

1440 NORTH FRONT STREET

THE CITY OF PHILADELPHIA PLANNING COMMISSION
CIVIC DESIGN REVIEW
MAY 2ND, 2023

DEVELOPER	1440 FRONT LLC
ARCHITECT	CANNO DESIGN
STRUCTURAL	STRUCTURE LABS ENGINEERING
CIVIL	COLLIERS ENGINEERS

PROJECT DESCRIPTION

1440 NORTH FRONT STREET IS A PROPOSED NEW CONSTRUCTION SEVEN STORY BUILDING WITH 114 DWELLING UNITS. TOTAL BUILDING AREA IS 88,497 SQUARE FEET. A GROUND FLOOR SHARED AMENITY SPACE IS BEING PROVIDED, ALONG WITH A SHARED RESIDENTIAL ROOF DECK. 38 CLASS 1A BICYCLE PARKING SPACES, AND 18 MOTOR VEHICLE PARKING SPACES ARE BEING PROVIDED. A VACANT GROUND FLOOR COMMERCIAL SPACE IS BEING PROVIDED. A PRIVATE COMMON RESIDENTIAL OPEN SPACE, AND A COMMERCIAL OPEN SPACE ARE BEING PROVIDED AT THE REAR OF THE BUILDING.

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Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP- 2 | 0 | 2 | 3 | - | 0 | 0 | 2 | 4 | 8 | 7 |

Address 1440 N FRONT ST

Specific Location or Additional Parcels

Applicant Name ADAM E. LAVER; ESQ

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: 3 / 25 / 23

Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name CHELI DAHAL

Email Address CHELI.R.DAHAL@PHILA.G Phone Number 215 686 2483

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): CMX-3

Affects property in a residential district, as defined by §14-304(5)(b)(.2) Yes No

Application includes new construction or an expansion that creates 88,497 square footage of new GFA.

Application includes new construction or an expansion that creates 114 additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? Yes No

If yes, skip the questions below.

If no, has the applicant been issued a refusal / referral prior to completing CDR? Yes No

If yes, include the refusal / referral with this Notification and forward to the email addresses listed below.

If no, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:

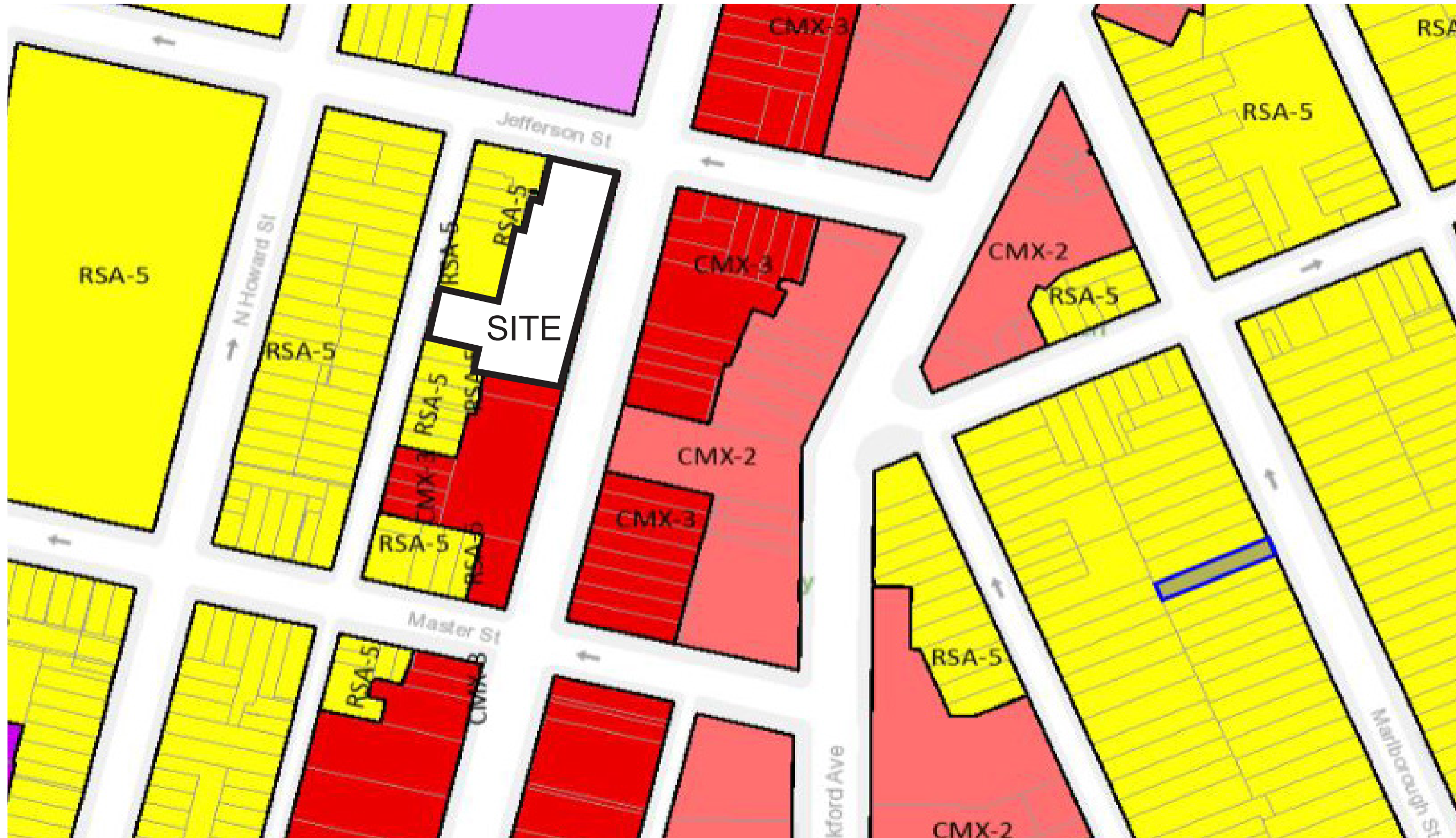
Plan Review Results (cont'd)

