

Farnsworth GROUP

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Engineers | Architects | Surveyors | Scientists

PROJECT:
Date: Description:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Unity Point Health

Proctor Medical Office Building

5431 N. Knoxville Ave.
Peoria, IL 61614

Date: 11/15/2016

Design/Drawn: MJF

Reviewed: LMT

Field Book No.:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.0

Project No.: 0160764.00

**AUSTIN** ENGINEERING, CO., INC.

Consulting Engineers/ Surveyors

Peoria, Illinois

austinengineeringcompany.com

Memo:

To: Shannon Techie, Senior Urban Planner, C.O.P Planning and Zoning Division

From: Sean Rennau

cc: Michael Friberg , Rebecca Fredrickson, Terry Waters, Ellen Adams, Caius Jennison, Laura Tobben

Date: December 1st, 2016

Re: **Transitional Buffer Yard Alternate Compliance/Waiver Request.
Unity Point Health – Proctor Campus & Donovan Park**

We respectfully request a waiver from the typical Transitional Buffer Yard requirement under the condition that we will work with the Peoria Park District on creating an alternative method in meeting the intent of the TBY.

Alternate Compliance for TBY

The intent is to screen the New Building and Parking lot on the Proctor Campus through the use of a native planting and grading design that will coincide with the Donovan Park Overall Development Plan.

We propose to slightly raise the grade along the Donovan park property while dropping the grades for the proposed parking lot on the Hospital property. Additionally, we would like to use native grasses, forbs and trees to create a raised opaque border along the TBY.

Essentially, this type of border offers a more efficient screening method as the higher elevation of the topography and the height of the native plantings will offer a year-round screening opportunity as opposed to just linearly placing deciduous shrubs and trees in tandem that drop their leaves during the colder months leaving a more transparent TBY.

Pedestrian Connectivity – Cooperation Between Land Uses

In addition to providing native plantings within the TBY, we think it would be beneficial for all parties to allow provisions for the connection of planned walking and/or biking pathways between the hospital campus and Donovan Park.

We are happy to work with the Peoria Park District in coordinating pedestrian circulation design that would allow citizens to pass freely from one land use to the other. This process would include the removal of existing chain link fences along the property line and looking at the best location to locate pathways and lines of sight.

The cooperation between land uses potentially offers a great networking and marketing opportunity for both the Peoria Park District and Proctor Hospital. The sites proximity to the Rock Island Trail Greenway offers a broader connection for the park to the community. Additionally, with Susan G. Komen being a future tenant of the proposed building. This opens the door for the pathways on the hospital and Donovan Park campuses to be able to house various charity events such as running and walking events. Another consideration is the fact that creating pathways for walking and running encourages healthy active lifestyle, connection with environment and the green infrastructure component of this project is a way to give back to the community.

