SWEETGUM**



**WILLOW OAK**



**Landscape**

Site Shrubs, Grasses and Groundcovers



WINTERBERRY



OAK LEAF HYDRANGEA



SWEETSPIRE



ST. JOHN'S WORT



CORAL BELLS



GRO-LOW SUMAC



ENGLISH LAUREL



NORTHERN BAYBERRY



BLUE SPRUCE STONECROP



AVENS



ARCTIC FIRE DOGWOOD



NORTHERN SEA OATS



PRAIRIE DROPSEED



RUSSIAN STONECROP



AUTUMN BLACK-EYED SUSAN



SWITCHGRASS



PENNSYLVANIA SEDGE



TUFTED HAIR GRASS



BAPTISIA



SWEET WOODRUFF



CONCRETE UNIT PAVERS



SITE FURNISHINGS





Lighting Plan  
Preliminary Site Lighting



LIGHT STANDARD



FIXTURE AT PLINTH



SIDEWALK BOLLARD

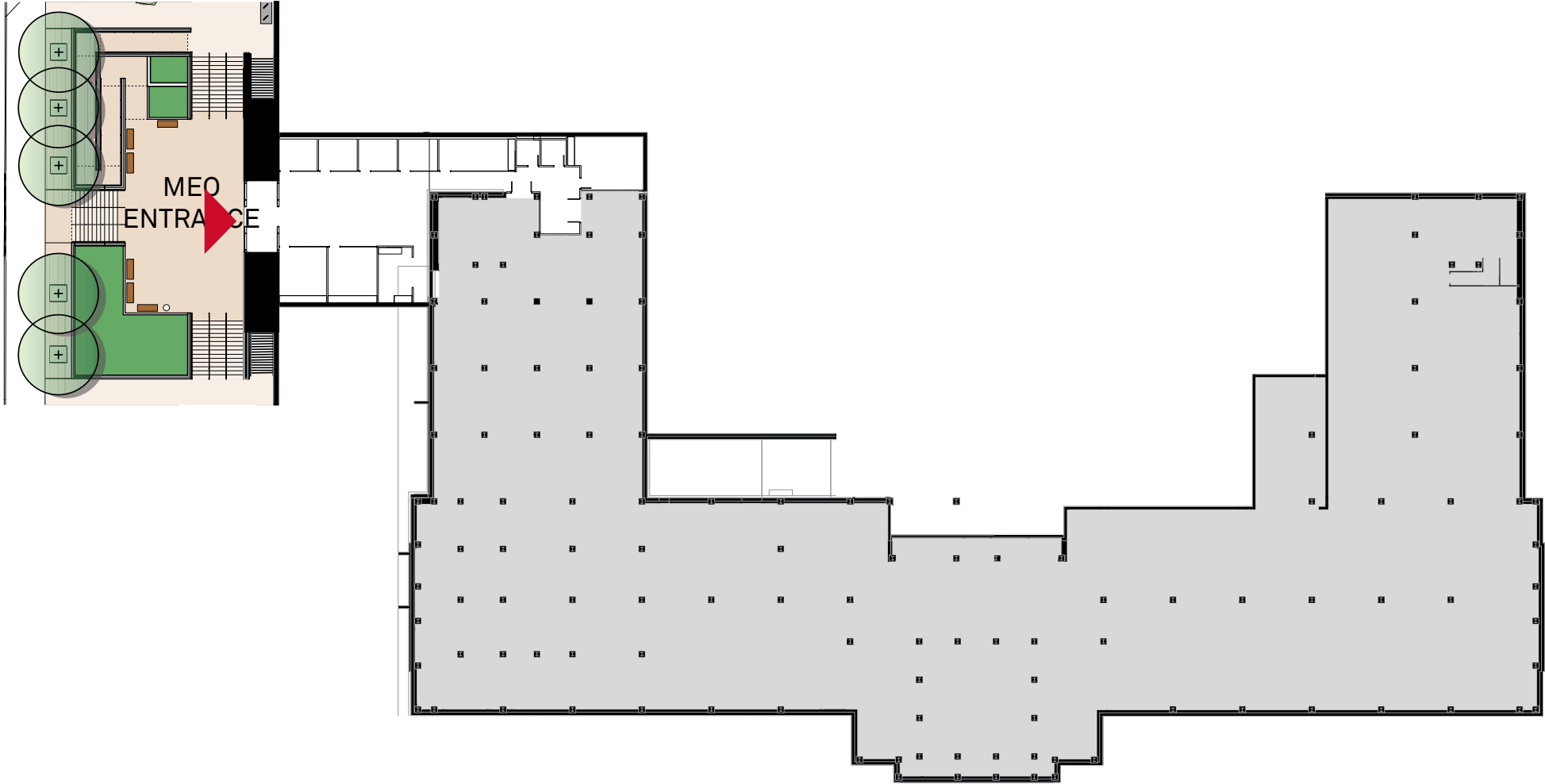


PARKING AREA FIXTURE



Floor Plan

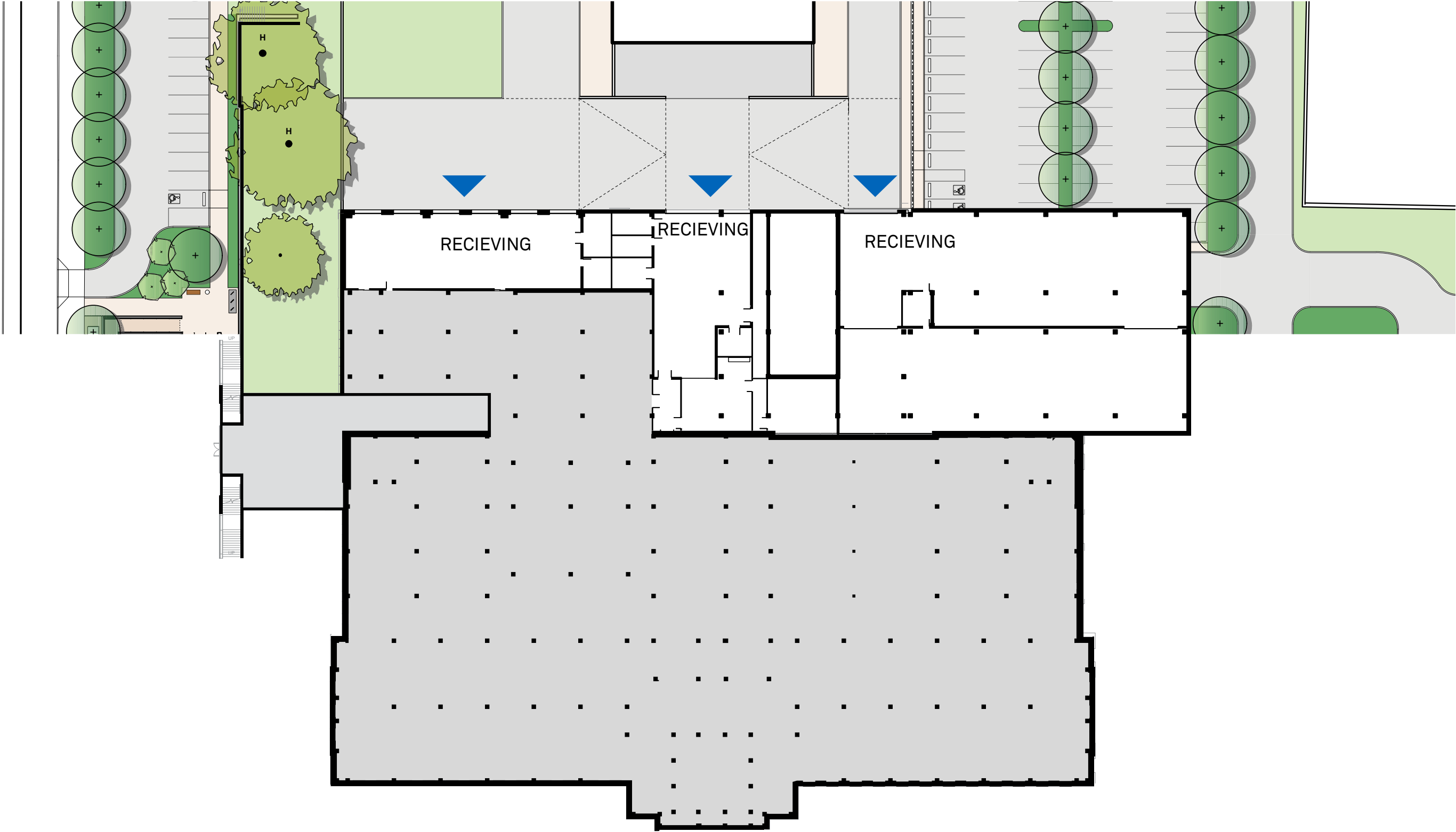
Basement Floor - MEO Market Street Entrance