Provide details regarding the outcome of the plan review

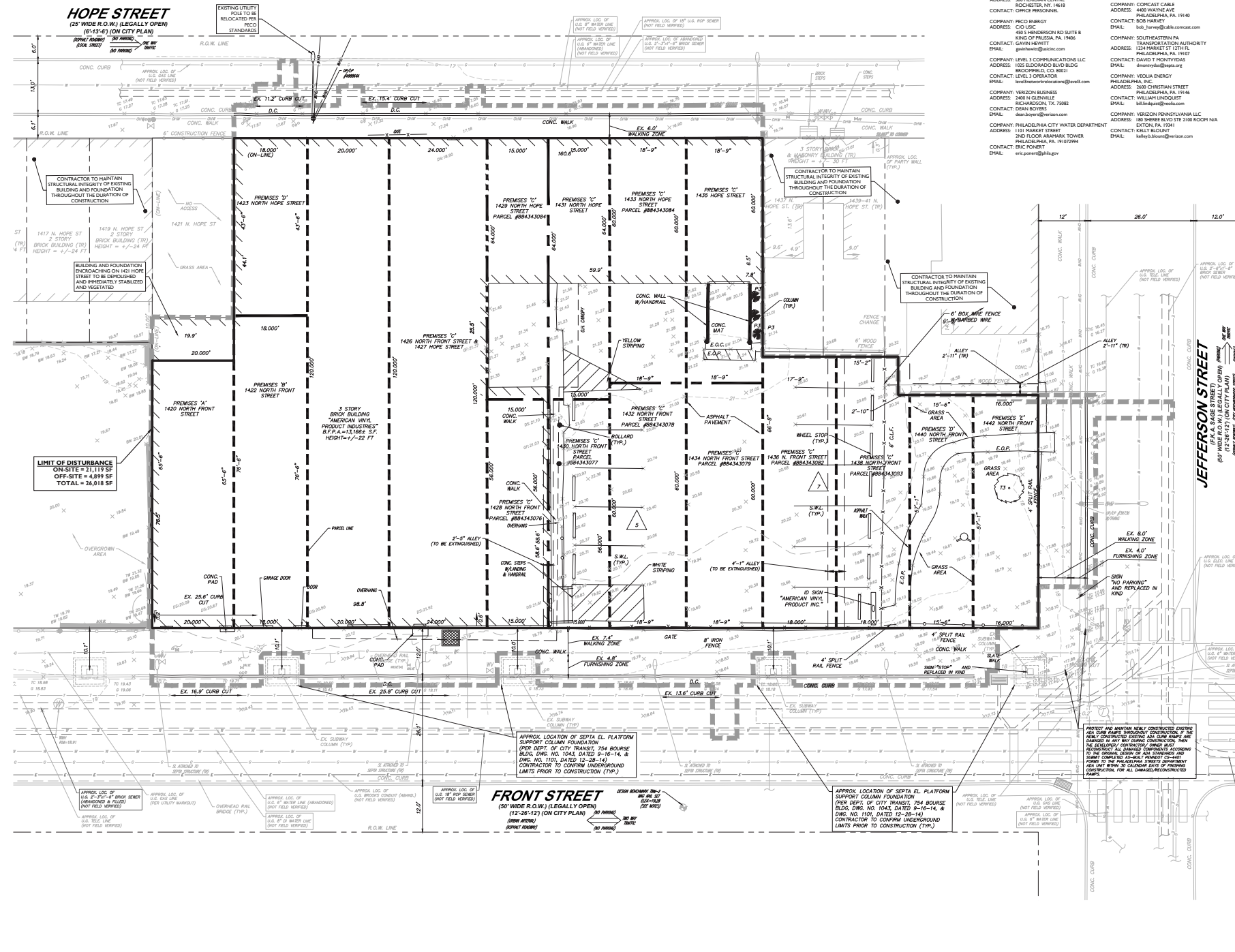
4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.



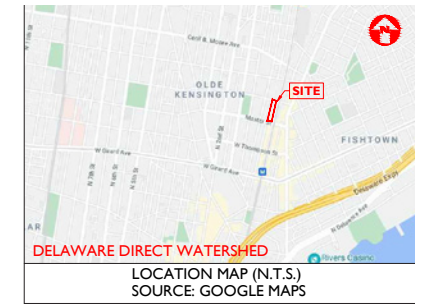




- UTILITIES:**
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM ASSIGNED SERIAL NUMBER 2022124849 IN ACCORDANCE WITH PA ACT 267 OF 1974, AS AMENDED BY PA ACT 121 OF 2008, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION (888) 246-1178.
- COMPANY: AT&T**
ADDRESS: 2115 SALER RD #11
CONROES, GA 30633
CONTACT: NANCY SPENCE
EMAIL: nspence@att.com
- COMPANY: COMCAST CABLE**
ADDRESS: 480 WYNANT AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HURVEY
EMAIL: bob_hurvey@comcast.com
- COMPANY: A & T LOCAL SERVICES**
ADDRESS: 2115 SALER RD #11
CONROES, GA 30633
CONTACT: NANCY SPENCE
EMAIL: nspence@att.com
- COMPANY: FIBER TECHNOLOGIES NETWORKS LLC**
ADDRESS: 300 MICHIGAN CENTER
ROCHESTER, NY 14618
CONTACT: CRISTE PERSKINS
EMAIL: cperski@fnt.net
- COMPANY: PICO ENERGY**
ADDRESS: 4815 HENDERSON RD SUITE B
RING OF PELLISIA, PA 1968
CONTACT: GAVIN HEWITT
EMAIL: ghehewit@picoenergy.com
- COMPANY: LEVEL 3 COMMUNICATIONS LLC**
ADDRESS: 1525 BLOOMINGDALE BLVD BLDG
BLOOMINGDALE, IL 61701
CONTACT: LEVEL 3 OPERATOR
EMAIL: level3@level3.com
- COMPANY: VERIZON BUSINESS**
ADDRESS: 240 N GLENVILLE
RICHMOND, TX 75382
CONTACT: DEAN BOYERS
EMAIL: dean.boyers@verizon.com
- COMPANY: PHILADELPHIA CITY WATER DEPARTMENT**
ADDRESS: 1101 MARKET STREET
2ND FLOOR MARKET TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC PERRY
EMAIL: eric.perry@philly.gov
- COMPANY: ZAYO BANDWIDTH**
ADDRESS: 1000 PENN. TELCOM LLC
C/O STATE CENTER LOCATING
392 W DIRECTORS RD
SALLAISE CTY, UT 84184
CONTACT: DAVE HOSER
EMAIL: david.hoser@zayo.com
- COMPANY: PHILADELPHIA CITY DEPT OF STREETS**
ADDRESS: 481 1/2 BLVD ROOM 98788
PHILADELPHIA, PA 19124
CONTACT: MAUREN WANGANG
PHONE: 215-581-2077
EMAIL: mwangang@phila.gov
- COMPANY: PHILADELPHIA GAS WORKS**
ADDRESS: 80 W MONTGOMERY AVE
PHILADELPHIA, PA 19122
CONTACT: JAMES BOCHANSKI
EMAIL: james.bochanski@phila.gov
- COMPANY: COMCAST CABLE**
ADDRESS: 480 WYNANT AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HURVEY
EMAIL: bob_hurvey@comcast.com
- COMPANY: SOUTHEASTERN PA TRANSMISSION AUTHORITY**
ADDRESS: 128 MARKET ST 17TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAS
EMAIL: dmontydas@septa.org
- COMPANY: VEOLIA ENERGY**
ADDRESS: 2000 CHRISTIAN STREET
PHILADELPHIA, PA 19104
CONTACT: WILLIAM LINDQUIST
EMAIL: william.lindquist@veolia.com
- COMPANY: VERIZON PENNSYLVANIA LLC**
ADDRESS: 180 SHREE BLVD STE 2108 ROOM N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: kelly.blount@verizon.com