Environmental and Ecological Benefits

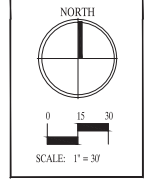
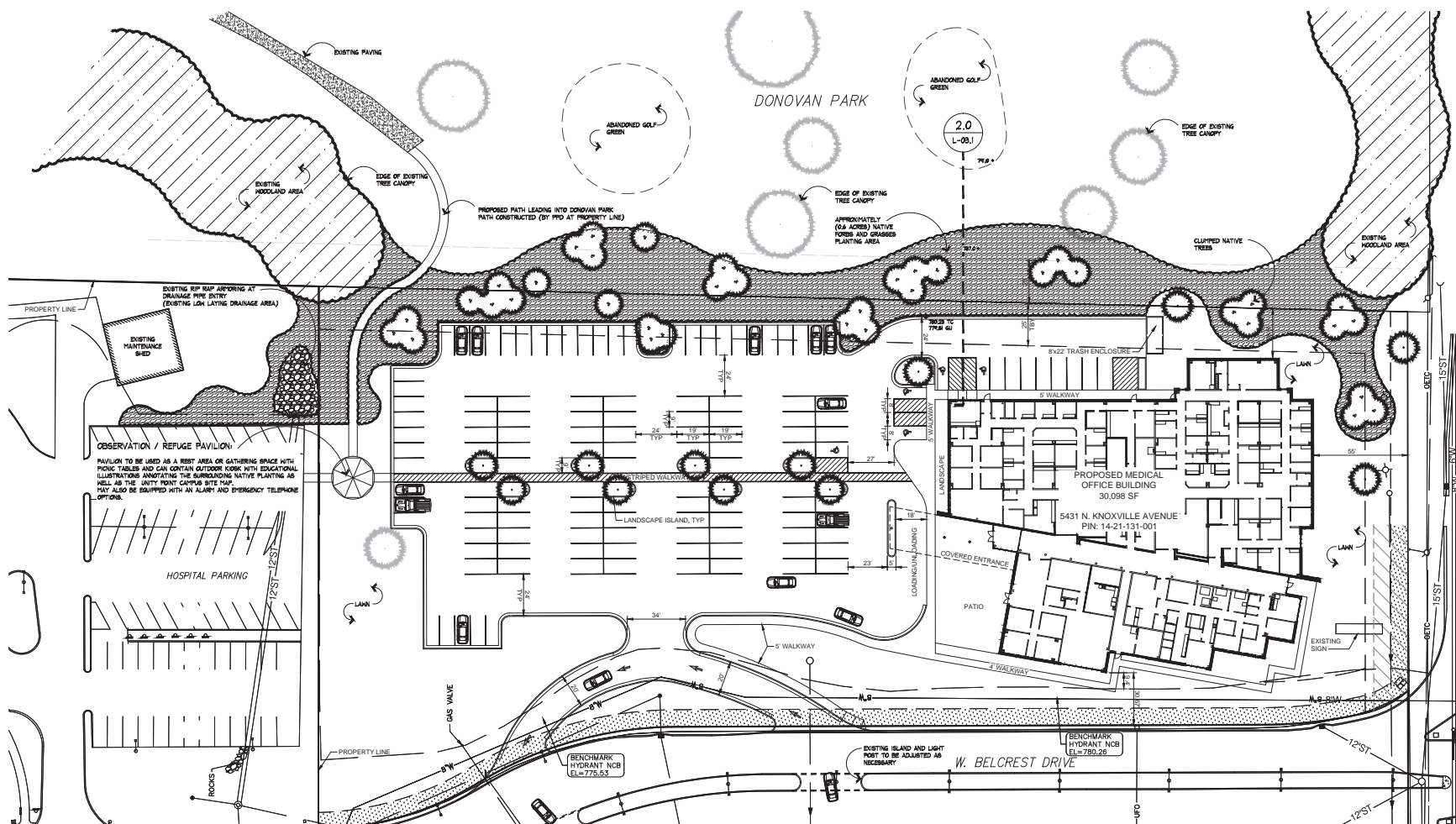
The environmental and ecological benefits of this effort are exponential. Some of the big picture benefits would be that native plantings provide habitat for all sorts of wildlife as well as significantly reduce erosion, stormwater runoff, irrigation costs, pesticide and maintenance costs.

Notes:

- *Careful attention will be paid to the topography as well as how the TBY drains. This information will be used as we locate dry, mesic or wet native plantings along the TBY. It is important to note that there is a concentrated area where stormwater is already draining from Donovan park onto the hospital campus. There may be an opportunity for a native planted bio-swale here that can reduce or possibly eliminate run off and increase soil permeability at this location. (Stormwater Utility Credit)*
- *A shrub and tree inventory of the site has been completed and as part of this plan nearly 90% of the existing vegetation is suggested to be removed prior to construction in the TBY. (All species considered undesirable, invasive or generally not conducive to our desired aesthetic and ecological goals for the TBY are to be removed.)*
- *Maintenance responsibilities TBD.*

