



PHILADELPHIA CITY PLANNING COMMISSION

Meeting of
February 19, 2013

2. Executive Director's Update

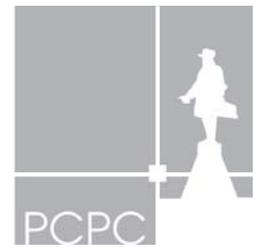
- Citizens Planning Institute Spring 2013 Semester
- Central District Plan Public Meeting:
Wednesday 2/27, 5:00-7:30 p.m.
Conversation Hall, 2nd floor of City Hall
- Frankford Transportation Center
Community Visioning Workshop:
Saturday 3/2, 10:00 a.m. - 1:00 p.m.
Aria Health Community Room, 4900 Frankford Avenue

2. Executive Director's Update

- Civic Design Review Committee Meeting:
Tuesday 3/5, 1:00 p.m.
- Change of PCPC April Meeting Date:
Thursday 4/18, 1:00 p.m.
- Items for Administrative Approval :
 - a) Redevelopment Agreement: 1309-13 and 1319
North 6th Street;

2. Executive Director's Update

- Items for Administrative Approval (Continued):
 - b) Sideyards: 1410 North 56th Street
3516 North Water Street
3134 Page Street;
 - c) Zoning Bill 130022: Sidewalk Café, 824 S. 8th Street;
 - d) Zoning Bill 130079: Sidewalk Café, 119 S. 39th Street;
 - e) Streets Bill 130083: Right-of-Way from Front Street to I-95, north of Callowhill Street.

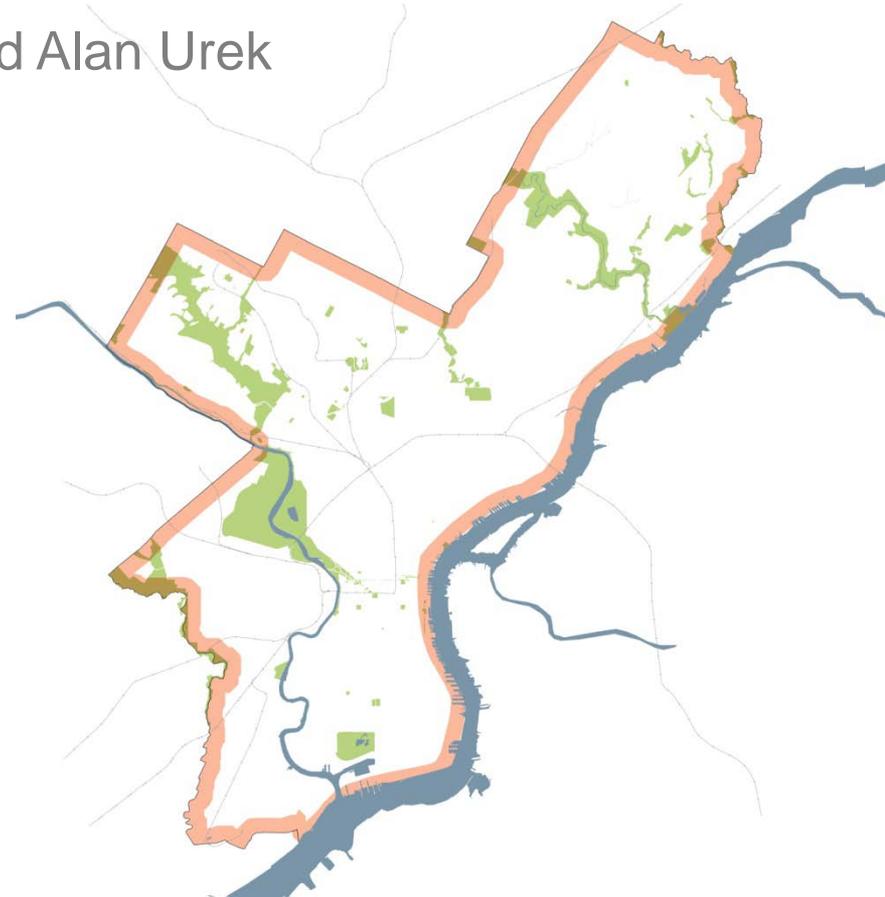


2. Executive Director's Update

- Streets Bill 130064: Time extension for Bill 120396, authorizing sidewalk encroachments on the 300 block of Spring Garden Street. Staff recommends that this bill not be approved.

3. Philadelphia2035 Annual Update

Presented by: Danielle DiLeo Kim and Alan Urek



THE FUTURE IS **2035**

2011 2012 **2013** 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035

NOW

ISSUED BY THE PHILADELPHIA CITY PLANNING COMMISSION
2013 CALENDAR

Philadelphia2035
Update

Housing Choice



Opportunity for Infill



Public Services

Character and Diversity





Health, Opportunity, and Safety



Economic Development



Administration and Coordination



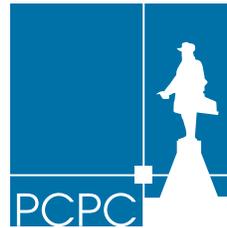
Transportation and Utilities



Parks and Recreation



Preservation and Public Realm



PHILADELPHIA
2035



THE FUTURE IS **2035**

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2013

NOW

ISSUED BY THE PHILADELPHIA CITY PLANNING COMMISSION
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Update

THRIVE

CONNECT

RENEW



Neighborhoods



Transportation



Open Space



Environmental Resources



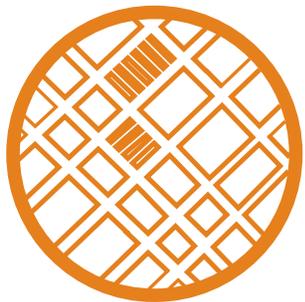
Economic Development



Utilities



Historic Preservation



Land Management



Public Realm

THE FUTURE IS **2035**

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2013

NOW

ISSUED BY THE PHILADELPHIA CITY PLANNING COMMISSION
2013 CALENDAR

Philadelphia2035
Update

18 MONTHS OF PROGRESS ON...

25 **9** Planning Elements
Topics and Goals

74 Objectives



Prepared by the Philadelphia City Planning Commission (PCPC) staff, and adopted and maintained by the PCPC according to Philadelphia's 1952 Home Rule Charter, **Philadelphia2035** is the comprehensive blueprint enabling our 21st-century city to...