EXISTING CONDITIONS NOTES:

- THE PLAN REFERENCES A PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC. 180 FRANK CENTER, SUITE 211 CHALNONT, PA 19114
- ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY, 1405-18, 1421, 1422, 1423, 1440, 1442 FRONT STREET & 1427, 1421 & 1423 HOPE STREET
MAP 111 IN 15 PARCELS 515, 142, 142, 137, 138, 135, 135, 53 & 47
OPA 88-48802, OPA88-515740, 18-203045, 18-203051, 19-203051, 18-203100
CITY & COUNTY OF PHILADELPHIA, 17TH WARD, COMMONWEALTH OF PENNSYLVANIA
- DATED: 07/25/2022
- PLAN PREPARED BY: COLLIER ENGINEERING AND DESIGN
2700 FRANK CENTER PLAZA
1500 JK BOULEVARD, SUITE 222
PHILADELPHIA, PA 19102
- PROJECT LOCATION: 1420, 1422, 1423, 1440 & 1442 FRONT STREET & 1423 HOPE STREET
PHILADELPHIA, PA 19102
- OWNER: ANCHER VILLIC
329 WALNUT STREET, SUITE 4512
PHILADELPHIA, PA 19104
- APPLICANT: ANCHER VILLIC
329 WALNUT STREET, SUITE 4512
PHILADELPHIA, PA 19104



ABBREVIATIONS

F.D.S. = PHILADELPHIA DISTRICT STANDARD	LP = LIGHT POLE
U.S.S. = UNITED STATES STANDARD	TBM = TO BE REMOVED
FF = FINISH FLOOR	MH = MANHOLE
UV = UNKNOWN VALVE	BOL = BOLLARD
DEP = DEPRESSED	GR = GRATE
CL = CENTER LINE	TR = TO REMAIN
D.C. = DEPRESSED CURB	TW = TOP OF WALL
BC = BOTTOM OF CURB	BW = BOTTOM OF WALL
TC = TOP OF CURB	CP = CITY PLAN
UP = UTILITY POLE	

LEGEND

- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- CURB
- PROPERTY LINE
- LIMIT OF DISTURBANCE/ SAW CUT LINE
- UG TELEPHONE LINE
- UG ELECTRIC LINE
- OVERHEAD WIRE
- WATER LINE
- GAL LINE
- COMBINED SEWER
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- POT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- BOTTOM OF CURB ELEVATION
- DIRECTION OF TRAFFIC FLOW
- MANHOLE
- HYDRANT
- STREET LIGHT
- TREE
- WATER VALVE
- GAS VALVE
- SANITARY CLEANOUT
- UNKNOWN VALVE
- VENT
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- UTILITY POLE W/ STREET LIGHT
- INLET
- BUILDING AREA

SCALE: 1" = 10'





