

MONTGOMERY AWARDS

Excellence in Planning and Design

2015 Award Winner



Lankenau Medical Center Lower Merion Township

Lankenau Medical Center, an outstanding redevelopment project in Lower Merion Township, received a 2015 Montgomery Award for sensitive site planning, sustainable design, and innovative site enhancements. This project has created a state-of-the-art medical facility and, through exceptional design, has enriched the patient and visitor experience.

Background

Lankenau Medical Center is one of the oldest hospitals in the Philadelphia area. It relocated from Philadelphia in 1953 to its current 93-acre location on the former Overbrook Golf Club along Lancaster Avenue. The medical center, which has

expanded over time, is ranked as one of the top hospitals in the nation and has received multiple awards. In 2010, the hospital began its master facilities expansion and renovation project. The approximately 1 million-square-foot project consolidated services, increased capacity of hospital programs, and improved outpatient access and parking.

Site Planning

The site planning concept involved redeveloping a portion of the site and clustering all the medical facilities within the existing loop road. This allowed the preservation of over 50 percent of the site in open space, preserving existing woodlands





and buffering adjacent neighbors. Part of this open space includes a meandering $\frac{3}{4}$ -mile walking trail. Medical services were consolidated, and several existing buildings were demolished to construct the new Heart Pavilion and a 1,300-space structured parking facility. This redeveloped area, once considered the back of the property, now has become a major entrance to the Heart Pavilion with a new attractively landscaped boulevard, arrival/drop-off area, and an enclosed pedestrian bridge providing visitors with direct access to the parking garage. The boulevard incorporates design features such as raised pedestrian crosswalks, tree-lined sidewalks, specialty paving, lighting, seating, and landscaping. The Heart Pavilion and new garage have greatly improved parking and circulation. In addition to the new buildings, the main visitor and patient entrance at Frankel Lobby was renovated to create a more efficient drop-off area and an inviting entry. Improvements included a new canopy, pedestrian lighting and furniture, and extensive lush landscaping. The entry to the Medical Science Building, also an onsite SEPTA Bus stop, was redesigned to be more appealing with a new canopy, paving, and site amenities including benches and bicycle racks.

Sustainable Design

Lankenau Medical Center's decision to remain in its current location and redevelop using a sensitive design approach demonstrates its commitment to sustainability. The centerpiece of the campus is the new contemporary 274,000-square-foot Heart Pavilion. This building, with its thoughtful architecture, has achieved Silver LEED Certification and offers 96 private rooms and a state-of-the-art intensive care unit. The Heart Pavilion and other buildings incorporate three green roofs that provide attractive vistas for many patients and employees. A water feature in the plaza adjacent to the Heart Pavilion uses recaptured stormwater. Other sustainable features include landscaped rain gardens that naturally manage stormwater, the use a diverse variety of plant materials including many native species, water-saving drip irrigation, energy-efficient lighting, recycled site furniture, and regionally manufactured pavers. A unique sustainable feature is a newly planted wellness community garden that offers educational opportunities and healthy food options. Lankenau Medical Center is among an elite group of hospitals in the nation to plant and maintain an organic year-round garden.



This project has transformed the patient and visitor experience by designing a welcoming arrival sequence. Enhanced pedestrian amenities start at the facility's entrance from Lancaster Avenue. New sidewalks, crosswalks, street trees, attractive landscaping, and signage were added along the street frontage. In addition, the hospital completed off-site improvements that included a new sidewalk and street trees linking the medical center to City Avenue. The pedestrian-friendly atmosphere offers an inviting and familiar landscape for patients, visitors, and employees. A newly renovated internal garden courtyard, originally for viewing only, was redesigned to become accessible with tables and chairs, lush landscaping, and low-level lighting. This courtyard is adjacent to a new coffee stand and provides a welcome visitor amenity. Another newly created outdoor area, adjacent to the Heart Pavilion, contains a walled garden with tables, chairs, and umbrellas. This area, with a calming fountain as its focal point, creates a respite for visitors. As part of the enhanced arrival sequence, the Medical Science Building courtyard, containing a SEPTA bus stop, was redeveloped from a pass-through space to an appealing healing garden. Pedestrians traversing this area can now enjoy a circular seating wall, lush landscaping, lighting, and an attractive rain garden.

Lankenau Medical Center is an exceptional renovation and expansion project that has transformed a long-standing distinguished facility into a contemporary community medical center. This well-designed and appealing campus has provided a positive economic impact and is a true community asset.



Key Features

- Sensitive building expansion and site planning
- Redevelopment and economic impacts
- Environmentally sensitive/sustainable design–LEED
- Streetscape and pedestrian improvements

Location

100 E. Lancaster Avenue
Lower Merion Township
Montgomery County

Project Data

Land Use

Institutional - Medical Facility

Tract Size

90 acres

Building Area

594,850 square feet (total)
Heart Pavilion - 274,000 square feet

Open Space

46.85 acres (52% provided)

Owner/Developer

Main Line Health Services
240 Radnor-Chester Road, Suite 270
Radnor, PA 19087

Owner's Representative

Stantec
1500 Spring Garden Street, Suite 1100
Philadelphia, PA 19130

Engineer

Chester Valley Engineers, Inc.
83 Chestnut Road
P.O. Box 477
Paoli, PA 19301

Architect

RTKL Associates Inc.
1717 Pacific Avenue
Dallas, TX 75201

Land Planner/Landscape Architect

Glackin Thomas Panzak, Inc.
41 Leopard Road, Suite 300
Paoli, PA 19301

Sustainability Consultant

The Sheward Partnership, LLC
2300 Chestnut Street
Philadelphia, PA 19103

Construction Management

P. Agnes, Inc.
2101 Penrose Avenue
Philadelphia, PA 19145

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