Aesthetic Benefits

- *The goal for the TBY will be to carefully locate plantings and topographic forms that allow for beautiful moments that are indicative of the native landscapes of Illinois.*
- *The removal of unsightly views between land uses while allowing for a peaceful walking transition from one land use to the next.*
- *Seasonal interest provided by native forbs and grasses.*
- *Removal of invasive or undesirable plantings.*
- *Removal of chain link fence, abandoned utilities, and all other eyesores within the TBY.*



UNITY POINT HEALTH
PROCTOR CAMPUS
5409 NORTH KNOXVILLE AVE. PEORIA, ILLINOIS

REVISIONS

NO.	DATE	BY	DESCRIPTION
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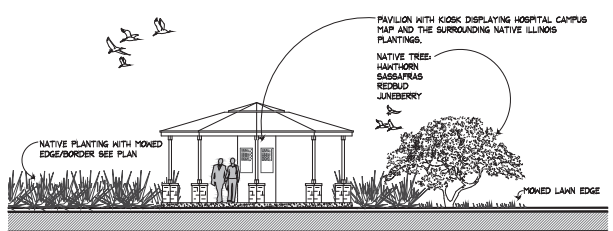
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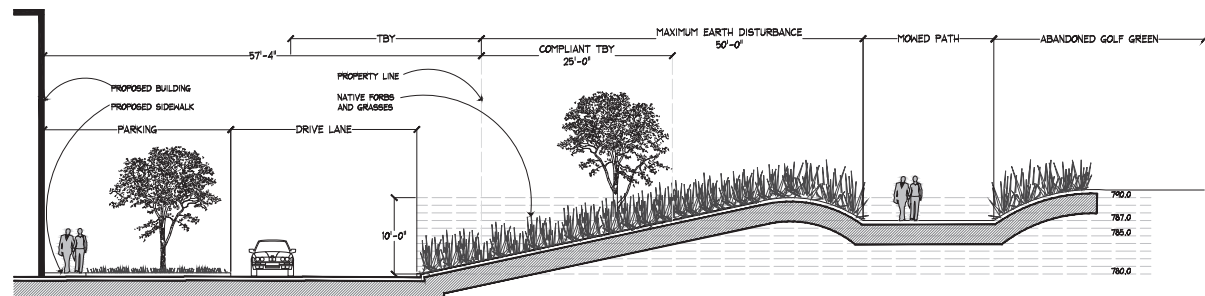
DATE: 11.22.16
DESIGN: S. RENNAU
DRAWN BY: TW, DLB
APPRD: TERRY WATERS
CLIENT: U.P.H.