A FRONT STREET LOOKING NORTH-EAST



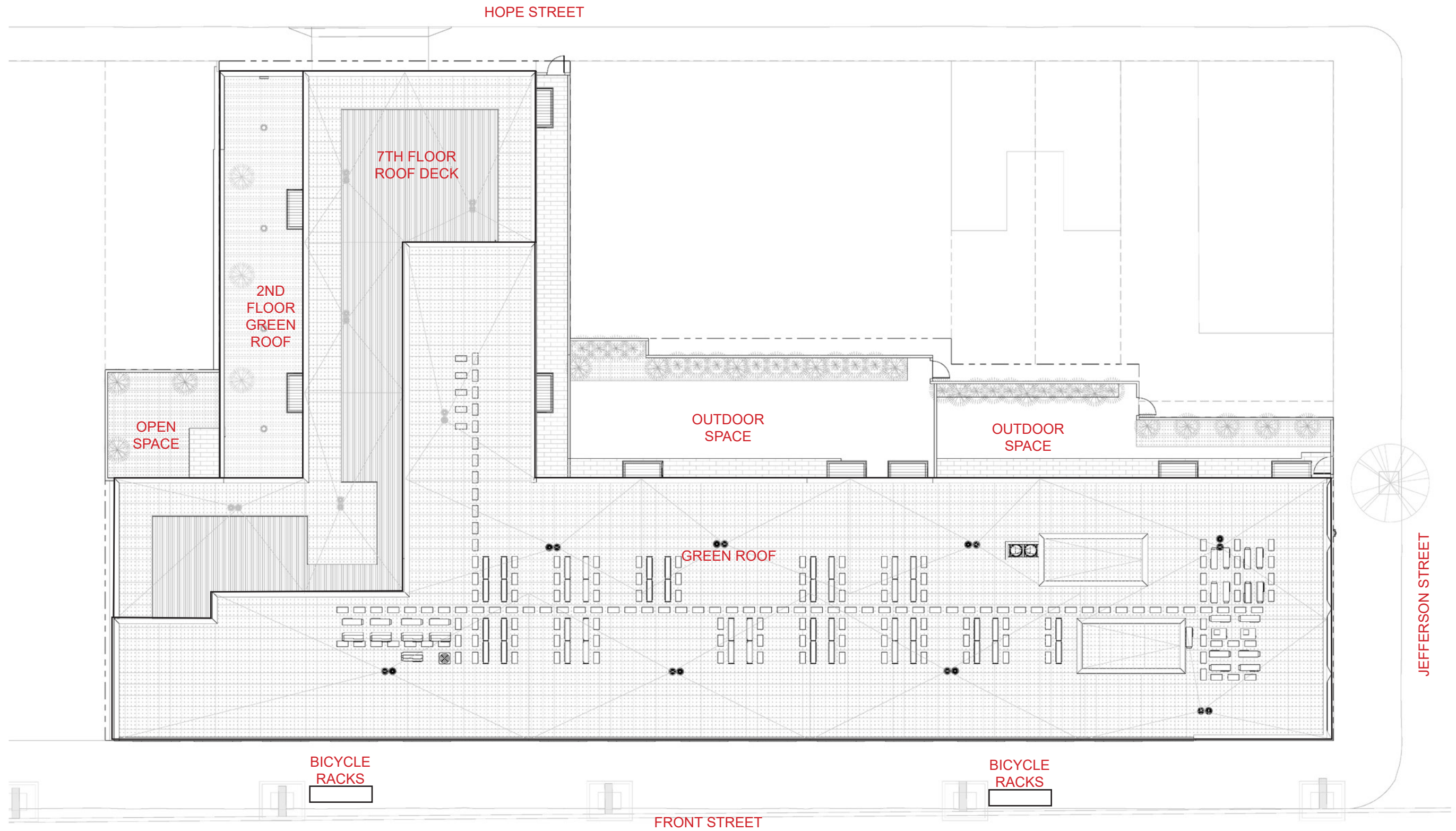
C JEFFERSON STREET LOOKING SOUTH

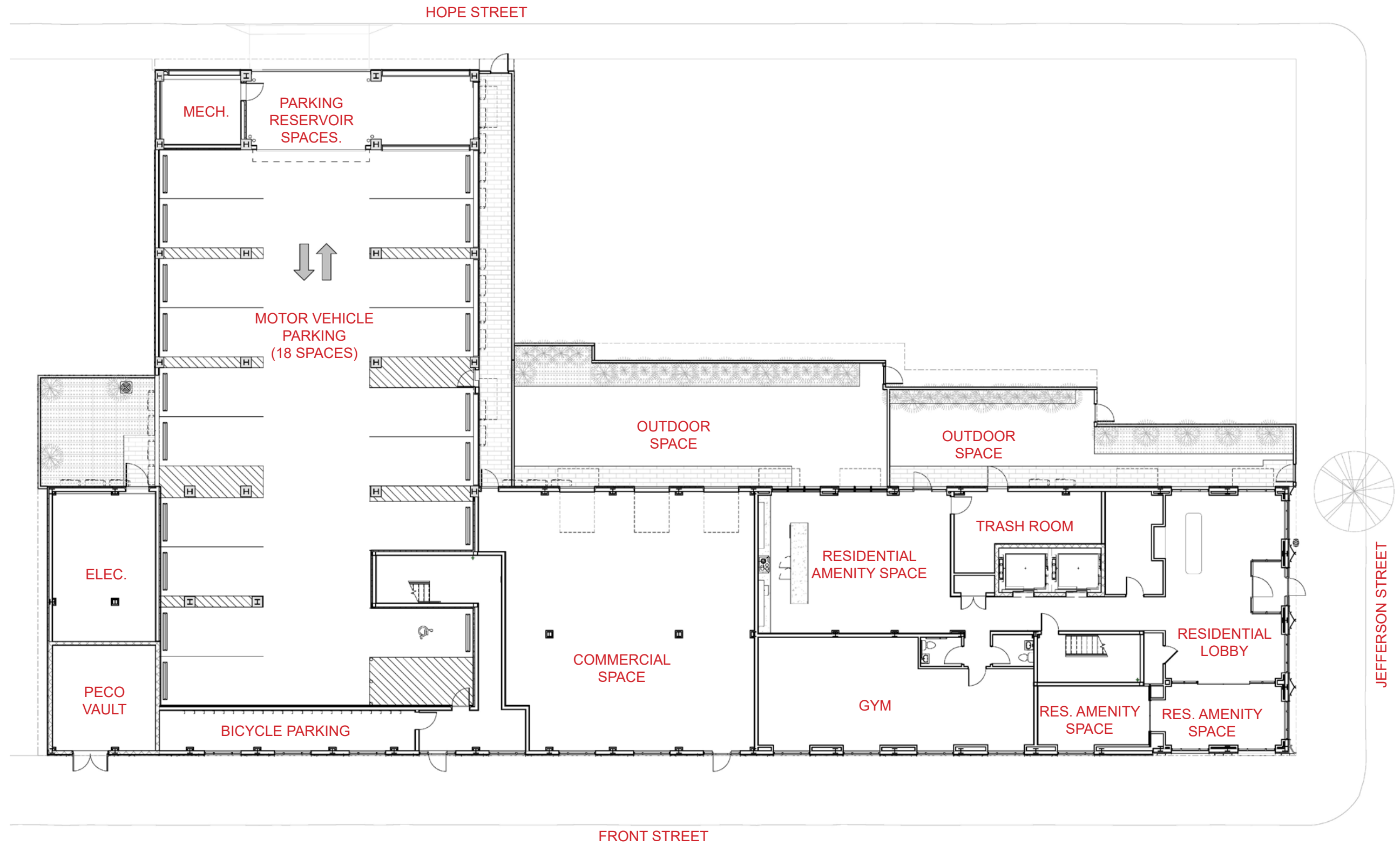


