



**US Army Corps  
of Engineers**  
Philadelphia District  
Wanamaker Building  
100 Penn Square East  
Philadelphia, PA 19107-3390  
ATTN: CENAP-OP-R

# Public Notice

Public Notice No.  
CENAP-OP-R-2007-0122-46

Date  
NOV 30 2007

Application No.

File No.

In Reply Refer to:  
**REGULATORY BRANCH**

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344).

The purpose of this notice is to solicit comments and recommendations from the public concerning issuance of a Department of the Army permit for the work described below.

**APPLICANT:** Pier 25 North Associates and Hong Kong and Shanghai Investment Company

**AGENT:** Mr. Daniel Martin  
Marathon Engineering and Environmental Services, Inc.  
510 Heron Drive, Suite 100  
Swedesboro, New Jersey 08085

**WATERWAY:** Delaware River

**LOCATION:** 417 North Christopher Columbus Boulevard, Philadelphia,  
Pennsylvania

**ACTIVITY:** To partially demolish and re-construct the existing Pier 25 structure in order to construct 24 stacked townhouses on top of the new pier, a 38-story building containing 182 condominium/apartments, parking area for 303 vehicles, and a small fishing pier.

Historically, the original pier covered measured 1.2 acres (515 feet long waterward of the existing bulkhead by 100 feet in width). However, approximately half of the pier was burned in the 1970s leaving a 265' long pier covering approximately 0.6 acres of open waters and an equal area of open-water pile field.

The applicant proposes to demolish and replace the superstructure above the existing pier and construct 260 further feet of pier resulting in a final structure extending 515 waterward of the bulkhead (mean high water line) and would be raised 1.57 feet above the plane of the mean high water line. Additionally, the entire pier would be widened by 50 feet. The proposed pier would be supported on 815 new concrete-filled steel pilings after 940 timber pilings (covering 743 square feet of open waters below the high tide line) are removed resulting in the ultimate filling of 1671 square feet of waterway below the high tide line. The resulting structure would shade approximately 1.5 acres of open waters. It should be noted that the elevation of the bottom of the waterway is a minimum of 3 feet from mean low water. All such structures would also include

all required utilities such as stormwater, water, sewage, and electrical facilities. The decking of the structure would also include public parking for the public access fishing pier discussed below.

The applicant also proposes to construct a wooden pile-supported and wooden decked public access fishing pier that would extend approximately 147 feet waterward of the mean high water line, would cover approximately 1950 square feet of open waters, and would sit 15.5 feet above the river bottom. The fishing pier would be constructed immediately adjacent to the proposed Pier 25 North structure.

The applicant has proposed construction of 0.07 acre of emergent wetland shelf along the bulkhead at the subject site to compensate for aquatic resource impacts associated with the proposed project. The proposed compensation site would involve the discharge of approximately 110 cubic yards of sand fill below the high tide line for site grading.

The applicant has stated that no regulated temporary structures or fill discharges shall be required for construction of the proposed project. The applicant has also stated that no dredging shall be required for completion of the project.

**PURPOSE:** The applicant's stated purposes for the proposed work are as follows:  
A) Pier 25N re-construction - to provide residential units in the central portion of the city as part of the continuum of the planned urban revitalization of the city's waterfront district  
B) fishing pier construction - to provide public access to the city's waterfront including year-round passive (walkways) and active recreational (fishing) opportunities.

A preliminary review of this application indicates that the proposed work would not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

The decision whether to issue a permit will be based on an evaluation of the activity's probable impact including its cumulative impacts on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and welfare of the people. A Department of the Army permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species,

historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the proposed work should be submitted, in writing, within 30 days to the District Engineer, U.S. Army Corps of Engineers, Philadelphia District, Wanamaker Building, 100 Penn Square East, Philadelphia, Pennsylvania 19107-3390.

Review of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion therein are located within the permit area of the work.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act 1996 (Public Law 104-267), requires all Federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely effect Essential Fish Habitat (EFH). Based upon the "Guide to Essential Fish Habitat Designations in the Northeastern United States, Volume IV: New Jersey and Delaware", dated March 1999, this office has determined that the portion of the subject waterway does not constitute essential fish habitat.

In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management Program. The applicant has stated that the proposed activity complies with and will be conducted in a manner that is consistent with the approved State Coastal Zone Management (CZM) Program. No permit will be issued until the State has concurred with the applicant's certification or has waived its right to do so. Comments concerning the impact of the proposed and/or existing activity on the State's coastal zone should be sent to this office, with a copy to the State's Office of Coastal Zone Management.