THRIVE

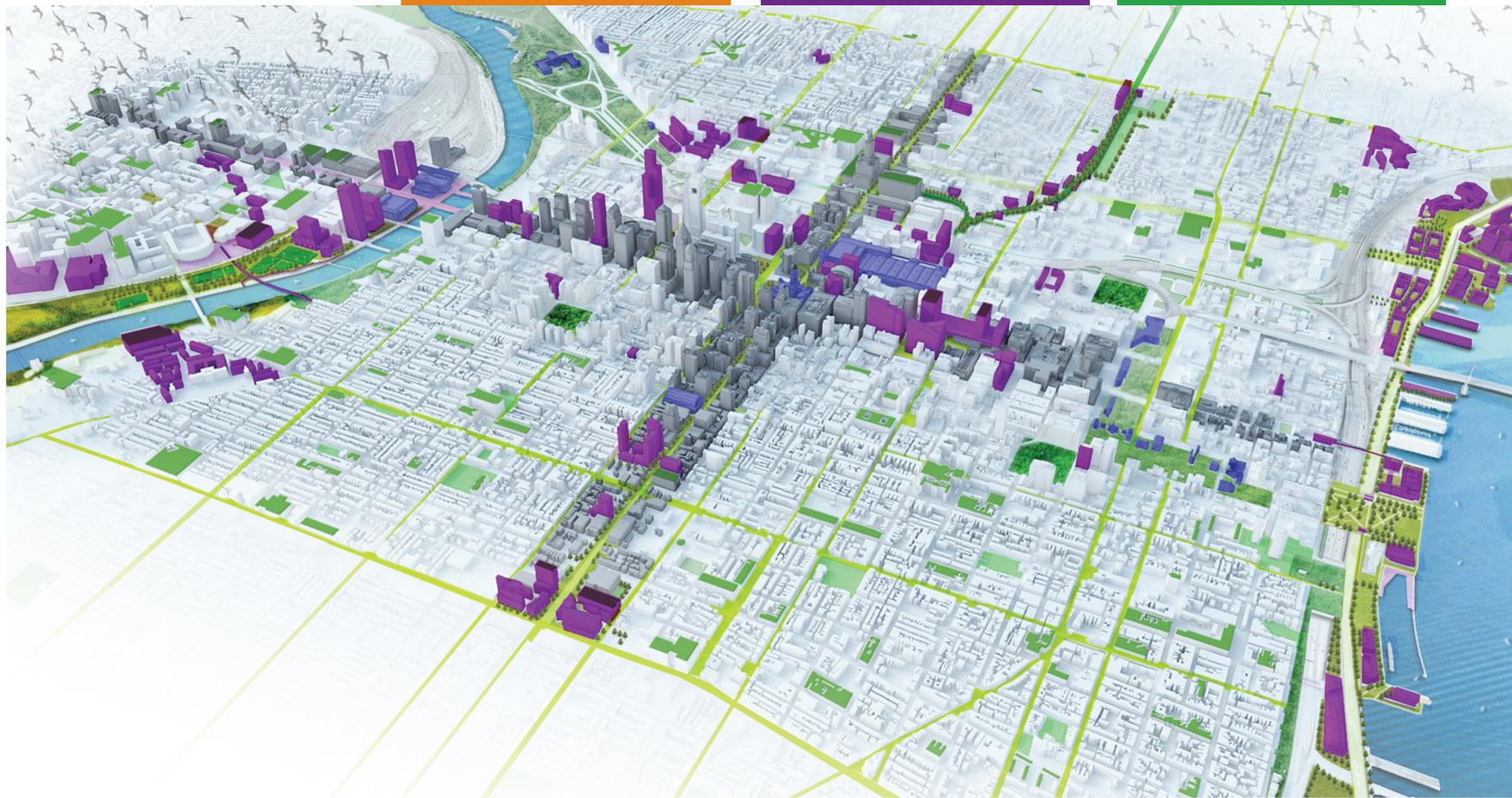
with new growth and opportunity,

CONNECT

to the region and the world, and

RENEW

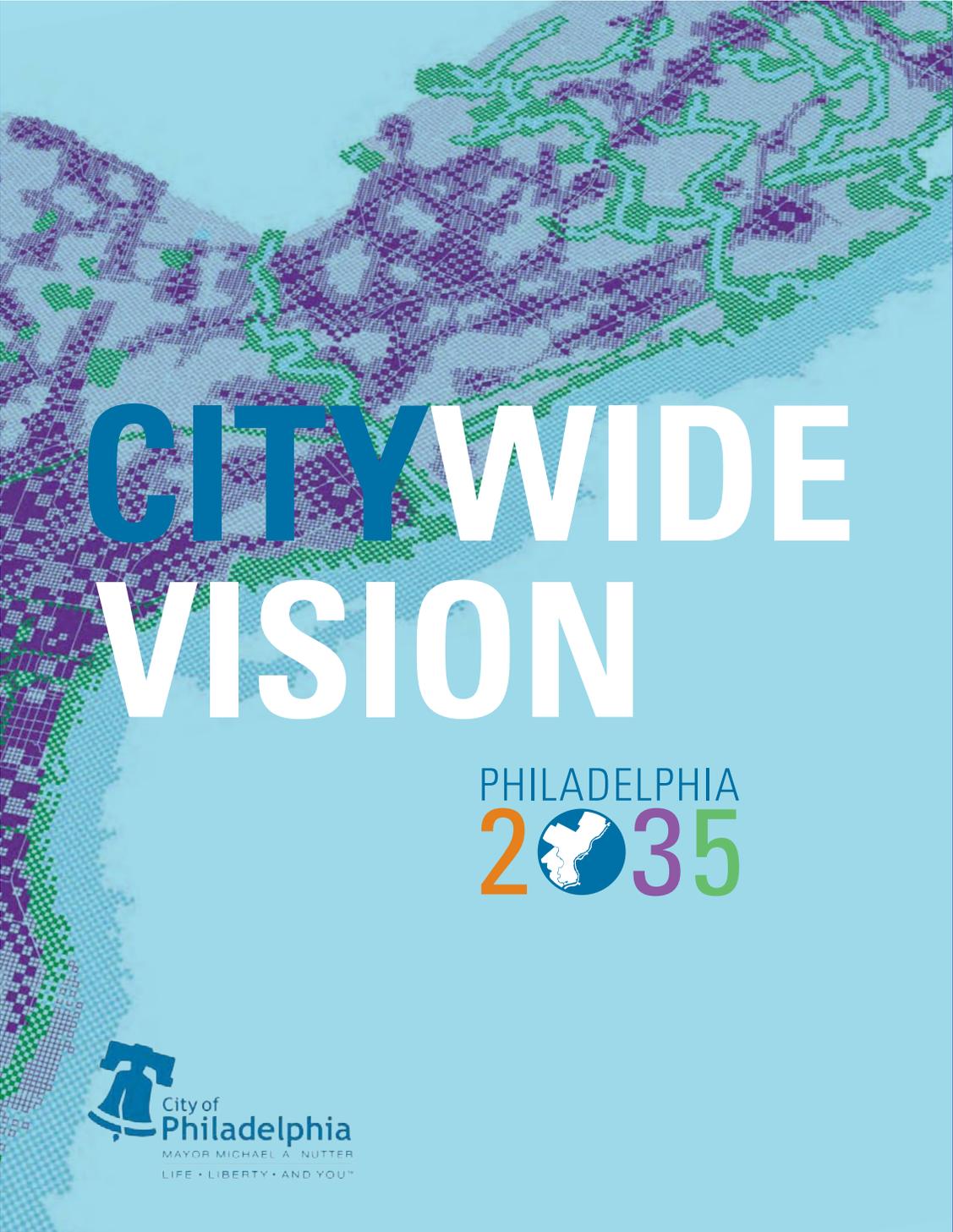
its valued resources for future generations.