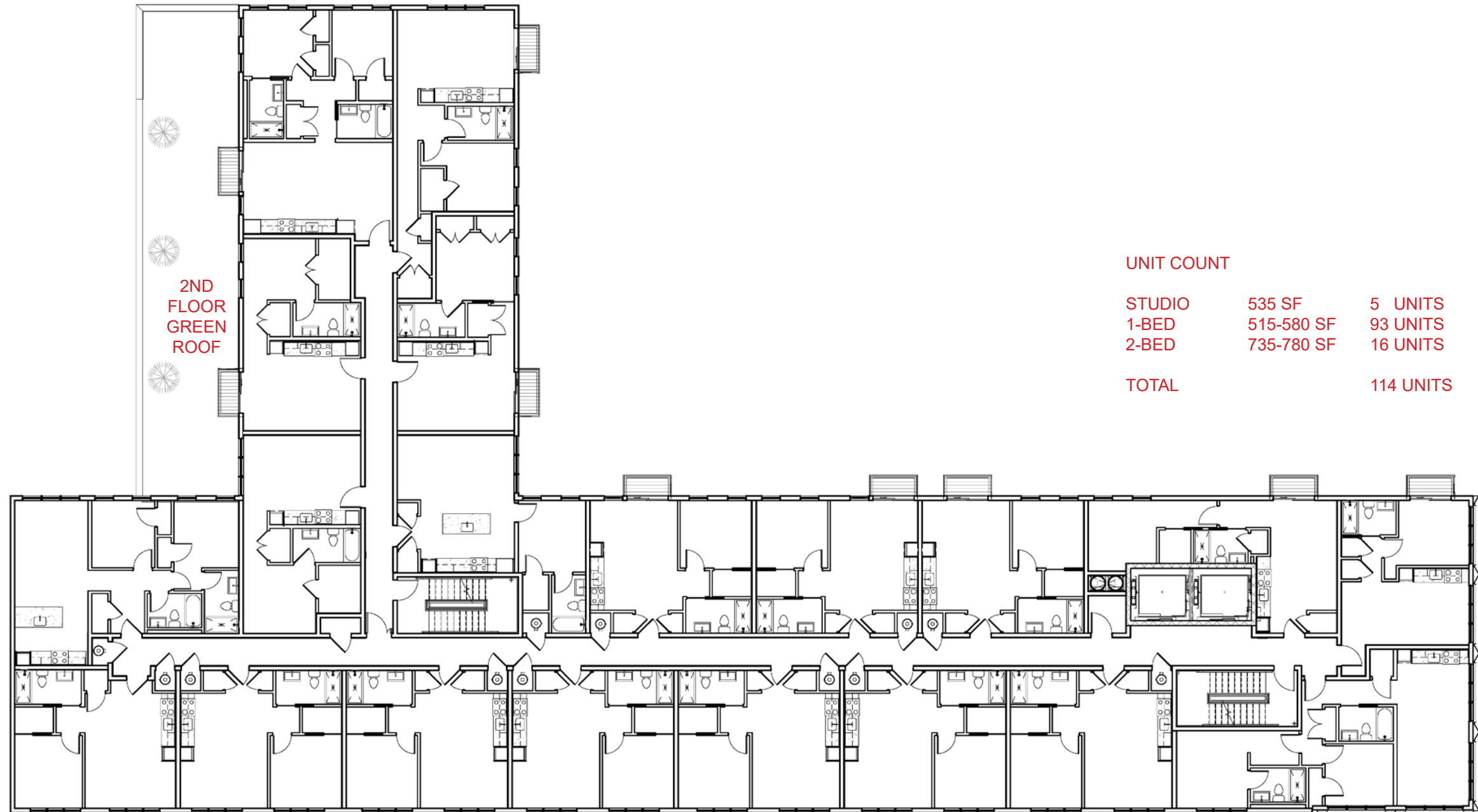
B FRONT AND JEFFERSON LOOKING WEST



D HOPE STREET LOOKING NORTH-EAST

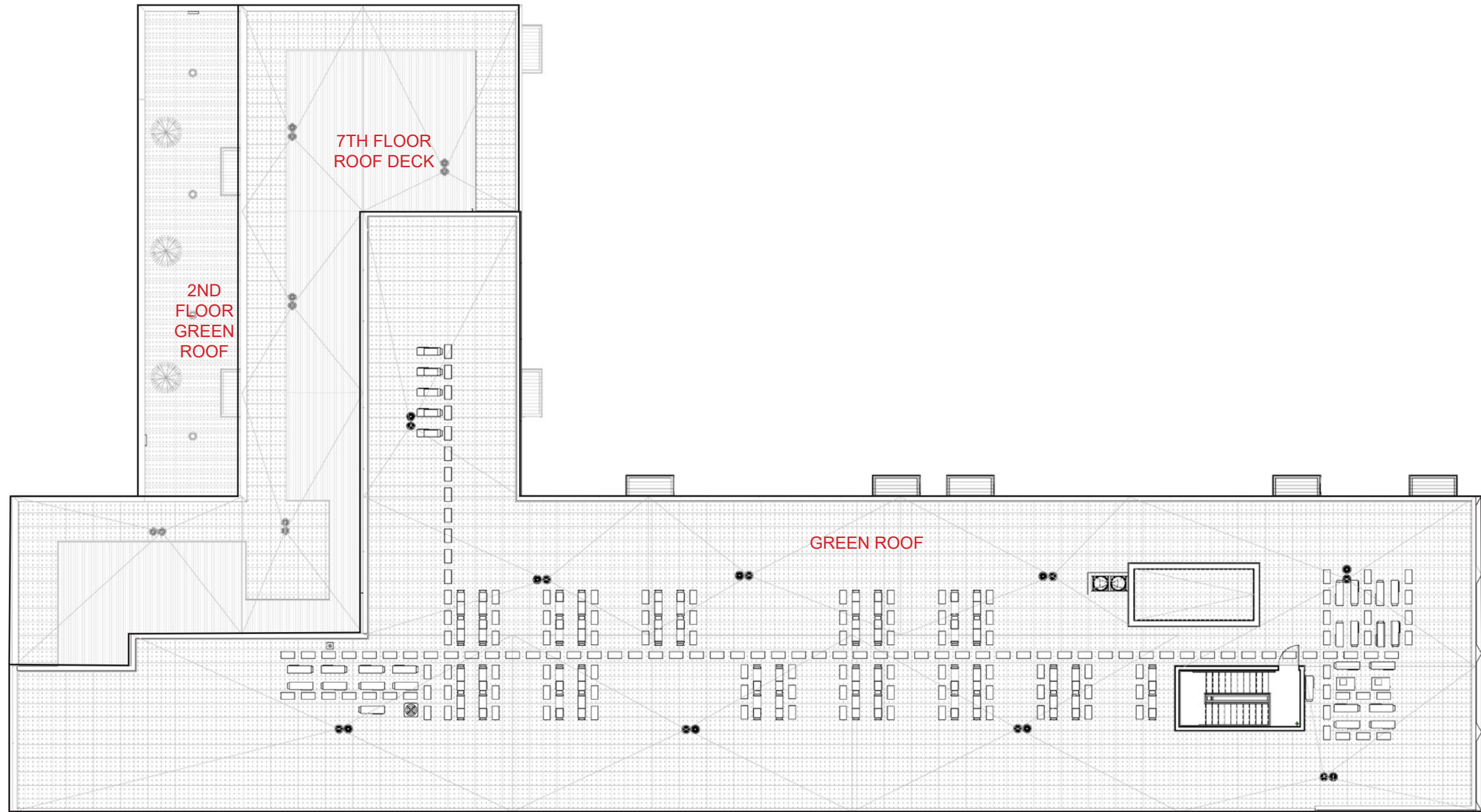


