

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR 2/16/2016

PRESENT:

Anne Fadullon, Chair
Joseph Syrnick, Vice-Chair
Duane Bumb, Representing Harold T. Epps
Christopher Rupe, Representing Michael DiBerardinis
Peilin Chen, Representing Rob Dubow
Patrick Eiding
Nancy Rogo Trainer

Executive Director

Gary Jastrzab

Vice Chair, Joseph Syrnick convened the Philadelphia City Planning Commission meeting of Tuesday, February 16, 2016 at 1:06 p.m.

1. Swearing-In of new Commission member.

City Attorney, Johnathan Wheeland, swore in Anne Fadullon, Director of Planning and Development City as a new member of the Philadelphia City Planning Commission.

2. Selection Of Commission Chair And Vice-Chair

Upon motion made by Patrick Eiding seconded by Nancy Rogo Trainer, the City Planning Commission approved the nomination of Anne Fadullon to Chair of the Philadelphia City Planning Commission.

Upon motion made by Patrick Eiding seconded by Nancy Rogo Trainer, the City Planning Commission approved the nomination of Joseph Syrnick to Vice-Chair the Philadelphia City Planning Commission.

Joseph Syrnick, Vice-Chair, turned the Commission Meeting over to Chair, Anne Fadullon.

3. Approval Of The Meeting Minutes For Tuesday, January 19, 2016

Upon motion made by Nancy Rogo Trainer seconded by Patrick Eiding, the Philadelphia City Planning Commission approved the meeting minutes of Tuesday, January 19, 2016.

4. **Executive Director's Update.**

PCPC and CDR Meeting Update

- Special Commission meeting, Tuesday, March 1, 2016 at 10:00 a.m., PCPC 18-029
- Next CDR meeting is scheduled for Tuesday, March 1, 2016 at 1:00 p.m.
- Next PCPC meeting is scheduled for Tuesday, March 15, 2016 at 1:00 p.m.

Philadelphia2035

The North Delaware District Plan comment period is open until Friday, February 19, 2016. Comments should be directed to <Larissa.klevan@phila.gov>

Redeveloper Agreements Recommended For Administrative Approval

All of the redevelopment agreement items listed below are consistent with their respective redevelopment area plans (the redevelopment area is shown in parentheses):

- a. Redevelopment Agreement with Westview Development Partners LLC for the construction of 5-unit rental property at 3405 Wallace Street (West Philadelphia).
- b. Redevelopment Agreement with Charles Mellon to use an adjacent lot at 1517 N. 33rd Street as a residential side yard (North Philadelphia).

- c. Redevelopment Agreement with James Mayberry to extend an existing yard area into 2743-45 Frankford Avenue for use by Mummers Fancy Brigades and various artists to construct large installation projects.

Legislative Bills Recommended For Administrative Approval

All of the legislative bills listed below are consistent with policies of the Commission. The sidewalk encroachment bills all meet City guidelines for pedestrian clear space:

- a. Streets Bill No. 160014 striking a utility right-of-way extending from the southerly terminus of Galloway Street south to Pattison Avenue (Introduced by Councilmember Johnson on January 21, 2016). This bill is identical to Bill No. 120277 to strike a utility right-of way within the lines of former Galloway Street from Packer to Pattison Avenues to support the redevelopment of the food Distribution Center. The PCPC recommended approval for this bill on May 15, 2012
- b. Streets Bill No. 160071 to authorize an open-air sidewalk café at 1204 Frankford Avenue. A total of 5 tables and 10 chairs will be located on the west footway of Frankford Avenue, encroaching 4 feet into the sidewalk, leaving 6'2" walking zone space to the existing bollards along the curb. Frankford Avenue is classified as the "city neighborhood street", which requires 6' clear and unobstructed walkway for pedestrians. This proposal meets the minimum requirement; therefore, we recommend approval as item in accord with previous policy.

Legislative Bills Recommended To Not Be Approved

- a. Zoning Bill No. 160073 amending the Zoning Code by creating the "Rittenhouse Square Residential Area" overlay (Introduced by Councilmember Greenlee for Council President Clarke on January 28, 2016). This bill is identical to Bill 150649, introduced last September 10th, except that its prohibition on renting to students and non-family groups is now limited only to the 2000 block of Rittenhouse Square. The Commission recommended that the previous bill not be approved

Staff Presentation

5. Update on the Recommended FY17-22 Capital Program and Budget (Presented by Gary Jastrzab).

As part of the Philadelphia2035 Comprehensive Plan, the City Charter mandates the Philadelphia City Planning Commission to implement a recommendation for the Capital Budget and Capital Program next fiscal year. The Executive Director of Planning explained the process through which it is achieved and the progress that has been made.