In accordance with Section 401 of the Clean Water Act, a Water Quality Certificate is necessary from the State government in which the work is located. Any comments concerning the work described above which relate to Water Quality considerations should be sent to this office with a copy to the State.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act.

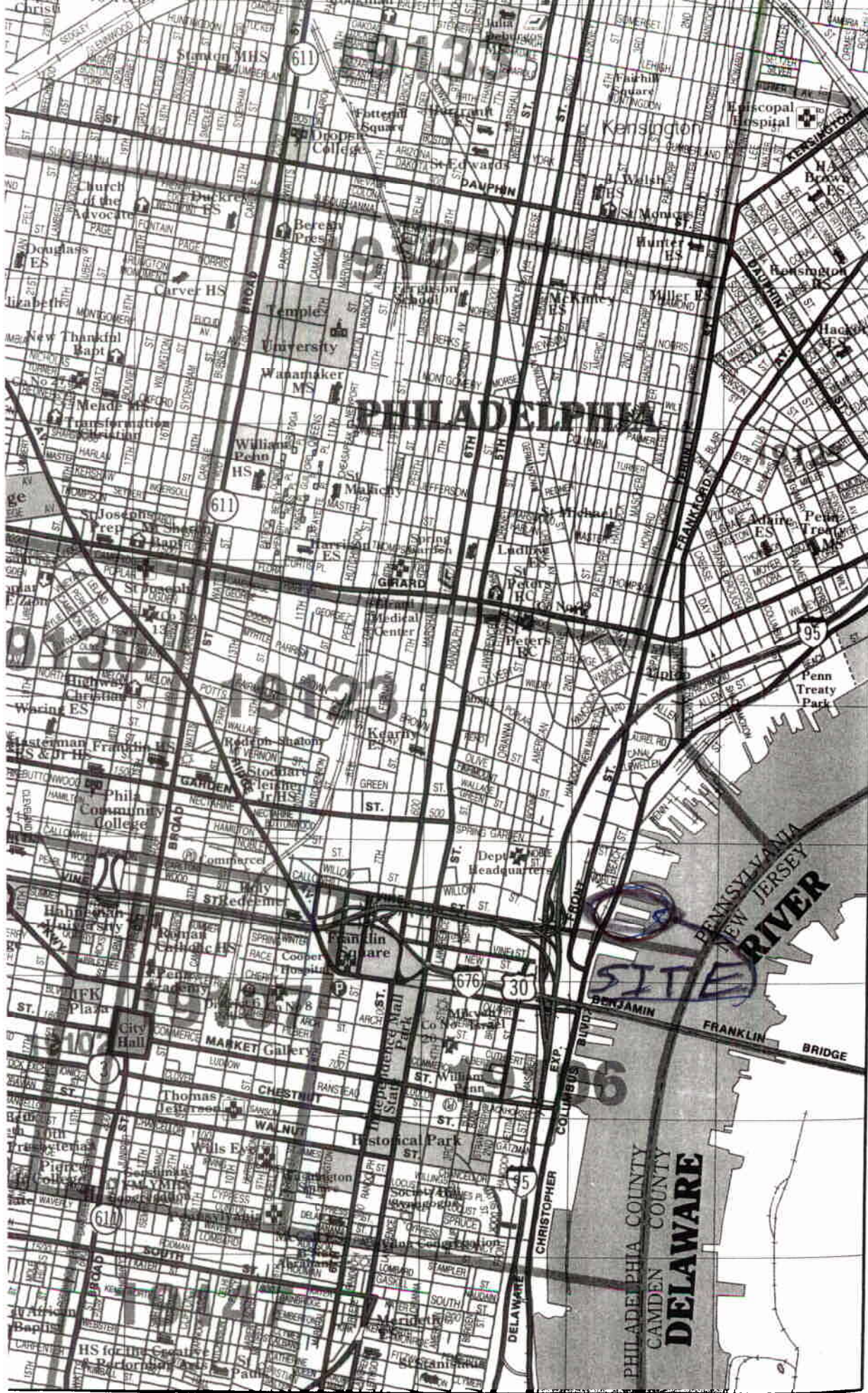
Any person may request, in writing, to the District Engineer, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state in writing, with particularity, the reasons for holding a public hearing.

Additional information concerning this permit application may be obtained by calling at 215-656-6731 or writing this office at the above address.