Floor Plan

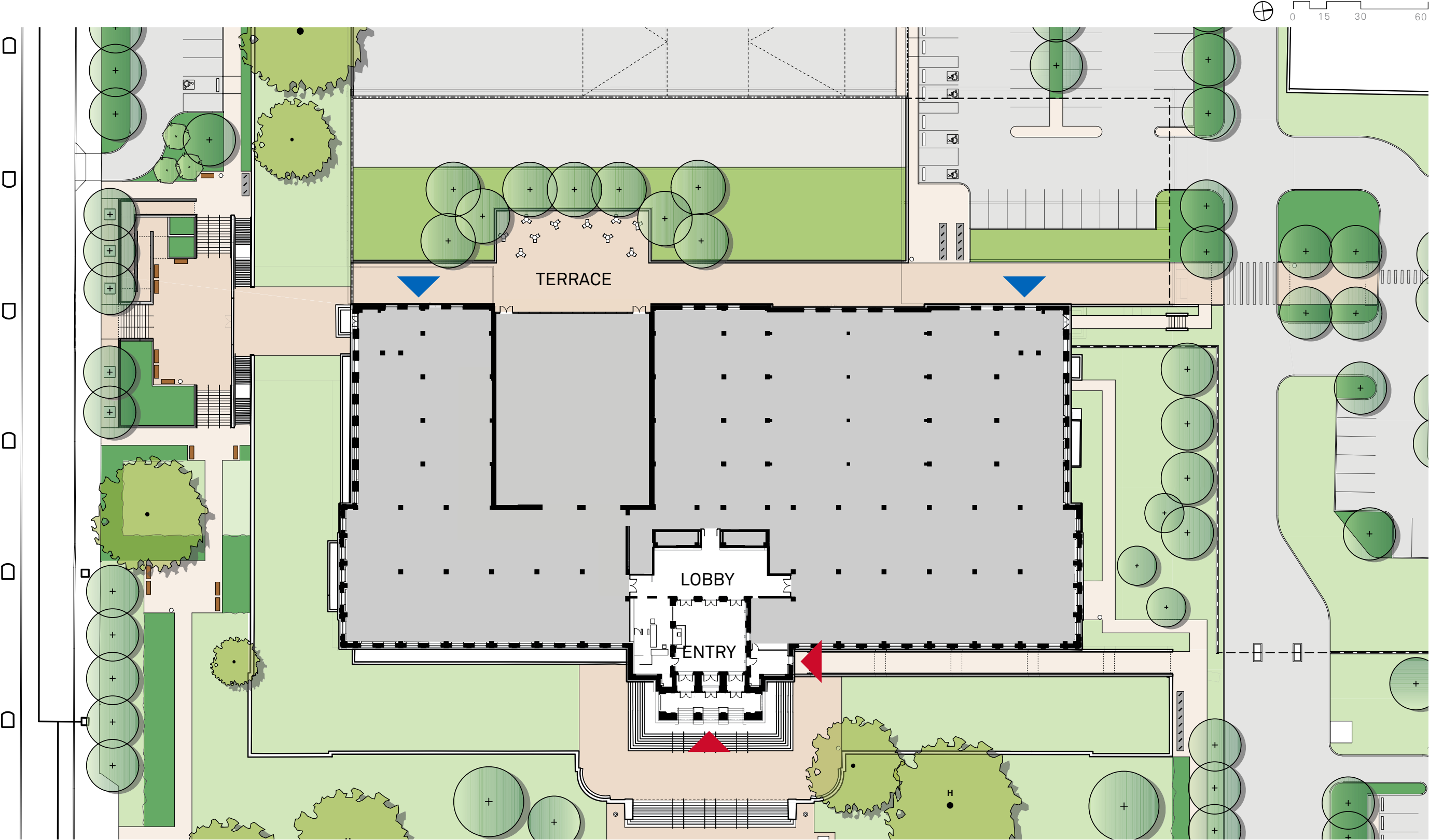
Ground Floor - Service Yard Receiving





Floor Plan

First Floor - Police Department 