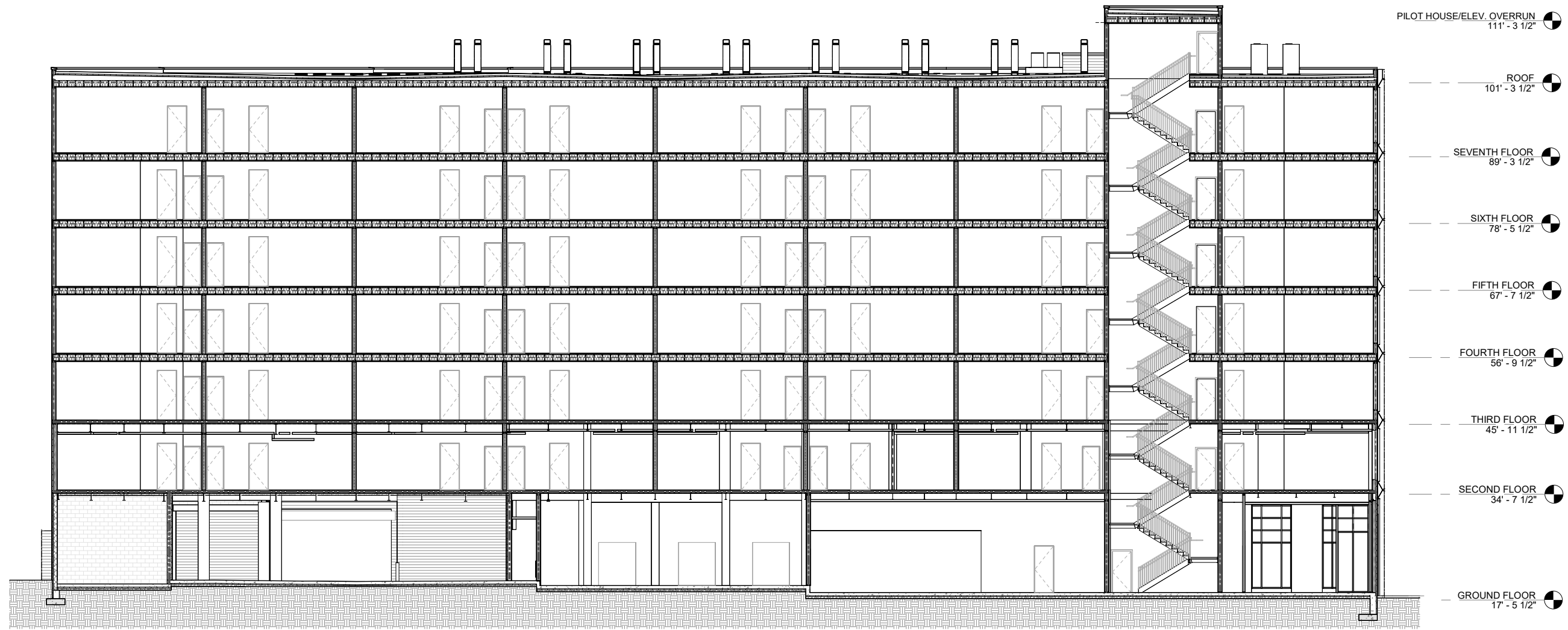


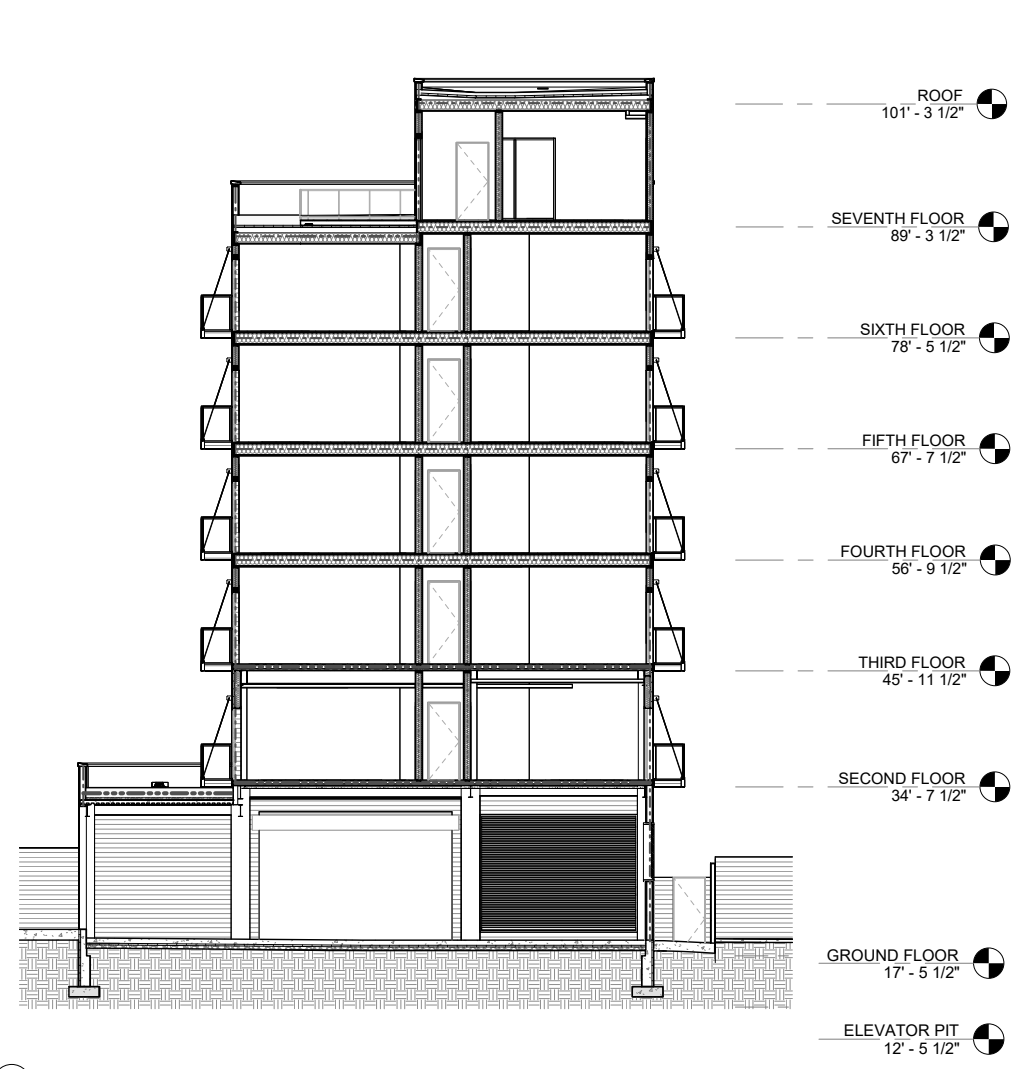


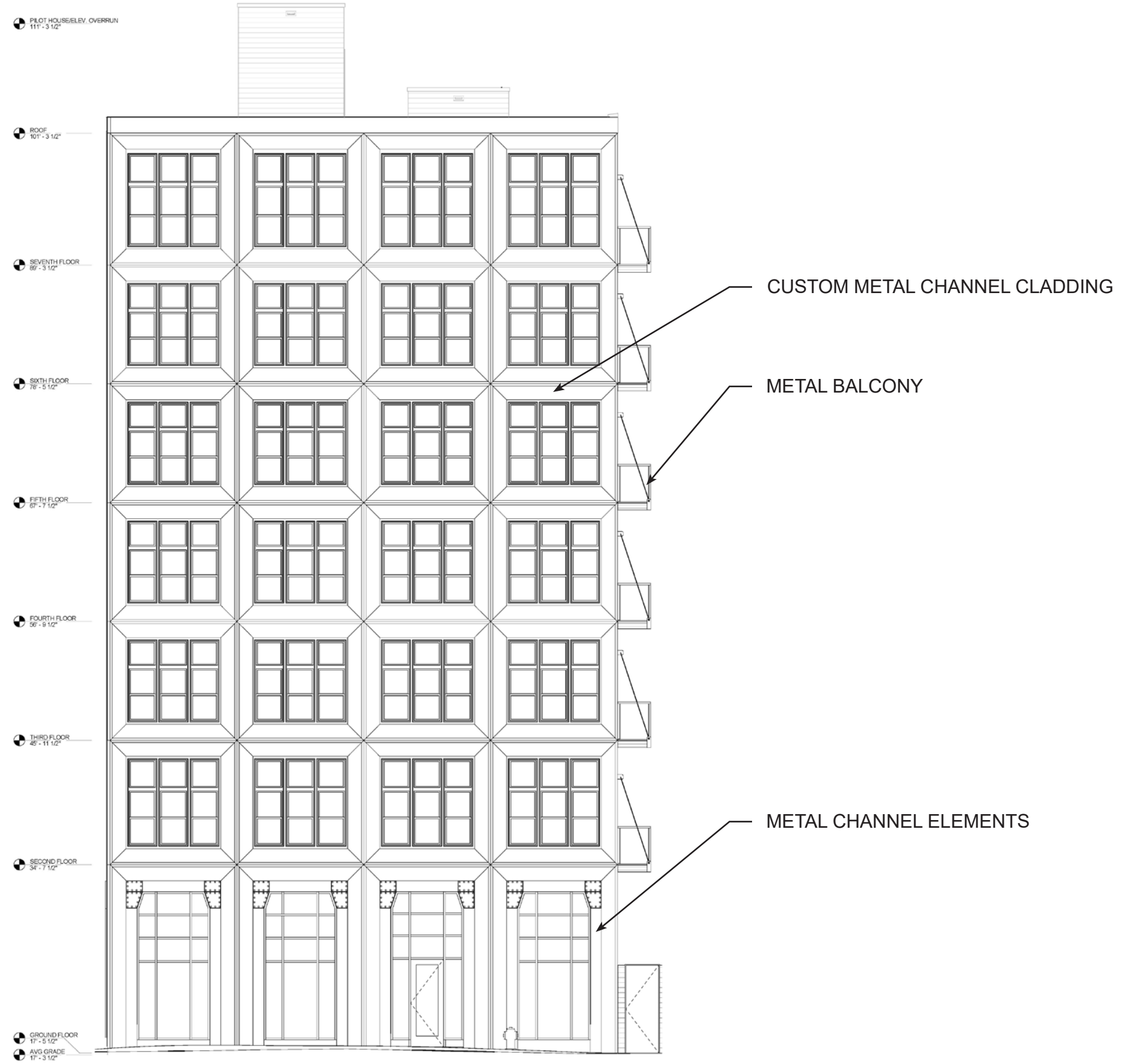