Frank J. Cianfrani  
Chief, Regulatory Branch





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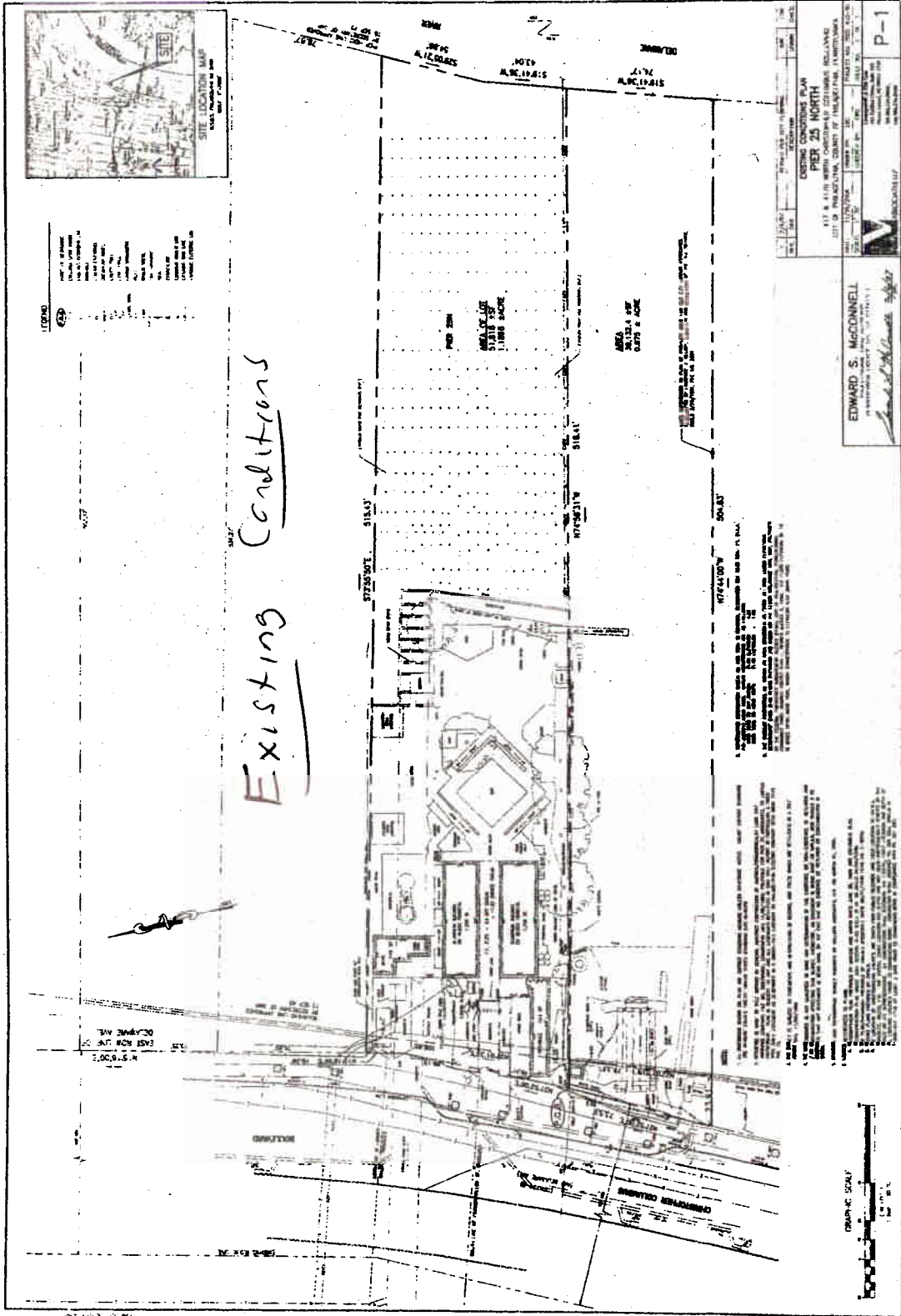
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SEE MAP 153