january
Overview

PHILADELPHIA
2035

is a two-phase, multiyear comprehensive effort. It began with the *Citywide Vision*—a **broad yet detailed, long-range aspirational view of the future**—and will continue through 18 strategic, geographically based **district plans** over the next several years. The *Citywide Vision* was adopted by the PCPC in June 2011.

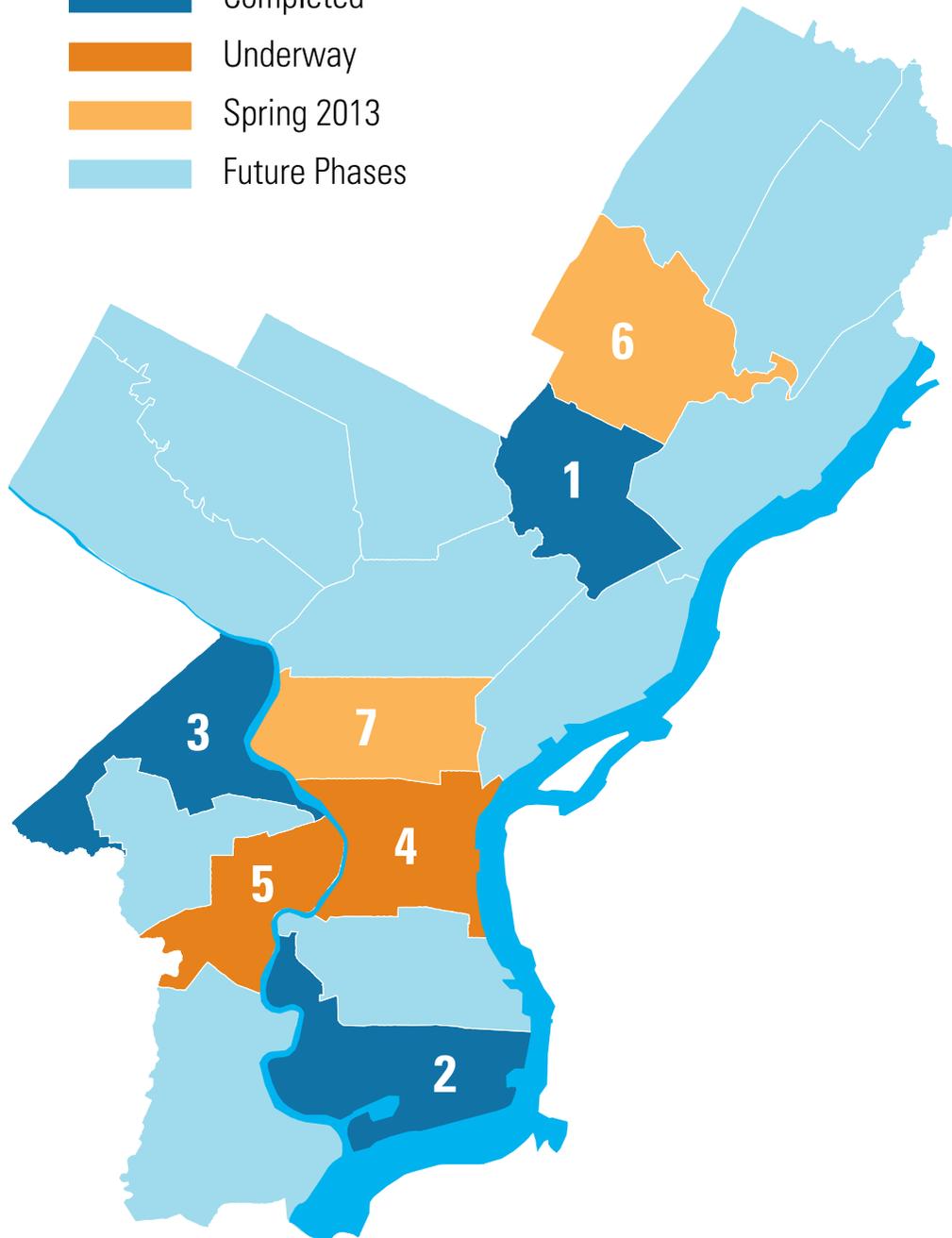


CITYWIDE VISION

PHILADELPHIA
2035

18 DISTRICTS

- Completed
- Underway
- Spring 2013
- Future Phases



Three of the district plans have been adopted:

- 1 Lower Northeast
- 2 Lower South
- 3 West Park



Two are in progress at the end of 2012 and will be adopted in 2013:

- 4 Central
- 5 University/Southwest

At least two more will begin in 2013:

- 6 Central Northeast
- 7 Lower North

District Plan Focus Areas

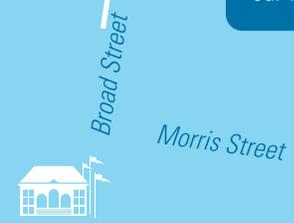


february Neighborhoods



Well-maintained and well-located **community facilities**

Children's Hospital of Philadelphia and the City to rebuild health center, colocated with a recreation center and a library



This public-private collaboration is a smart example of how government can leverage local institutions to provide better services, improve the state of our facilities, and create jobs.