46th Street Entrance and Multipurpose Room

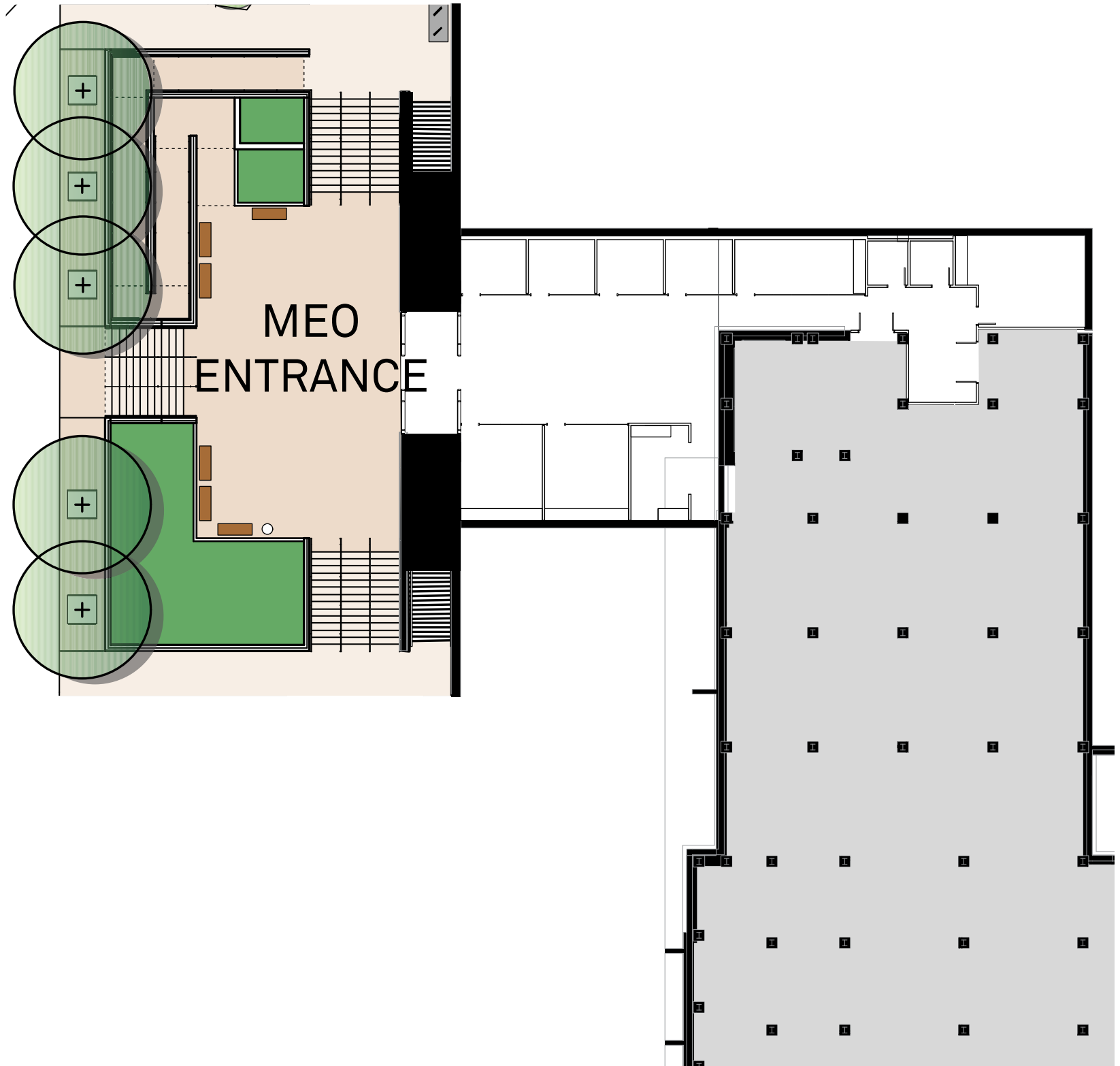
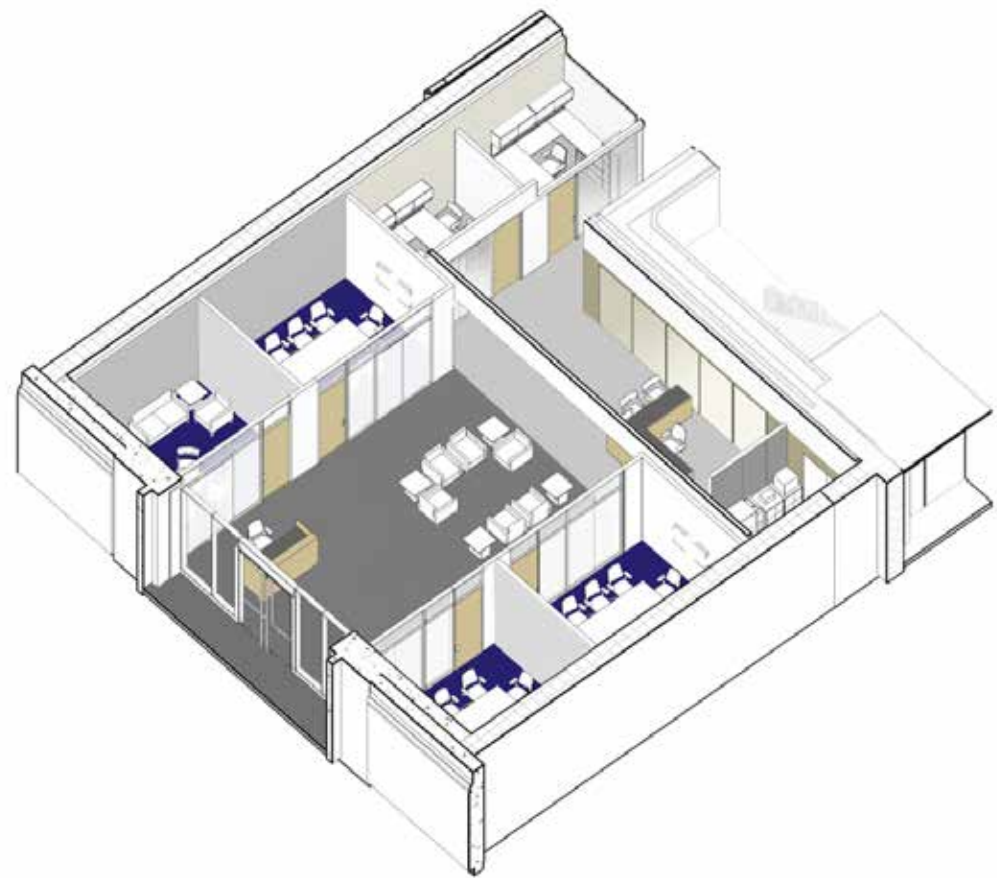