7510730



PIER 25 NORTH



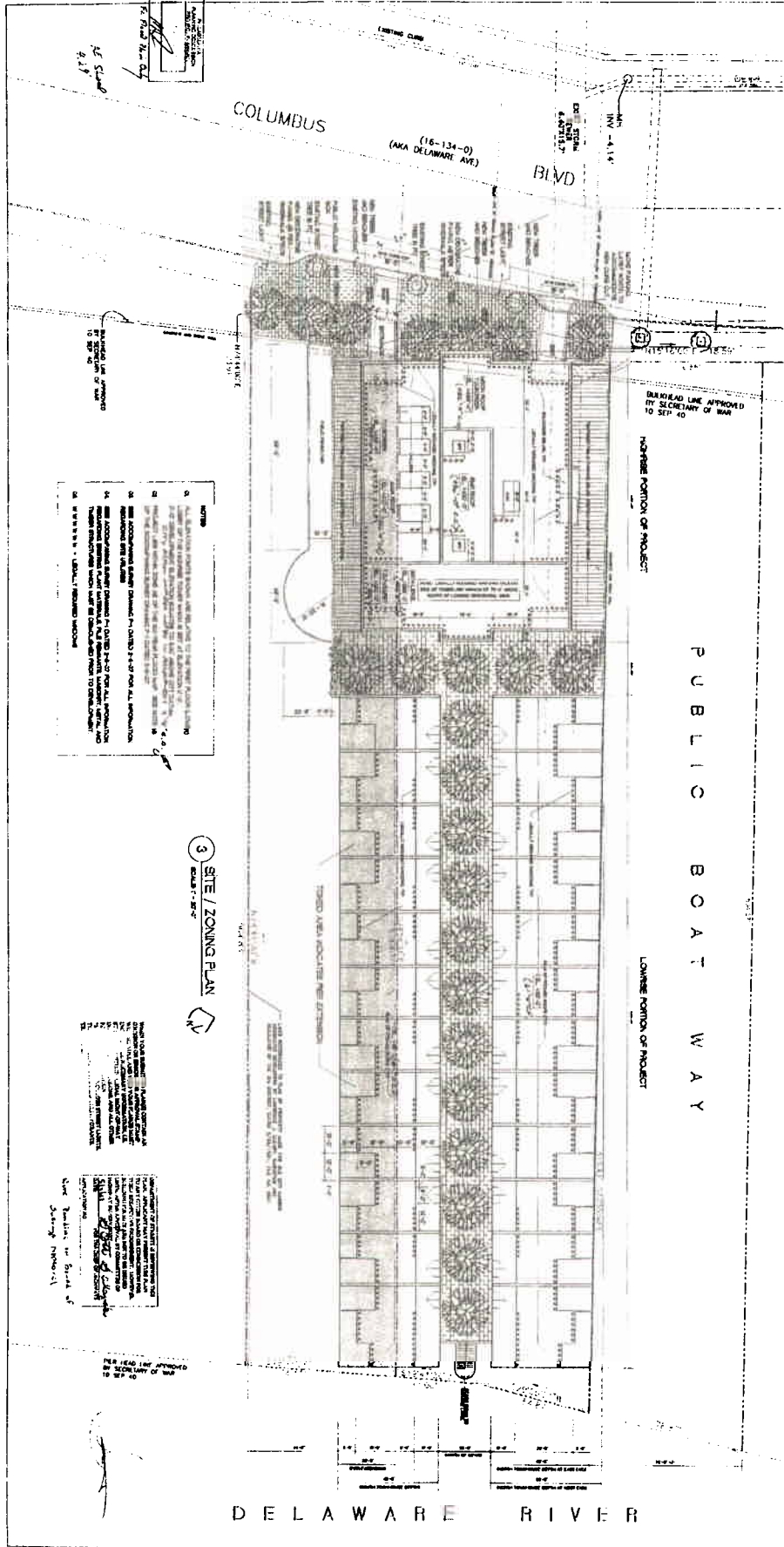
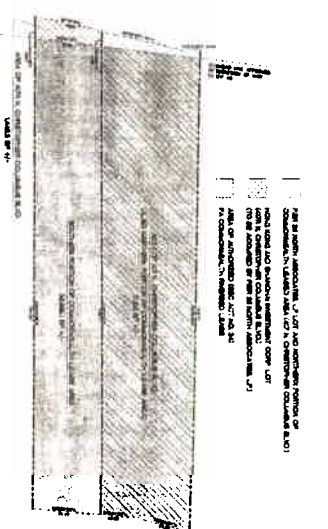