Strong **commercial corridors**

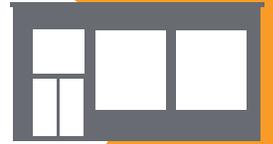
Commercial Corridors

Commerce Department supports strategic investments



Storefront Improvement Program

\$1 million awarded to 134 businesses for façade improvements



Chinatown Commercial Corridor Streetscape Improvement Program

\$2.98 million construction funding



East Girard Avenue Commercial Corridor Streetscape Improvement Program

\$2.73 million (in partnership with PennDOT)



Housing options for all incomes and ages

Housing Options

New choices for a changing population

Graduate Hospital

City-owned land conveyed to developers to build multifamily mixed-use project aiming for LEED ND status. *Delivery: 2014.*

17th & Carpenter Streets

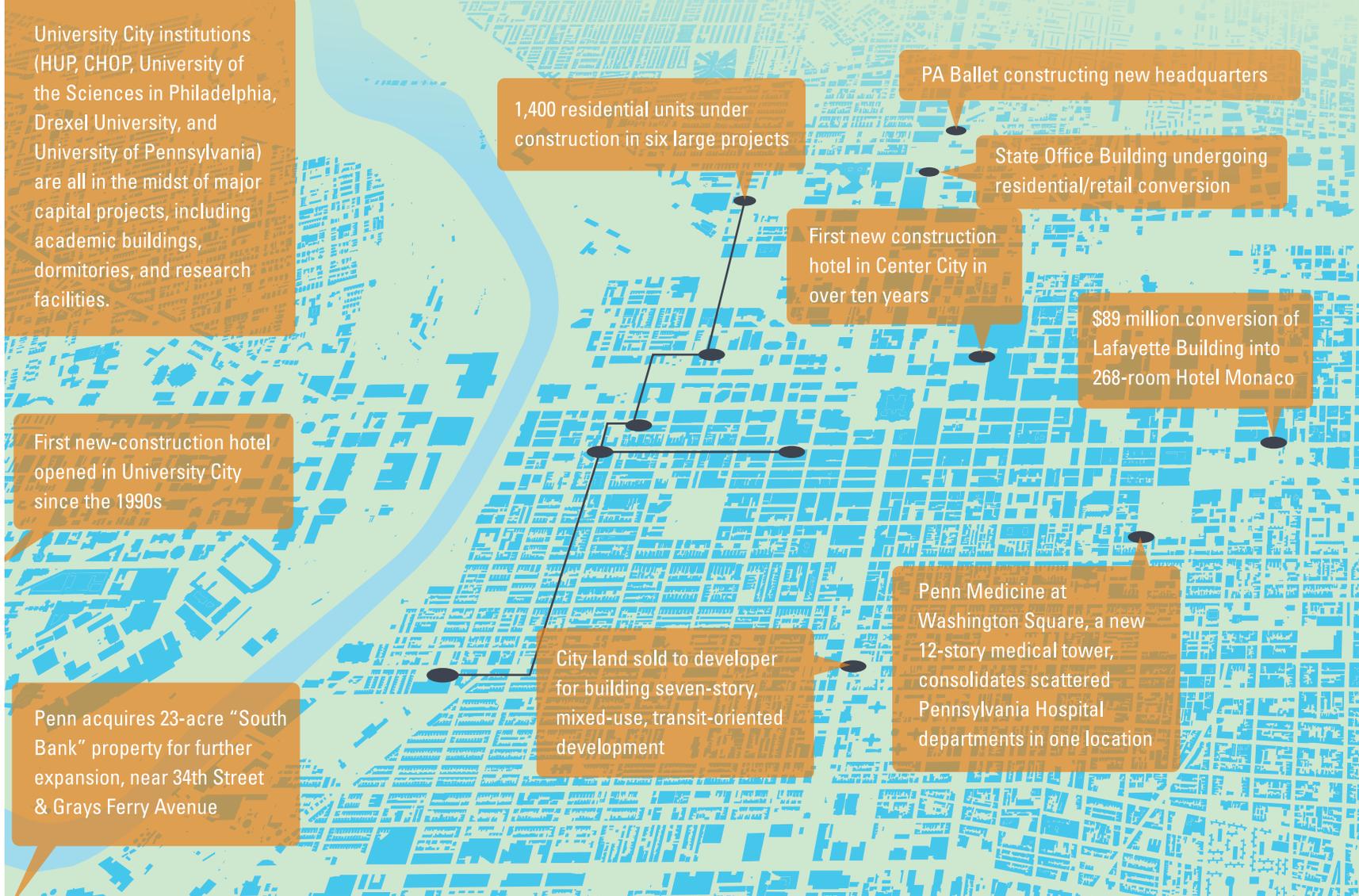
13th & Spruce Streets

Washington Square West City-owned land conveyed to developer to build city's first affordable, LGBT-friendly, senior housing complex (56 units). *Delivery: 2013.*

Passyunk Square City-owned land conveyed to community development corporation to construct 64-unit senior housing complex at 9th and Ellsworth Streets. *Delivery: 2013.*

9th & Ellsworth Streets

Economic Development



PHILADELPHIA INTERNATIONAL AIRPORT (PHL)
Global Program Partners managing \$6.4 billion PHL capacity enhancement

SPORTS COMPLEX
Xfinity Live! Phase I opens

THE NAVY YARD

Update of 2004 Master Plan	Multiple office buildings under construction	First hotel under construction	Will exceed 10,000 employees in 2013