Interior Public Spaces  
MEO Market Street Entrance





Perspective

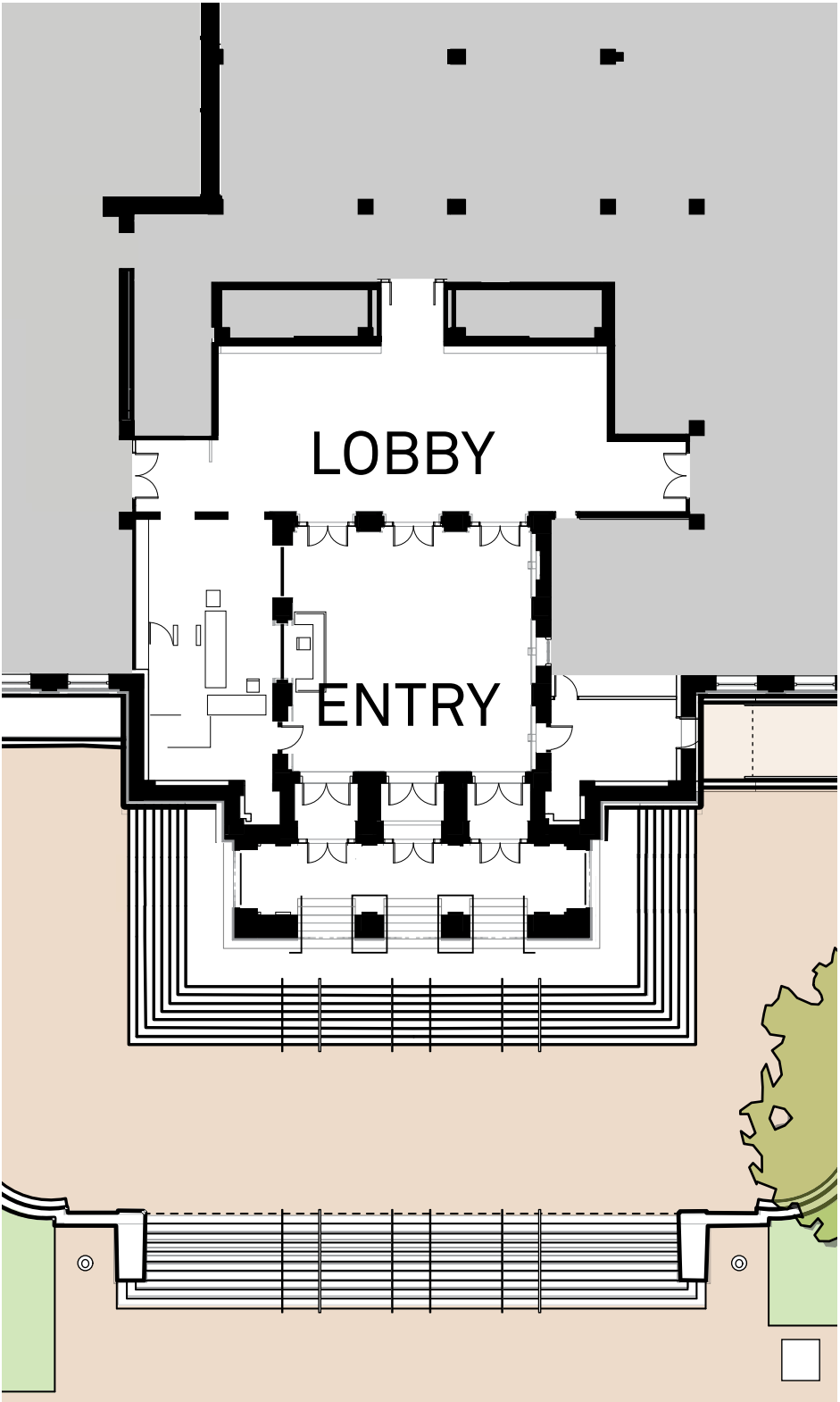
View of MEO Market Street Entrance





Interior Public Spaces

Police Department Historic Lobby



EAST



NORTH



WEST

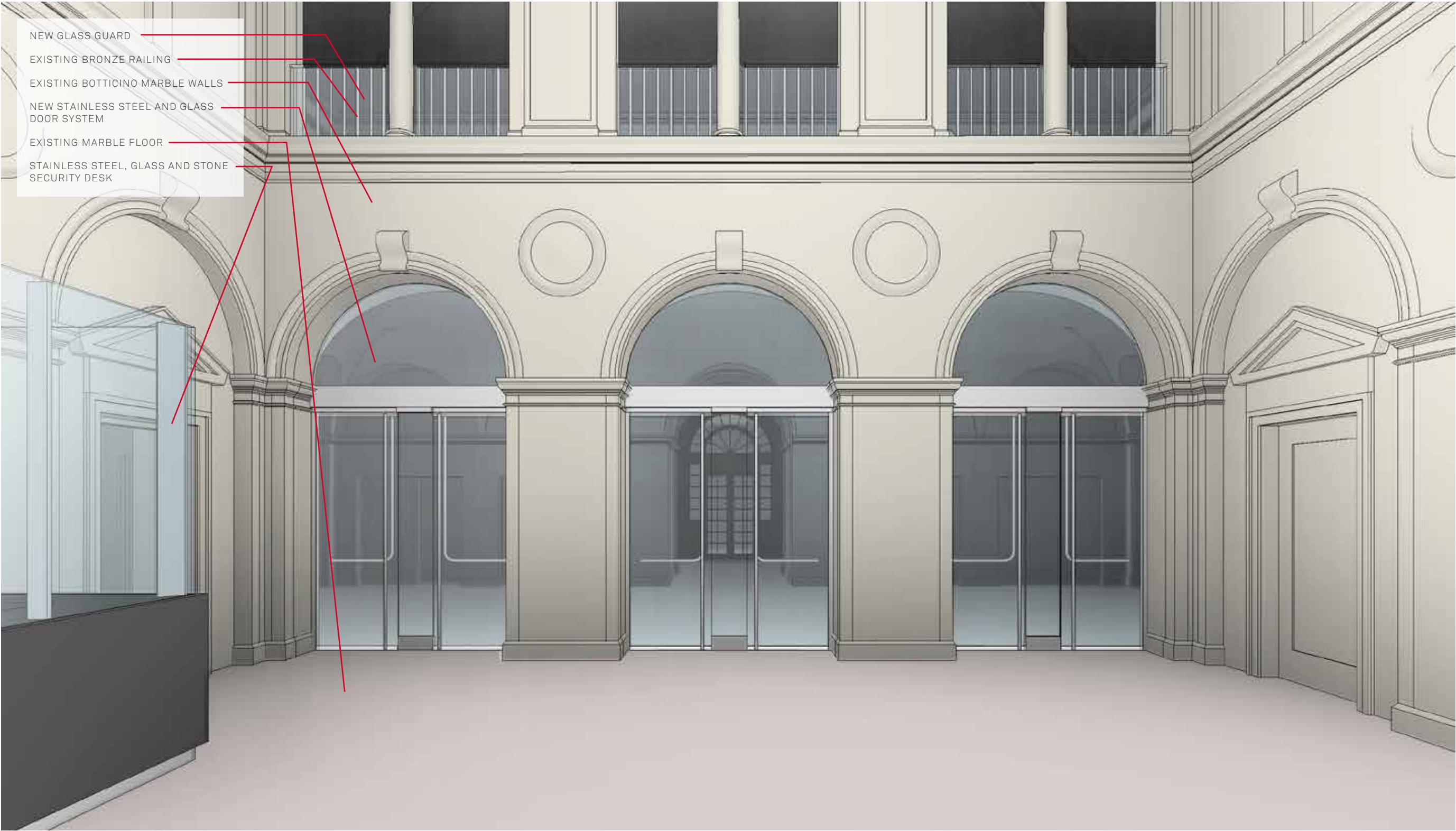


SOUTH



Interior Public Spaces

Police Department Historic Lobby





Public Art - Sculpture Relocation

A Friend, Bronze (1976) by Charles Cropper Parks





**Common Ground Park**

Market near 46th Street





Public Art - Call to Artists

Common Ground Park



Call to Artists/Request for Qualifications

Public Safety Services Campus



Project Budget: \$675,000

Deadline for Submissions: July 24, 2015

CITY OF PHILADELPHIA

Michael A. Nutter, Mayor

OFFICE OF ARTS, CULTURE AND THE CREATIVE ECONOMY

Helen Haynes, Chief Cultural Officer

Margot Berg, Director, Public Art Program

Jacque Liu, Project Manager, Percent for Art



Call to Artists/Request for Qualifications

Public Safety Services Campus

INTRODUCTION

The City of Philadelphia’s Percent for Art Program through the Office of Arts, Culture and the Creative Economy (OACCE), in collaboration with the Philadelphia Police Department, the Philadelphia Department of Public Health, and the Department of Public Property announce a competition to commission a **site-specific artwork at the new Public Safety Services Campus**. This commission is part of a significant City of Philadelphia project to create a state-of-the-art campus for the Philadelphia Police Department, the Medical Examiner’s Office and the Public Health Laboratories.

PROJECT DESCRIPTION