DEVELOPMENT DATA	
REQUIRED OR ALLOWED	PROPOSED
<b>REQUIREMENTS:</b> 1. MINIMUM LOT AREA: 10,000 SQ. FT. 2. MINIMUM FRONT YARD SETBACK: 10 FT. 3. MINIMUM SIDE YARD SETBACK: 5 FT. 4. MINIMUM REAR YARD SETBACK: 5 FT. 5. MAXIMUM BUILDING HEIGHT: 40 FT. 6. MAXIMUM GROUND COVER: 30% 7. MAXIMUM LOT COVERAGE: 40% 8. MAXIMUM FLOOR AREA: 100,000 SQ. FT. 9. MAXIMUM NUMBER OF UNITS: 100 10. MAXIMUM NUMBER OF STORIES: 10 11. MAXIMUM NUMBER OF PARKING SPACES: 100 12. MAXIMUM NUMBER OF DRIVEWAYS: 10 13. MAXIMUM NUMBER OF LOADING DOCKS: 10 14. MAXIMUM NUMBER OF TRUCK TRAILS: 10 15. MAXIMUM NUMBER OF TRUCK TRAIL ENDS: 10 16. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER LOT: 10 17. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER BLOCK: 10 18. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER DISTRICT: 10 19. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER CITY: 10 20. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER COUNTY: 10 21. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER STATE: 10 22. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER COUNTRY: 10 23. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER WORLD: 10	<b>PROPOSED:</b> 1. MINIMUM LOT AREA: 10,000 SQ. FT. 2. MINIMUM FRONT YARD SETBACK: 10 FT. 3. MINIMUM SIDE YARD SETBACK: 5 FT. 4. MINIMUM REAR YARD SETBACK: 5 FT. 5. MAXIMUM BUILDING HEIGHT: 40 FT. 6. MAXIMUM GROUND COVER: 30% 7. MAXIMUM LOT COVERAGE: 40% 8. MAXIMUM FLOOR AREA: 100,000 SQ. FT. 9. MAXIMUM NUMBER OF UNITS: 100 10. MAXIMUM NUMBER OF STORIES: 10 11. MAXIMUM NUMBER OF PARKING SPACES: 100 12. MAXIMUM NUMBER OF DRIVEWAYS: 10 13. MAXIMUM NUMBER OF LOADING DOCKS: 10 14. MAXIMUM NUMBER OF TRUCK TRAILS: 10 15. MAXIMUM NUMBER OF TRUCK TRAIL ENDS: 10 16. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER LOT: 10 17. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER BLOCK: 10 18. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER DISTRICT: 10 19. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER CITY: 10 20. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER COUNTY: 10 21. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER STATE: 10 22. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER COUNTRY: 10 23. MAXIMUM NUMBER OF TRUCK TRAIL ENDS PER WORLD: 10

1 DEVELOPMENT DATA

2 UNIT OF USE PLAN UNDER ZONING LOT DECLARATION



3 SITE ZONING PLAN

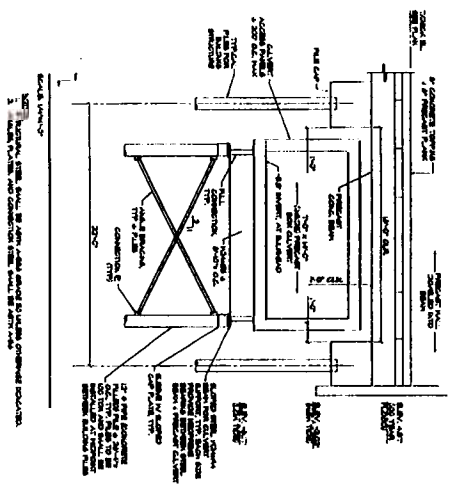
- 1. ALL BUILDINGS SHALL BE CONFINED TO THE ZONED AREA AND SHALL NOT EXCEED THE HEIGHTS AND SETBACKS SPECIFIED IN THE ZONING ORDINANCE.
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THIS ZONING PLAN IS A PART OF THE DEVELOPMENT PLAN FOR PIER 25 NORTH, PHILADELPHIA, PENNSYLVANIA. IT IS HEREBY DECLARED TO BE A UNIT OF USE PLAN UNDER ZONING LOT DECLARATION. THE DEVELOPER OF THIS PROJECT IS MARATHON DEVELOPMENT CORPORATION, 33 ROCK HILL ROAD, SUITE 220, BALA CYNWID, PENNSYLVANIA.

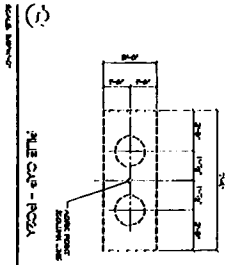
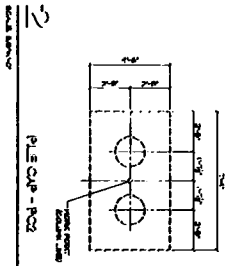






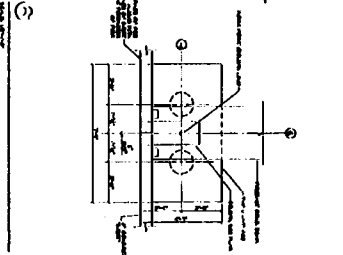
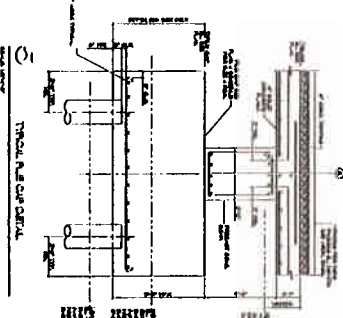
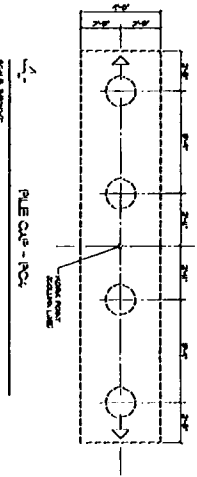