METROPOLITAN SUBCENTER
PHL | The Navy Yard | Sports Complex

Land Management

VACANT LAND AND STRUCTURES



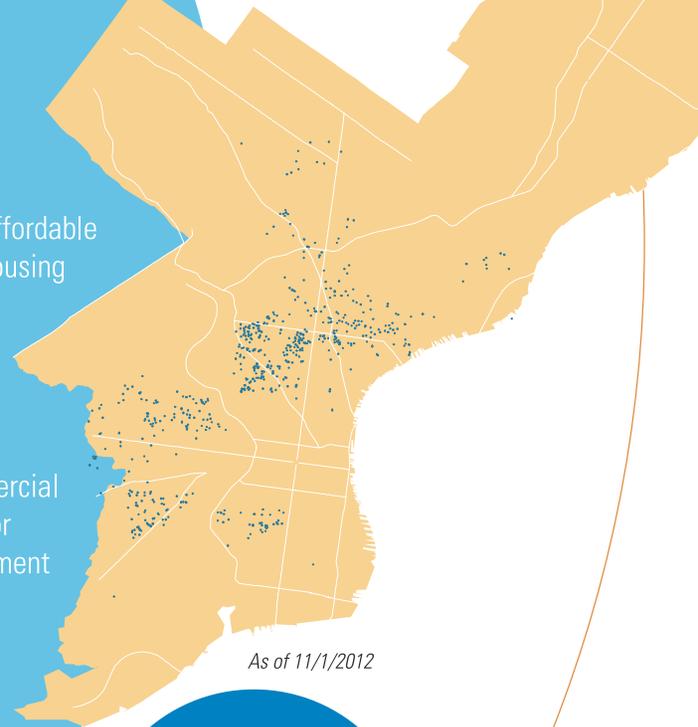
Affordable housing

Commercial corridor investment

Neighborhood economic development

Community-serving facilities such as libraries, health centers, and computing centers

Greening of school yards or recreation centers for stormwater management



As of 11/1/2012

8,661
vacant
City-owned
lots

1,909

total expressions of interest (EOI) to buy City-owned properties

875

vacant City-owned structures



Philly Land Works

An interactive web-based map designed by the Philadelphia Redevelopment Authority (PRA) to aggregate all City-owned vacant land into one database for marketing, recording inquiries, and tracking of the entire disposition process for the PRA, the Department of Public Property, and the Philadelphia Housing Development Corporation.

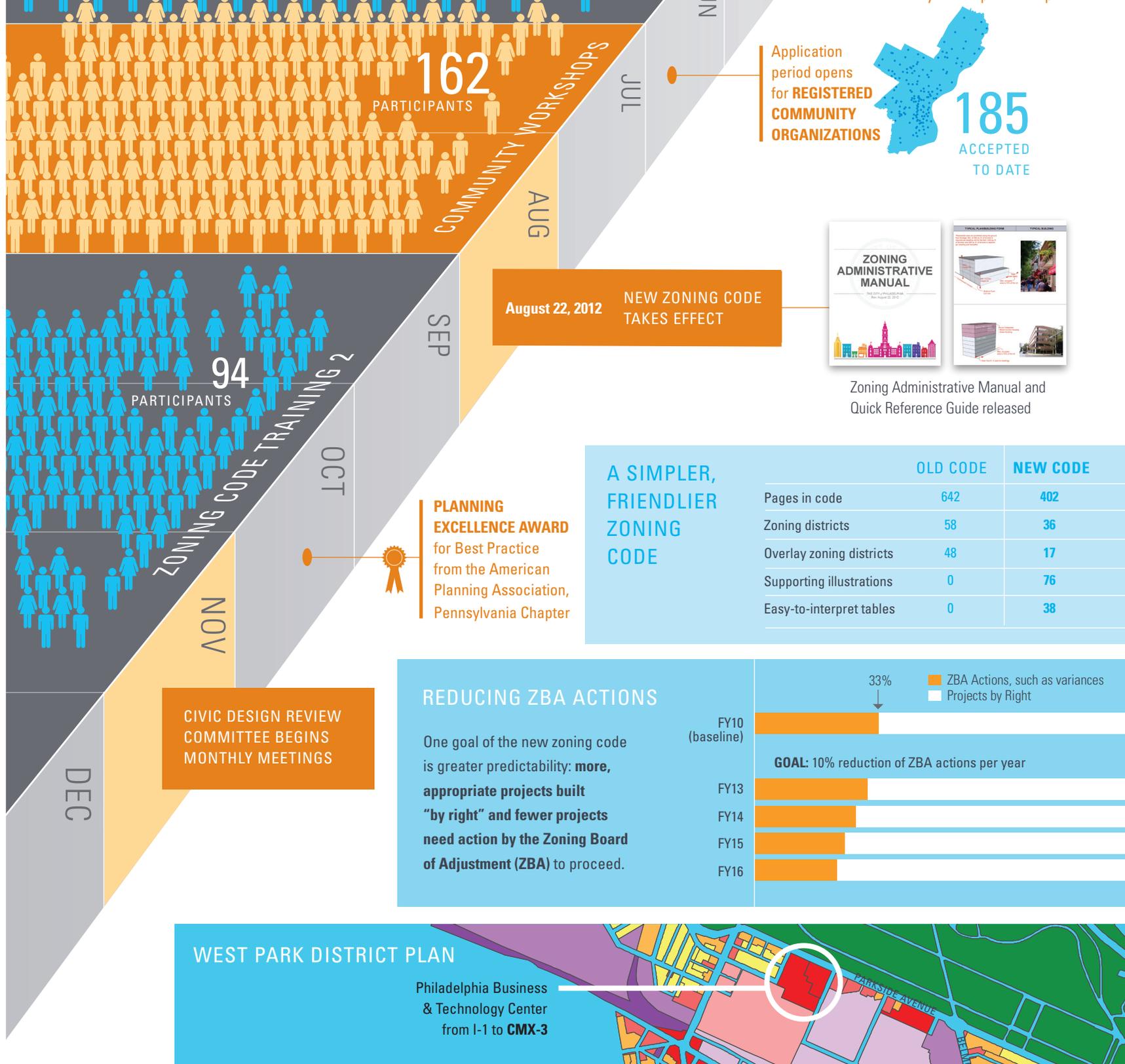
<http://secure.phila.gov/paplpublicweb>

As of 11/1/2012, L&I has:

Collected \$404,000
in license fees and permit revenue

may

Zoning Code Implementation



162 PARTICIPANTS

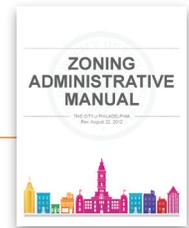
COMMUNITY WORKSHOPS

Application period opens for REGISTERED COMMUNITY ORGANIZATIONS



185 ACCEPTED TO DATE

August 22, 2012 NEW ZONING CODE TAKES EFFECT



Zoning Administrative Manual and Quick Reference Guide released

94 PARTICIPANTS ZONING CODE TRAINING 2

PLANNING EXCELLENCE AWARD for Best Practice from the American Planning Association, Pennsylvania Chapter

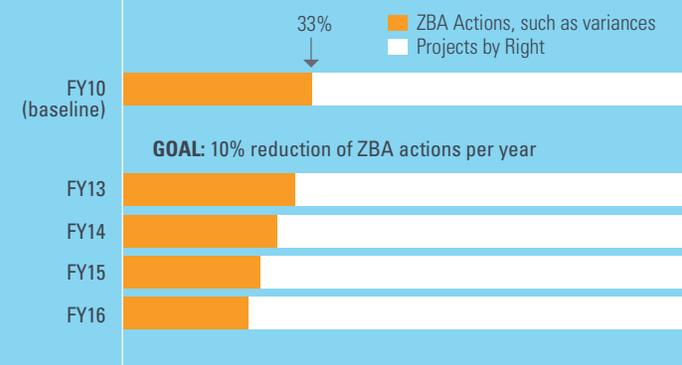
A SIMPLER, FRIENDLIER ZONING CODE

	OLD CODE	NEW CODE
Pages in code	642	402
Zoning districts	58	36
Overlay zoning districts	48	17
Supporting illustrations	0	76
Easy-to-interpret tables	0	38

CIVIC DESIGN REVIEW COMMITTEE BEGINS MONTHLY MEETINGS

REDUCING ZBA ACTIONS

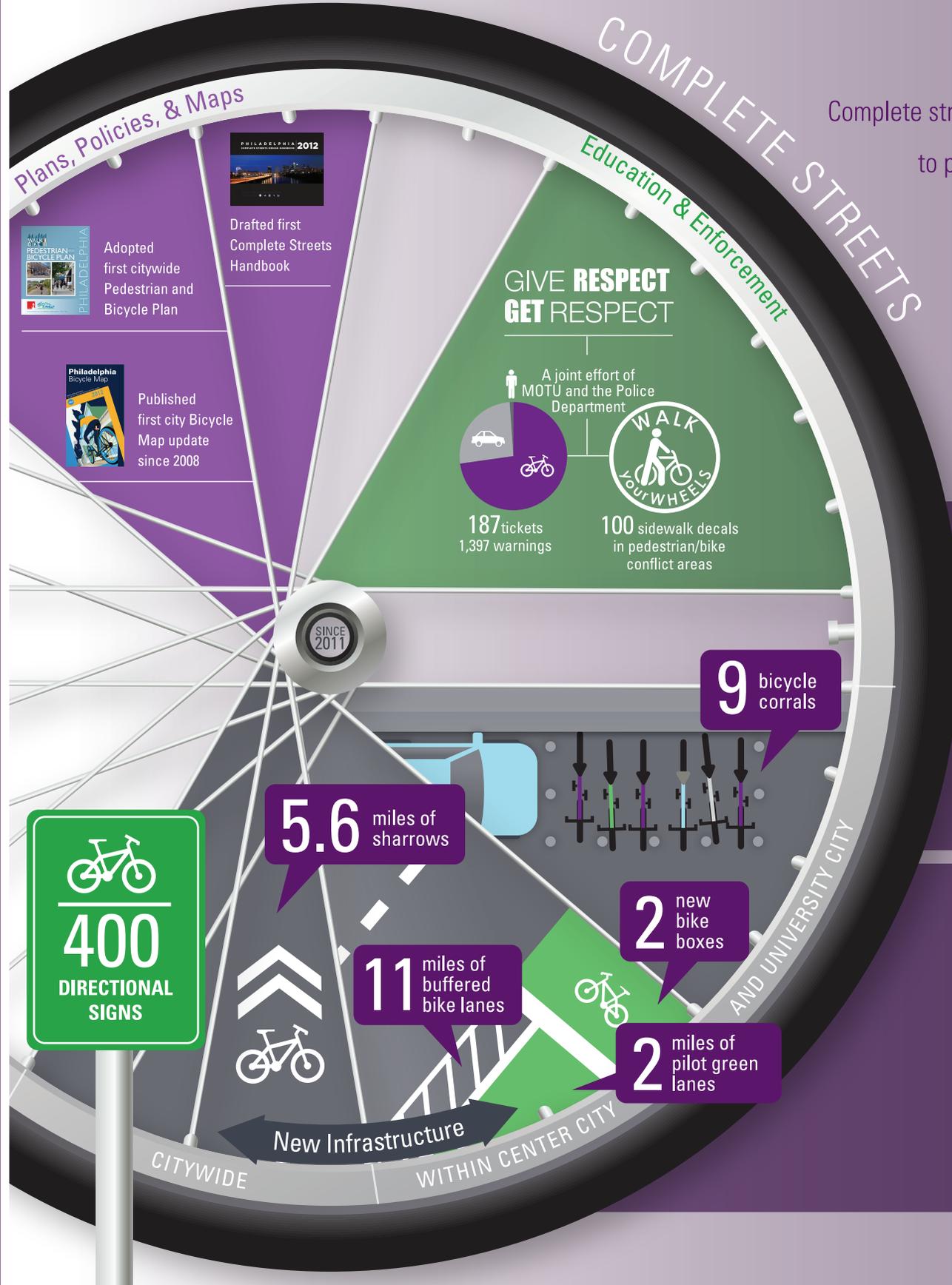
One goal of the new zoning code is greater predictability: **more, appropriate projects built "by right" and fewer projects need action by the Zoning Board of Adjustment (ZBA) to proceed.**



WEST PARK DISTRICT PLAN

Philadelphia Business & Technology Center from I-1 to CMX-3





Plans, Policies, & Maps



Adopted first citywide Pedestrian and Bicycle Plan



Published first city Bicycle Map update since 2008



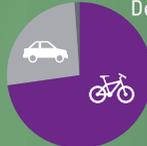
Drafted first Complete Streets Handbook

COMPLETE STREETS

Education & Enforcement

GIVE RESPECT GET RESPECT

A joint effort of MOTU and the Police Department



100 sidewalk decals in pedestrian/bike conflict areas



Complete streets are roadways designed to provide safe and comfortable travel and designated rights-of-way for all users.