UNIT COUNT

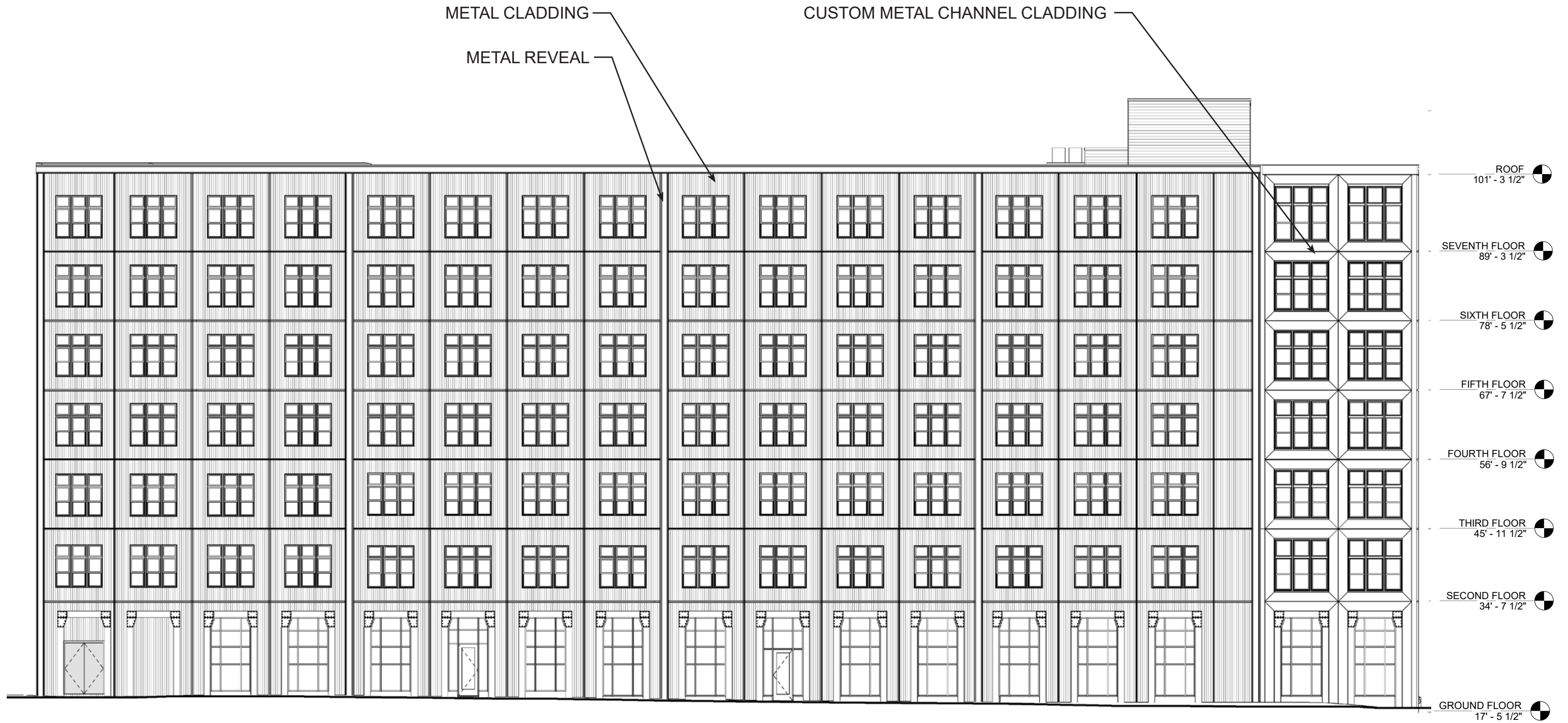
STUDIO	535 SF	5 UNITS
1-BED	515-580 SF	93 UNITS
2-BED	735-780 SF	16 UNITS
TOTAL		114 UNITS