SHEET TITLE
PRELIMINARY
LANDSCAPE
PLAN

SHEET NO.
L-03.1
SHEET 1 OF 1
JOB NO.
16-1116

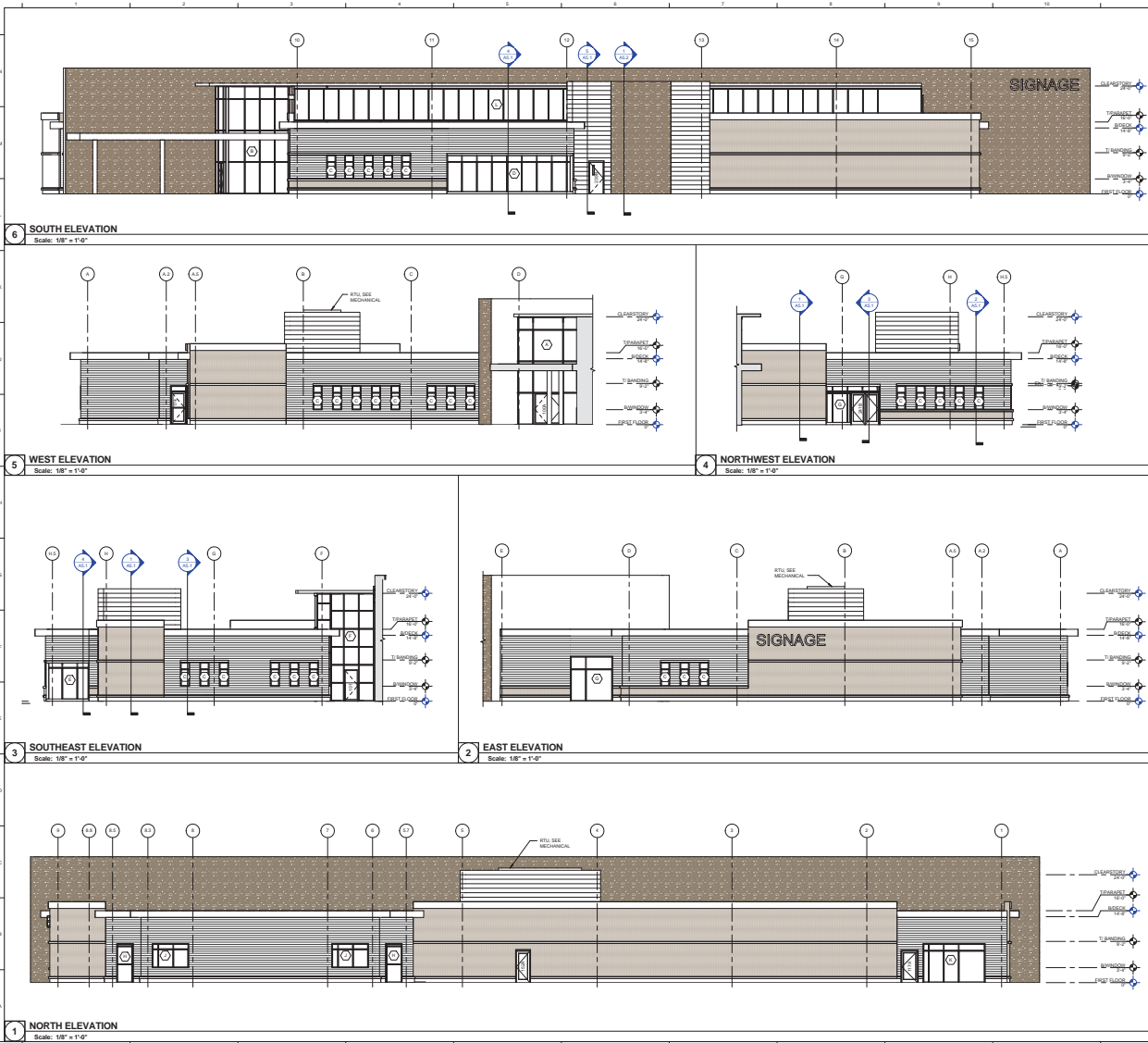


1.0 OBSERVATION/REST/REFUGE PAVILION SECTION VIEW
SCALE: N.T.S.



2.0 TBY NATIVE PLANTING SECTION
SCALE: 1/4" = 1'-0" (SEE PLAN THIS SHEET)

PRELIMINARY LANDSCAPE PLAN



EXTERIOR MATERIALS LEGEND

[Pattern]	BRICK
[Pattern]	CAST STONE
[Pattern]	RANGREEN 1 WOOD AESTHETIC
[Pattern]	RANGREEN 2 DARK BRONZE AESTHETIC
[Pattern]	STONE
[Pattern]	LOUVER

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GMP SET
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UNITY POINT HEALTH

PROCTOR MEDICAL OFFICE BUILDING

5431 N. KNOXVILLE AVE. PEORIA, IL 61614
 DATE: 10/12/2018
 DESIGN/DRAWN: ZSW/ESA
 REVIEWED: BSW

EXTERIOR ELEVATIONS

A3.1

PROJECT NO.: 0160764.00



Knoxville Corner



Knoxville



Main Entry



Farnsworth
GROUP

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Architectural | Engineering | Construction | Interiors

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UNIVERSITY POINT HEALTH

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EXTERIOR PERSPECTIVES

A3.2

PROJECT NO.: 0160764.00