BIKE SAFETY

An increase in cyclists leads to improved road safety.



The number of Philadelphia cyclists has doubled in ten years.

Nationwide, Center City and South Philadelphia rank 15th and 16th respectively for neighborhoods with the highest share of bicycle commuters.

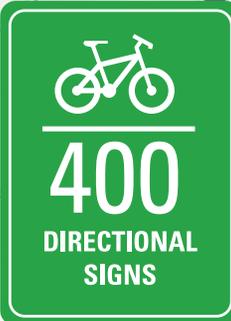
9 bicycle corrals

5.6 miles of sharrows

2 new bike boxes

11 miles of buffered bike lanes

2 miles of pilot green lanes



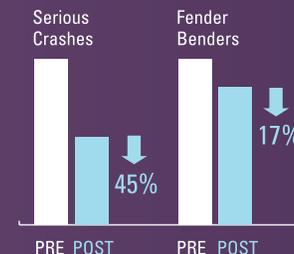
New Infrastructure

CITYWIDE

WITHIN CENTER CITY

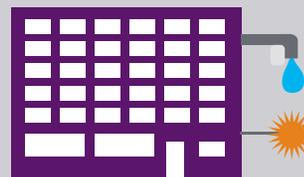
AND UNIVERSITY CITY

New buffered bike lanes, such as those on Spruce, Pine, 10th, and 13th Streets have reduced bike crashes.

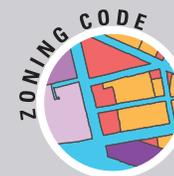




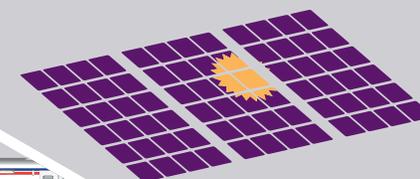
EEB HUB at the Navy Yard: Established in 2011, the Energy Efficient Buildings Hub seeks to reduce energy use in the commercial buildings sector by 20% by 2020 nationwide by designing, demonstrating, and deploying custom energy retrofits for buildings. The EEB Hub's first project: Retrofit of the Navy Yard's Building 661.



Coming in October 2013: Commercial buildings larger than 50,000 square feet must benchmark and disclose energy and water use to the City on an annual basis.



The new zoning code permits small wind turbines and solar collectors in all zoning districts as a matter of right.



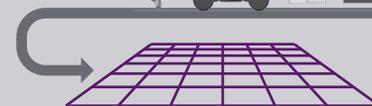
Site-specific, citywide, and regional efforts to reduce consumption & increase efficiency

Through the **Guaranteed Energy Savings Act (GESA)**, Philadelphia is implementing energy conservation measures in four of its largest energy users: City Hall, the Municipal Services Building, One Parkway Building, and the Criminal Justice Center.



8,000 

Approximate number of Philadelphia homes weatherized with the assistance of public funds since the launch of *Greenworks* in 2009.



SEPTA leads the way: A new wayside energy storage system captures energy caused by braking Market-Frankford line trains and redistributes it back into the energy grid. This helps SEPTA save energy and generate revenue simultaneously.



CONNECT PHILLY

Connect Philly is a free text message service of Technically Philly that allows users to find the closest Internet access point from an address (e.g., text 1515 Market Street to 215-240-7296).

august
Citizens Planning Institute

LEARNERS & NEIGHBORHOODS

PHILADELPHIA
citizens
PLANNING INSTITUTE

The Citizens Planning Institute empowers residents to be more effective advocates in neighborhood and citywide planning.