The City Planning Commission must prepare and submit the Capital Budget recommendation for FY2017 and FY 2017-2022 Capital Program to the Mayor within 120 days prior to the end of the fiscal year (June 30). The Planning Staff working along with the Budget Office meets with the city's operating departments in a process of reviewing and analyzing spending and project request.

A list of broad goals by the Mayor and several principles such as alignment with the Philadelphia2035 Comprehensive Plan and insuring that funding amount and department request

are consistent with the department's facility assessments or Master Plans of the departments are applied in the approach of establishing the budget,

Budget and Planning are continuing to work on finalizing the details of the requests and the recommendation; the draft will be available on the web by the week's end. There will be a special PCPC meeting on Tuesday, March 1, 2016 to adopt the FY 2017-2022 Capital Program and Capital Budget recommendation.

6. **Action Item: Fishtown/Kensington Redevelopment Plan (Presented by David Fecteau).**

David Fecteau, North District City Planner is presenting the staffs request for the adoption of an update to the Fishtown/Kensington Redevelopment Area Plan but before doing so, he explained the responsibility of the Planning Commission and the Redevelopment Authority for blight certification.

According to state law, the Commission considers the request for blight certification using several criteria set by the state. An accepted blight certification report allows the city through its Redevelopment Authority to take the land by eminent domain.

The Redevelopment Authority acts on private owned land for which the real estate market is not working, to transfer the land to someone else for the possibility of development and progression of the real estate market

The request today is to adopt an update to the New Kensington/Fishtown Redevelopment Area Plan that was originally adopted in 1996 to continue the guidance in the disposal of properties acquired through condemnation by the Redevelopment Authority.

Upon the motion made by Patrick Eiding, seconded by Joseph Syrnick, the City Planning Commission voted to approve the staff recommendation.

7. **Action Item: ZBA Calendar No. 26791 for the construction of a mixed-use, commercial/residential project at 1525-27 North American Street (CDR Review: February 2, 2016; ZBA Hearing: February 24, 2016; Presented by David Fecteau).**

David Fecteau, North District City Planner is presenting ZBA Calendar No. 26791 to the Commission for the support of the applicant's request for two use variances.

The variances will allow the applicant to build a five-story multi-family building with ground floor office space and a sit-down restaurant on American Street and 18 row homes on Philips Street, with a common drive aisle separating the two structures, in an area that currently zoned for limited commercial/industrial-Use..

The PCPC staff is working on a bill proposing the remapping of the 1400 and 1500 block of North American Street; the Philadelphia2035 Plan recommends the rezoning to industrial mixed use. Therefore, the staff is in support of granting the variances.

The Commission discussed various topics concerning the American Street corridor in relation to the interest of the city; the development team answered questions and explained some of the strategies used in their plan for the proposed project.

Upon the motion made by Patrick Eiding, seconded by Nancy Rogo Trainer, the City Planning Commission voted in support of the staff recommendation.

8. **Action Item: ZBA Calendar No. 26675 for the construction of an office tower at 3615-65 (aka 3675) Market Street (CDR Review; February 2, 2016; ZBA Hearing: February 24, 2016; Presented by Paula Burns).**

Paula Brumbelow Burns, is presenting ZBA Calendar No. 26675 to the Commission to request support for variances that will allow University City Science Center and Wexford Science and Technology to build a 15 story building, 242 feet tall with a 321, 801 Floor Area Ratio (FAR), for office space, retail space and research and development

The proposed location is 3615-65 Market Street, currently used for parking. The applicant proposes to build the office space on a division of the land, the other portion will be used to construct 37th Street to re-connect Market Street and Lancaster Avenue, and the remainder will be a park that will be dedicated to the city.

The variances are needed to increase the FAR, changes in the parking location, the percentage of sky plane, eliminating street trees, and adding a non-residential roof deck.

The development team described the project in greater detail and answered questions presented by the Commission.

The staff recommendation is approval of the variances.

Upon the motion made by Patrick Eiding, seconded by Duane Bumb the City Planning Commission voted to support the staff recommendation.

Nancy Rogo Trainer recused from this item.