The Public Safety Services Campus project (PSSC) represents one of the most significant capital projects in the City of Philadelphia’s recent history. The project will **renovate the former Provident Mutual Life Insurance Company** at 4601 Market Street in West Philadelphia **into a state-of-the-art campus of buildings**. The project will be an adaptive reuse of the existing Administration Building for the co-location of the Police Headquarters, the Medical Examiner’s Office, and Public Health Laboratories. All departments are currently located in facilities that are no longer serviceable for their evolving operations.

**The Philadelphia Police Department (PPD)** is the nation’s fourth largest police department, with over 6,600 sworn members and 800 civilian personnel. Personnel are assigned to work in 55 different locations throughout Philadelphia. PPD’s guiding principles are: Honor, Service, and Integrity. PPD’s mission is: to be a model of excellence in policing by working in partnership with the community; fight crime and fear of crime including terrorism; enforce laws while safeguarding the constitutional rights of all people; provide quality service to all of our residents and visitors; and create a work environment in which we recruit, train and develop an exceptional team of employees.

**The Medical Examiner’s Office (MEO)** has a unique and highly specialized mission: to provide comprehensive death investigation to Philadelphia residents. The Philadelphia MEO consists of several specialized including: Forensic Investigation, Pathology, Fatality Review, Toxicology Laboratory, and Bereavement Support Services.

**Philadelphia Department of Public Health (PDPH)** was established to protect the health of all Philadelphians and to promote an environment that allows us to lead healthy lives. PDPH provides services, sets policies, and enforces laws that support the dignity of every man, woman and child in Philadelphia.