1. INSULATION, STEEL, WALL, BRICK, CONCRETE SHALL BE AS SHOWN OTHERWISE INDICATED.  
 2. ALL DIMENSIONS AND CONDITIONS SHALL BE AS SHOWN.

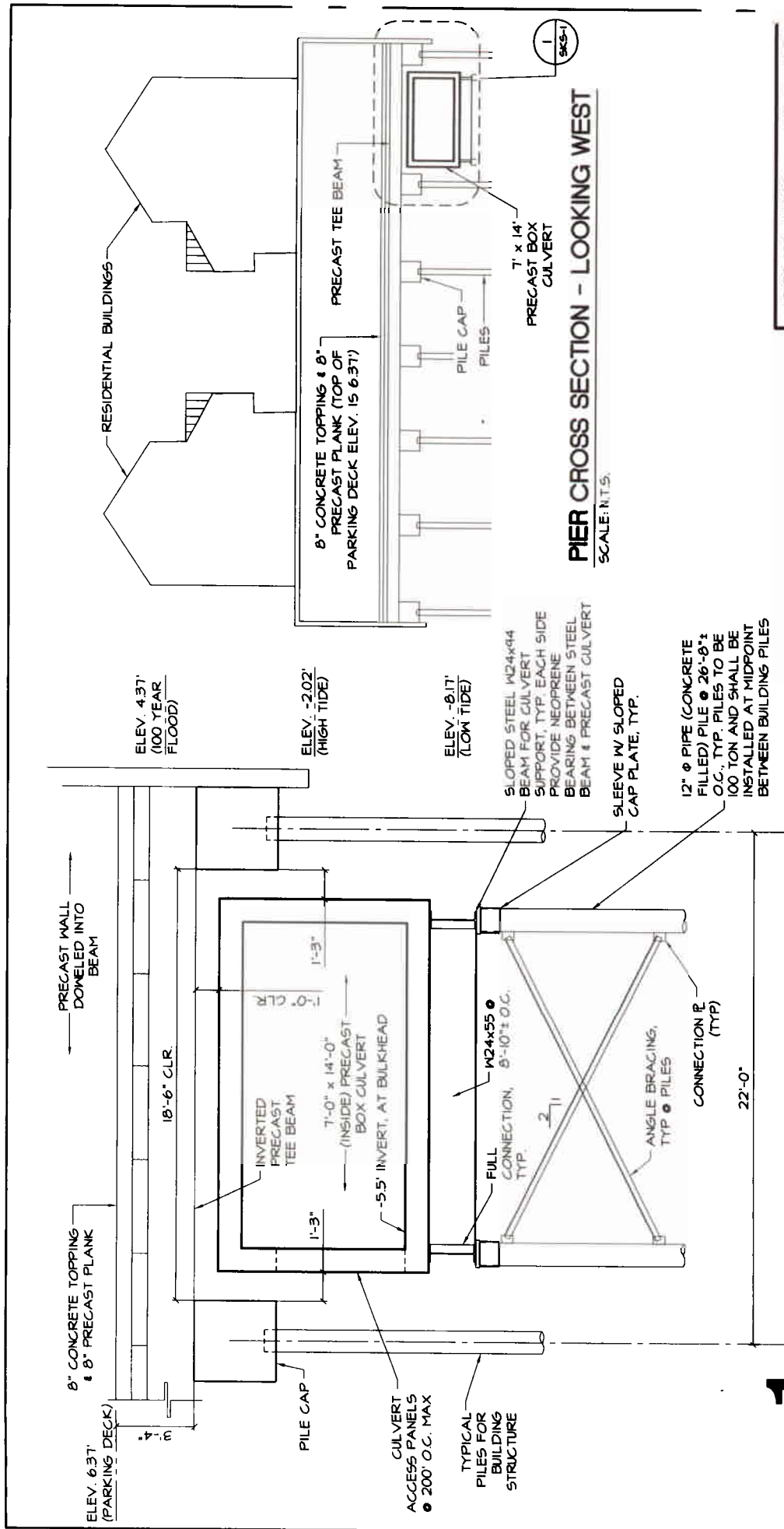


FILE CAP SCHEDULE

FILE CAP	NO. OF FASTENERS	NO. OF FASTENERS	NO. OF FASTENERS	NO. OF FASTENERS
FCQ1	2	2	2	2
FCQ2	3	3	3	3
FCQ3	4	4	4	4
FCQ4	5	5	5	5