9. **Action Item: Zoning Bill No. 160006 remapping an area bounded by Ridge Avenue, 16th Street, Ogden Street, 15th Street, Popular Street, Carlisle Street, and Brown Street (Introduced by Councilmember Greenlee for Council President Clarke on January 21, 2016; Presented by Ian Litwin).**

Ian Litwin, City Planner is presenting Bill No. 160006, which will allow rezoning in the specified area to accommodate work force housing. The current zoning is Neighborhood Commercial Mixed-Use (CMX-2), Neighborhood Commercial Mixed-Use (CMX-2.5), and Industrial Residential Mixed-Use (IRMX). The proposed zoning is for Residential Mixed-Use (RM-1) and Neighborhood Commercial Mixed-Use (CMZ-1).

The change in use to accommodate work force housing is consistent with the City Wide Vision, which recommends insuring a wide mix of housing for all incomes. Therefore, staff recommendation is to approve the proposed remapping.

A representative from Council President Clark's office was available to answer questions and provide detailed information on topics related to work force housing. There were a number of comments

from the public concerning inadequate notification of the plan resulting from the changes in the zoning.

Upon the motion made by Nancy Rogo Trainer, seconded by Patrick Eiding the City Planning Commission voted to extend the decision for 45 days to allow City Council to meet with community members for more details on the proposed work-force housing.

10. **Action Item: Streets Bill No. 160017 striking a utility right-of-way within the lines of former Jackson Street, from Swanson Street to Vandalia Street (Introduced by Councilmember Johnson on January 21, 2016; Presented by Sarah Chiu).**

Sara Chiu, City Planner is presenting Street Bill No. 160017, which authorizes striking and abandoning a utility right-of-way from the city plan subsequently, allowing the owners to expand their manufacturing business.

Upon the motion made by Patrick Eiding, seconded by Duane Bumb, the City Planning Commission voted to approve the staff recommendation.

11. **Action Item: Final Plat Revision for The Arbors at Eagle Pointe, Lot 500, subdividing an existing 25.2 acre vacant parcel into two new lots (Presented by Sarah Chiu).**

Sara Chiu, City Planner is presenting a proposed revision for the Arbors at Eagles Point, Lot 500. The proposal is to subdivide a 25.180-acre parcel of land into two parts. A parcel of 17.889 acres of open green space will be transferred to the Philadelphia Parks and Recreation Department and 7.293 acres will be used for storm water retention, maintained by the Home Owner's Association.

The staff recommendation is for approval of the Arbors at Eagle Point Lot 500 subdivision proposal.

Upon the motion made by Patrick Eiding, seconded by Joseph Syrnick the City Planning Commission voted to approve the staff recommendation

Upon the motion made by Nancy Rogo Trainer, seconded by Patrick Eiding the City Planning Commission adjourned the meeting at 2:35 p.m.

SUMMARY

1. Swearing-in of new Commission members
2. Selection of Commission Chair and Vice-Chair
3. Approval of the Meeting Minutes for Tuesday, January 19, 2016
4. Executive Director's Update
5. Update on the Recommendation FY17-22 Capital Program and Budget (Presented by Gary Jastrzab)
6. Action Item: Fishtown/Kensington Redevelopment Plan (Presented by David Fecteau).

Recommendation is Approval

7. Action Item: ZBA Calendar No. 26791 for the construction of a mixed-use commercial/residential project at 1525-27 North American Street (CDR Review: February 2, 2016; ZBA Hearing: February 24, 2016; Presented by David Fecteau).

Recommendation is Approval

8. Action Item: ZBA Calendar No. 26675 for the construction of an office tower at 3615-65 (aka 3675) Market Street (CDR Review: February 2, 2016; ZBA Hearing: February 24, 2015; Presented by Paula Brumbelow Burns).

Recommendation is Approval

9. Action Item: Zoning Bill No. 160006 remapping an area bounded by Ridge Avenue, 16th Street, Ogden Street, 5th Street, Poplar Street, Carlisle Street and Brown Street (Introduced by Councilmember Greenlee for Council President Clarke on January 21, 2016; Presented by Ian Litwin).

Recommendation is a 45-day extension

10. Action Item: Streets Bill No. 160017 striking a utility right-of-way within the lines of former Jackson Street, from Swanson Street to Vandalia Street (Introduced by Councilmember Johnson on January 21, 2016; Presented by Sarah Chiu).

Recommendation is Approval

11. Action Item: Final Plat Revision for the Arbors at Eagles Point, Lot 500, subdividing an existing 25.2-acre vacant parcel into two new lots (Presented by Sarah Chiu).

Recommendation is Approval