The new PSSC is an important step toward supporting these respective departments’ missions. The PSSC campus will be a positive new asset in West Philadelphia and will become a significant part of the city fabric. In order to ensure an enduring and successful outcome, The Ballinger Company has initiated the design process with a detailed programming phase, existing site evaluation, and master planning effort. The design team worked with the Department of Public Property, Philadelphia Police Department,





Call to Artists/Request for Qualifications  
Public Safety Services Campus

Medical Examiner Office, and Public Health Laboratories to develop the project’s goals and principles. The facility continues the City's revitalization of the Promise Zone area and community outreach, including spaces for public engagements such as an auditorium, public meeting space, and a landscape to connect the campus to the community. Construction of the exterior phase of the project is scheduled to begin Fall of 2015 and campus development and interior fit-out of the site is currently scheduled to begin in early 2016.

ART COMMISSION OPPORTUNITY

The City of Philadelphia seeks to commission an artwork at the PSSC’s planned “Common Ground Park,” located at the campus’ southeast corner. This 20,000 square foot (.45 acre) park will be the site’s only publically accessible area and is therefore a highly significant component of the PSSC’s efforts to engage the community. Goals of Common Ground Park include: to communicate the values and mission of the Philadelphia Police Department and the Department of Public Health, to connect to the community, and to beautify the neighborhood.

The City seeks to commission a **high quality and original artwork that engages the community and reflects PSSC’s goals**. There are no requirements as to material or form; although the artwork must be permanent and site-specific. **A budget of \$675,000 has been allocated for this Percent for Art commission**. This sum is inclusive of all artist(s) fees, insurance, fabrication, installation, travel, and all other project-related expenses. Tentatively, installation of the artwork is scheduled for spring 2018.

ELIGIBILITY AND SELECTION CRITERIA

This competition is open to artists and artist-teams who reside in the United States. The City of Philadelphia reserves the right to determine additional eligibility requirements.

Artwork will be selected on the basis of creativity, artistic merit, technical proficiency, and relationship to the site. Long-term maintenance, durability, and public safety concerns will be major selection criteria. Artists are required to comply with applicable rules, contracts, and procedures of all governmental boards and agencies of the City of Philadelphia.



Call to Artists/Request for Qualifications  
Public Safety Services Campus

PSSC Preliminary Rendering, as seen from the southeast corner

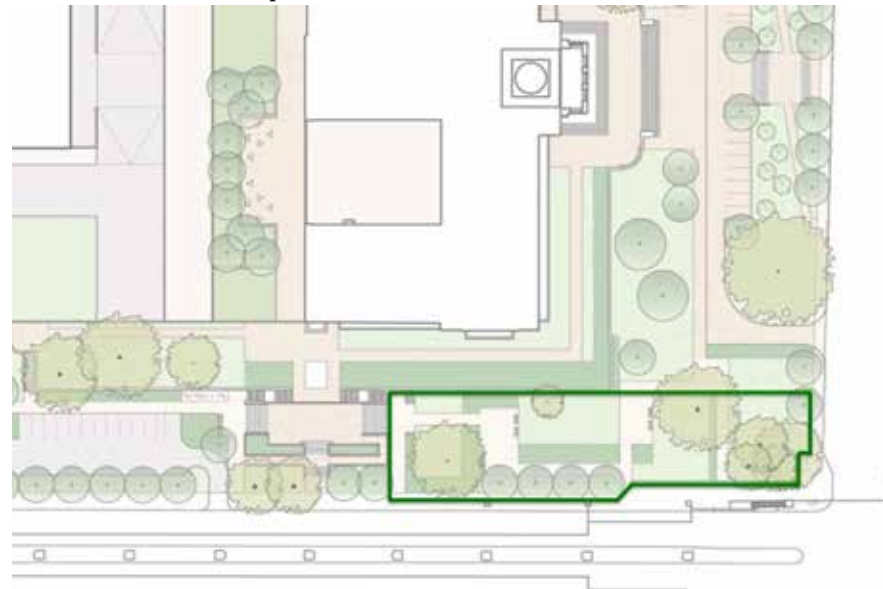


PSSC Preliminary Rendering, as seen from the northeast corner





Common Ground Park Map Overview



Common Ground Park – Existing View, as seen from the Southeast corner



4

Common Ground Park – Existing View, as seen from the east side



Common Ground Park – Existing View, as seen from the west side



5





Call to Artists/Request for Qualifications  
Public Safety Services Campus

Common Ground Park – Existing View, as seen from the east side



Common Ground Park – Existing View, as seen from the west side



Call to Artists/Request for Qualifications  
Public Safety Services Campus

SELECTION PROCESS

The selection process will take place in two stages.

**Stage 1 consists of this Request for Qualifications (RFQ), due July 24, 2015.** Applicants will be reviewed by OACCE as well as representatives of the commissioning agencies based on the stated criteria. Up to five (5) applicants will be selected to submit full proposals.

**Stage 2 consists of a full proposal from the applicants selected from Stage 1.** Selected artists will be required to submit a formal proposal consisting of narrative text, proposed budget, and images. An independent selection panel will review all applications. Stage 2 applicants will be required to give an in-person presentation.

**Stage 2 applicants will receive a \$2,000 honorarium** to cover research, administrative, and logistical costs. Additional travel stipends will be considered, depending on distance.