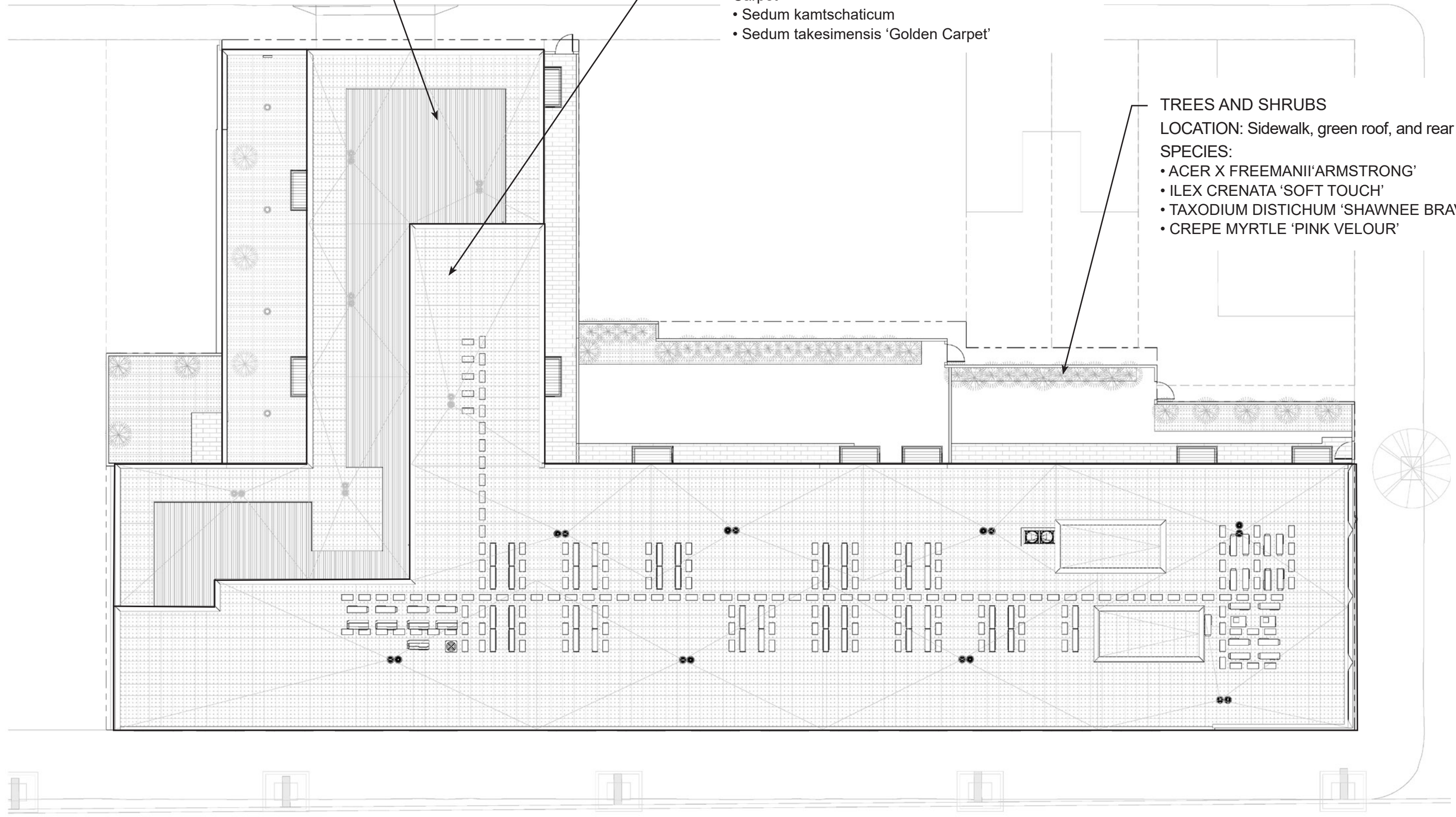




ROOF DECK PAVERS:
 • ARCHATRAK Porcelain Pedestal Paver
 Color: Smoke

GREEN ROOF
 LOCATION: Roof
 SEDUM SPECIES:
 • Sedum spurium 'Fuldaglut', 'John Creech', 'Red Carpet'
 • Sedum kamtschaticum
 • Sedum takesimensis 'Golden Carpet'

TREES AND SHRUBS
 LOCATION: Sidewalk, green roof, and rear yard
 SPECIES:
 • ACER X FREEMANII 'ARMSTRONG'
 • ILEX CRENATA 'SOFT TOUCH'
 • TAXODIUM DISTICHUM 'SHAWNEE BRAVE'
 • CREPE MYRTLE 'PINK VELOUR'



TREES

LOCATION: Sidewalk, rear yard

SPECIES:

Acer x Freemanii 'Armstrong'



SHRUBS

LOCATION: Rear yard

SPECIES:

Ilex Crenata 'Soft Touch'



TREES

LOCATION: Rear yard

SPECIES:

Taxodium Distichum 'Shawnee Brave'



TREES

LOCATION: Second Floor Green Roof

SPECIES:

Crepe Myrtle 'Pink Velour'



GREEN ROOF

LOCATION: Roof

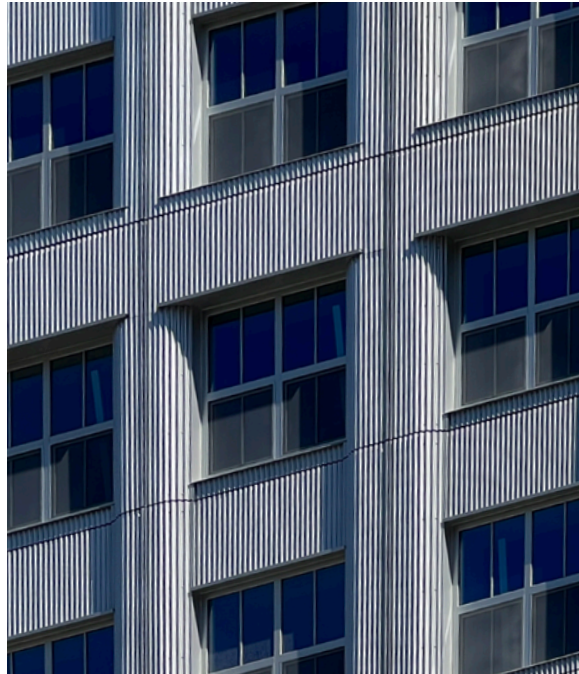
SEDUM SPECIES:

- Sedum spurium 'Fuldaglut', 'John Creech', 'Red Carpet'
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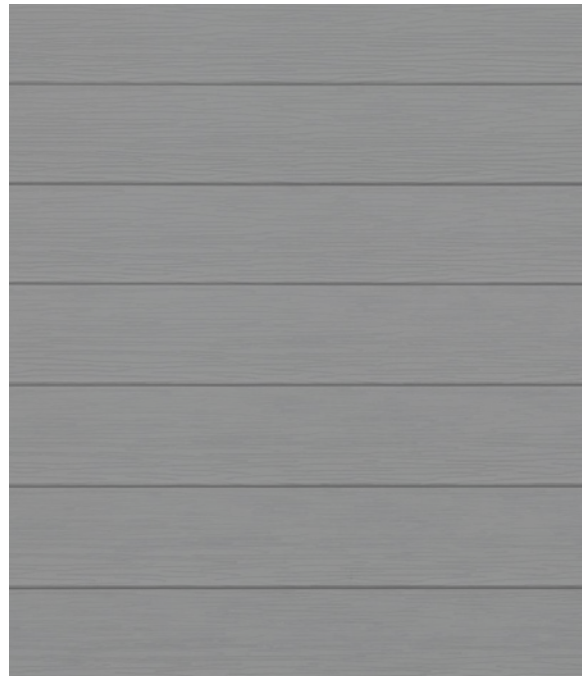




BOX RIB CORRUGATED METAL



ALUMINUM FINISH EXTERIOR
WINDOWS



GRAY CEMENT BOARD SIDING



CUSTOM METAL CHANNEL CLADDING