**PIER CROSS SECTION - LOOKING WEST**  
SCALE: N.T.S.

PIER 25 NORTH - 417 & 417R N. CHRISTOPHER COLUMBUS BLVD.	
PRECAST BOX CULVERT SUPPORT STRUCTURE	PENNONI ASSOCIATES INC. 3001 MARKET STREET PHILADELPHIA, PENNSYLVANIA 19104-2897
SCALE: AS NOTED	DATE: 1-31-07
DRAWN BY: KGM	APP. BY: JM
JOB NO.: BLTA 0606	DWG. NO.: SK-1A REV1

**1**

SCALE: 1/4"=1'-0"

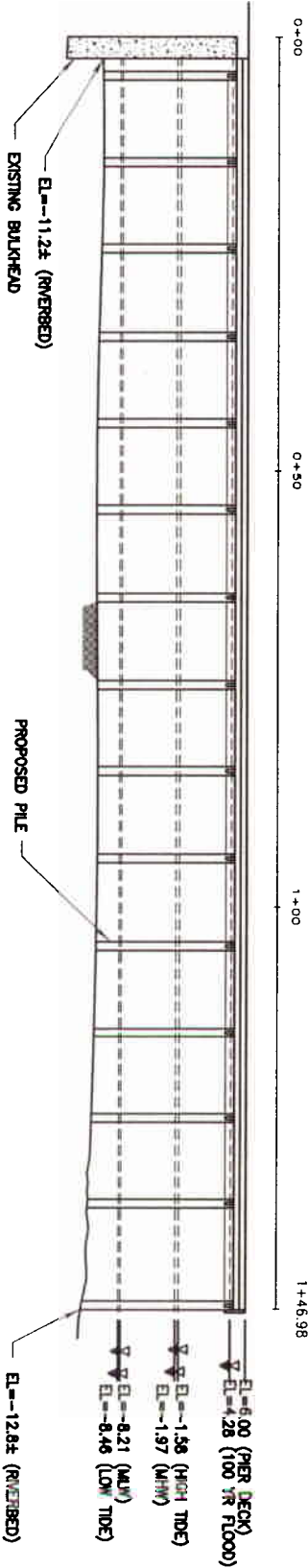
- NOTES:
1. STRUCTURAL STEEL SHALL BE ASTM A-588 GRADE 50 UNLESS OTHERWISE INDICATED.
  2. ANGLES, PLATES, AND CONNECTION STEEL SHALL BE ASTM A-36



**Stantec**

Stantec Consulting Services, Inc.  
 Centerpointe at East Gate  
 161 Gaither Drive, Suite 205  
 Mount Laurel, NJ 08054-1740  
 Tel. 856.234.0800  
 Fax. 856.234.5928  
 www.stantec.com  
 Certificate of Auth. 24GA28064600

- NOTES:**
1. TOPOGRAPHIC INFORMATION BASED ON CITY DATUM ELEVATION.
  2. PIER AND PILE INFORMATION TAKEN FROM "FOUNDATION PLAN-WEST" AND "FOUNDATION PLAN-EAST" BY BOWER LEWIS THROWER ARCHITECTS DATED: 11/15/2006



**FISHING PIER (LOOKING UPSTREAM)**

SCALE: 1" = 20'

Client/Project

PIER 25 ASSOCIATES, LP  
 PIER 25 (CITY OF PHILADELPHIA, PA)  
 417&417R N. CHRIS. COLUMBUS BLVD

Figure No.

1.0

Title

FISHING PIER ELEVATION  
 (LOOKING UPSTREAM)