The artist/artist team selected will be required to enter into an agreement with the City of Philadelphia through the eContract system prior to commencing. No selection shall be deemed final until a proposal has been fully approved and an agreement properly executed by the artist and the City. If a finalist is not selected from the original semi-finalist group, the City reserves the right to re-open the call for artists.

PROJECTED TIMETABLE (PLEASE SAVE THESE DATES)

Issue Call	June 26, 2015
Submission Deadline	July 24, 2015
Finalist Notification	Early August 2015
Pre-Proposal Meeting*	Mid-Late August, 2015
Proposals Due	October 12, 2015
Panel Presentation*	October 14, 2015
Artist Notification	Late-October 2015
Artwork Fabrication	January 2016–Spring 2018
Artwork Installation	Spring 2018

\* In-person attendance for the Pre-Proposal Meeting and Panel Presentation is required; if you are unable to attend, you must arrange for a proxy who is familiar with your work to attend in your place





Call to Artists/Request for Qualifications  
Public Safety Services Campus

STAGE 1/RFQ APPLICATION PROCEDURE

Email the following to [Jacque.Liu@phila.gov](mailto:Jacque.Liu@phila.gov) via a file-sharing program such as Dropbox (<https://www.dropbox.com/>) or Hightail (<https://www.hightail.com/>): (Applicants unable to use Dropbox or Hightail can send a CD to: Jacque Liu, Percent for Art Project Manager, 116 City Hall, Philadelphia, PA 19103)

- **Submit eight (8) digital work samples of your artwork**
  - o Images should be labeled as last name, first name, and number; for example: Smith\_Jane\_01
  - o Images should be saved as JPGs, GIFs, or PNGs at 72 dpi with 1200 pixels as the widest dimension
- **Submit the following information as A SINGLE Word or PDF document:**
  - o **Artist Info:** Name, Address, Phone, Email, Website, Race (optional), how you heard about the call (optional)
  - o **Statement of Interest:** This brief cover letter may include related experience, artistic ambitions, and/or a description of your vision for the site; you may include proposed images, if applicable (One text page maximum, including images)
  - o **Resume or Bio** (Two-page maximum)
  - o **Image Identification Sheet:** These must correspond to the numbers of your submitted images. **List your images as:** Title. Year. Materials. Dimensions. Location (if applicable). Project Budget (if applicable).
  - o **Title your document** as last name\_first name\_Info; for example: Smith\_Jane\_Info
- **General application guidelines**
  - o Submit what you believe is your strongest work, in the context of this commission opportunity
  - o Submit your work samples in the order you would like them to be reviewed
  - o For images with details: show the overall image first, followed by detail images
  - o Do not send additional catalogs, reviews, promotional items, or original artworks; they will not be reviewed
  - o Incomplete or ineligible submissions will not be reviewed; it is the applicant's responsibility to verify the completeness of their application

The application deadline for submission is July 24, 2015.



Call to Artists/Request for Qualifications  
Public Safety Services Campus

NOTIFICATION OF RESULTS

All applicants will receive notification by email. Please do not call the Public Art Program, the Selection Panel, or any members of the project team directly for competition results.

The City of Philadelphia reserves the right to change, modify, or revise the Call for Artists, in part or whole, at any time without prior notice. The City of Philadelphia reserves the right to make no selection for this call to artists.

CONTACT AWARD

The artist/artist team selected will be required to enter into an agreement with the City of Philadelphia prior to commencing. No selection shall be deemed final until a proposal has been fully approved and an agreement properly executed by the artist and the City. If a finalist is not selected from the original semi-finalist group, the City reserves the right to return to the original group of artists who responded to this call to artists or otherwise solicit proposals.

ABOUT THE OFFICE OF ARTS, CULTURE AND THE CREATIVE ECONOMY

The Office of Arts, Culture and the Creative Economy's (OACCE) mission is to **support** and **promote** arts, culture, and the creative industries; and to **develop partnerships** and **coordinate efforts** that **weave** arts, culture, and creativity into the economic and social fabric of the city of Philadelphia.

The OACCE manages and oversees City arts programs, provides services to artists and arts organizations and serves as the primary point of municipal contact for local organizations, businesses, artists and creative entrepreneurs. As Philadelphia's **local arts agency**, the OACCE works in cooperation with the Mayor, City Council, and other municipal offices to make Philadelphia a great place to live, work and visit.

ABOUT PERCENT FOR ART

Enacted in 1959, the Percent for Art ordinance requires that one percent of the total dollar amount of any construction project that includes City funds be devoted to the commissioning of site-specific public art. The first of its kind in the nation, the program has commissioned over 300 works of art. The intent of the Percent for Art Ordinance is to enhance the City's public environment by incorporating exceptional site-specific works of art.



## LEED Scorecard

CIVIC DESIGN REVIEW | CITY OF PHILADELPHIA | PUBLIC SAFETY SERVICES CAMPUSB A L L I N G E R 56







**City of Philadelphia**  
Dept. of Public Property  
1515 Arch Street, 11th floor  
Philadelphia, PA 19103

**Ballinger**  
833 Chestnut Street, Suite 1400  
Philadelphia, PA 19107