11/07/2007  
 2006-8-5-90



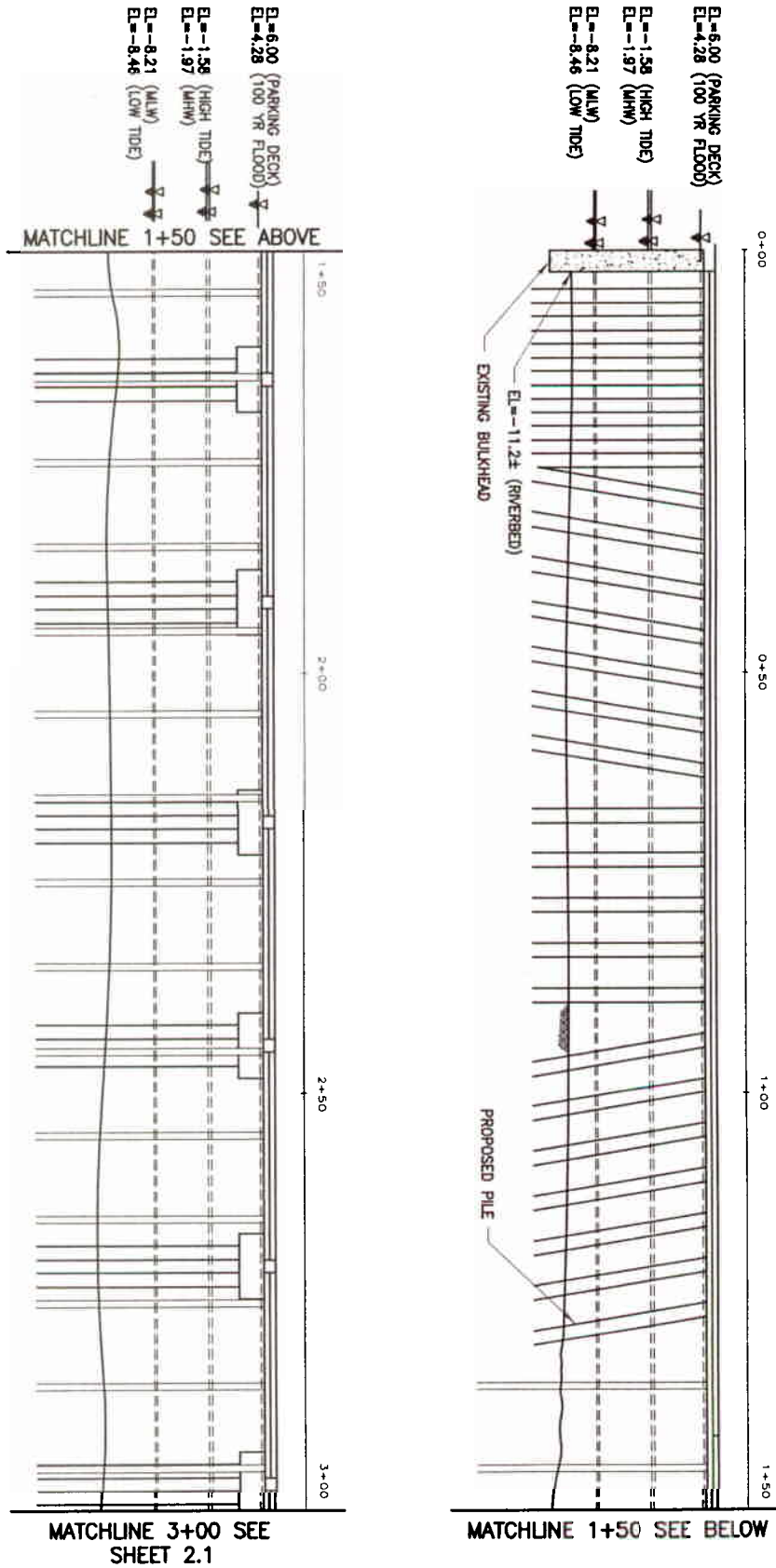
**Stantec**

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Client/Project  
 PIER 25 ASSOCIATES, LP  
 PIER 25 (CITY OF PHILADELPHIA, PA)  
 417&417R N. CHRIS. COLUMBUS BLVD  
 Figure No. 2.0  
 Title  
 MAIN PIER ELEVATION  
 (LOOKING UPSTREAM)

11/07/2007  
 2005-833-90

- NOTES:**
1. TOPOGRAPHIC INFORMATION BASED ON CITY DATUM ELEVATION.
  2. PIER AND PILE INFORMATION TAKEN FROM "FOUNDATION PLAN-WEST" AND "FOUNDATION PLAN-EAST" BY BOWER LEWIS THROWER ARCHITECTS DATED 11/15/2006.
- MAIN PIER (LOOKING UPSTREAM)**  
 SCALE: 1" = 20'







**Stantec**

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**MAIN PIER (LOOKING UPSTREAM)**

SCALE: 1" = 20'

Client/Project

PIER 25 ASSOCIATES, LP  
 PIER 25 (CITY OF PHILADELPHIA, PA)  
 417&417R N. CHRIS. COLUMBUS BLVD

Figure No.  
 2.1

MAIN PIER ELEVATION  
 (LOOKING UPSTREAM)

11/07/2007  
 2006-633-90