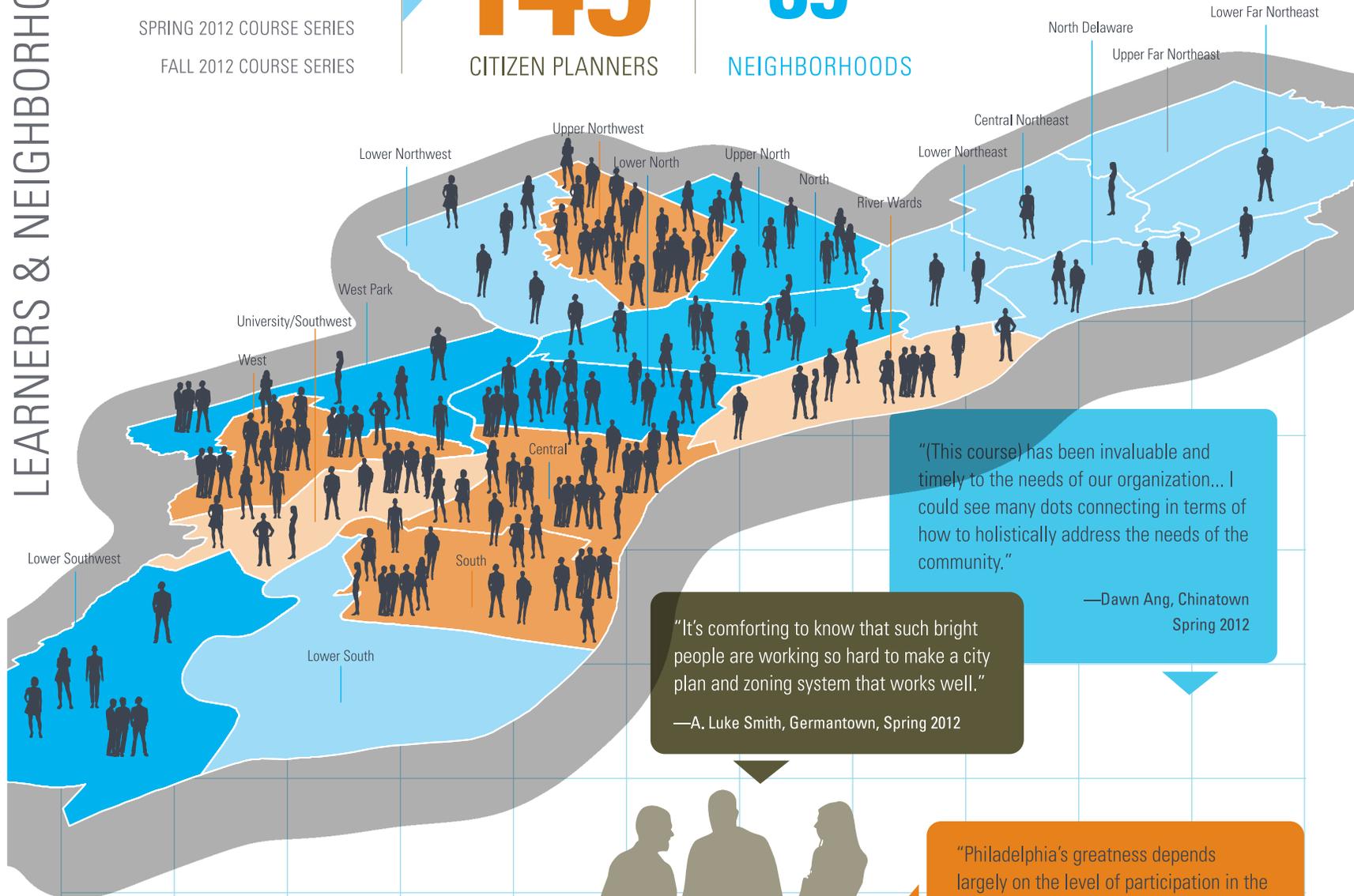
- FALL 2010 PILOT PROGRAM
- SPRING 2011 COURSE SERIES
- FALL 2011 COURSE SERIES
- SPRING 2012 COURSE SERIES
- FALL 2012 COURSE SERIES

▶ **145**

CITIZEN PLANNERS

85

NEIGHBORHOODS



"(This course) has been invaluable and timely to the needs of our organization... I could see many dots connecting in terms of how to holistically address the needs of the community."

—Dawn Ang, Chinatown
Spring 2012

"It's comforting to know that such bright people are working so hard to make a city plan and zoning system that works well."

—A. Luke Smith, Germantown, Spring 2012

"Philadelphia's greatness depends largely on the level of participation in the planning process by those who live and work here."

—Sister Elaine George, Juniata Park, Fall 2010





NEIGHBORHOOD PARKS & RECREATION

Green2015 identified 205 acres to green by 2015. 100 acres are completed or under construction and another 105 acres are identified for future greening projects.

- Completed ■
- Under construction ■
- Identified for greening ■

SISTER CITIES PARK »
transformed an existing park into a family-centered urban oasis
Photo: Plan Philly



« LARDNER'S POINT PARK
increases neighborhood and waterfront recreation opportunities on a former industrial waterfront
Photo: Delaware River City Corporation

HAWTHORNE PARK »
provides a central neighborhood open space for various programs and passive recreation
Photo: Plan Philly



october
Environmental Resources

In the last decade, our **region** has decreased the number of days it exceeded the National Ambient Air Quality Standards (NAAQS) for ground-level ozone and fine particulate matter from 70 per year to 20 per year.



IN PHILADELPHIA,

59%

of all hazardous air pollutants come from motor vehicles.

This makes transportation a key area to target for air quality improvements.



AS OF 2011

Philadelphia had twice as many bicycle commuters per capita as any other big US city.

AS OF 2010

Bicycle commuting into Center City from its southern neighborhoods has increased 10.5%.

KEEPING THE MOMENTUM

The **Central District Plan** recommends a strategically located bicycle parking facility and commuter hub, expansion of the bicycle corral program, and 'road diets' to create better walking and cycling environments.



SINCE 2000

SEPTA ridership hit a 23-year high in 2012.

WITHIN PHILLY

Annual vehicle miles traveled (VMT) has decreased **7.4%** since 2005, from 5.9 billion miles to 5.5 billion miles.

The new **zoning code** promotes transportation choice, but challenges remain:

Eliminates or lowers parking requirements in several districts

Creates more mixed-use districts to promote walkable neighborhoods

Offers option to exchange car spaces for bicycle spaces, car-share spaces

Increases allowed density in Center City and University City where transit access is greatest

Transit-oriented development overlays reduce required parking in those areas by 50%

The new code does not contain any parking maximums

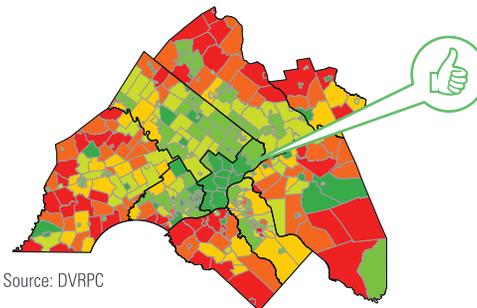
Transit-oriented development (TOD) overlays must be mapped via Council ordinance to be in effect



PhillyCarShare installed 20 electric vehicle charging stations and added 20 Chevy Volts to its fleet thanks to a partnership with the Mayor's Office of Sustainability.



Philadelphia leads the region in greenhouse gas emission levels (as in, the lowest!).



Source: DVRPC



Philadelphia has planted over **63,000** trees since 2008, and **4,000 free yard trees** were provided to residents through the Tree Philly program in 2012.

The new zoning code requires any surface parking area facing a public street to include trees.

TREE COVER

november
Historic Preservation

**DIVINE
LORRAINE**

Intersection of
North Broad Street,
Ridge Avenue and
Fairmount Avenue

- Designed by architect Willis Hale in 1893
- “Lorraine Apartments” was one of city’s first high-rise, luxury apartment houses
- Developed by Father Divine as the first racially integrated hotel in 1948
- Building closed in 1999
- Listed on the National Register of Historic Places in 2002
- Purchased at sheriff’s sale in October 2012 by a developer

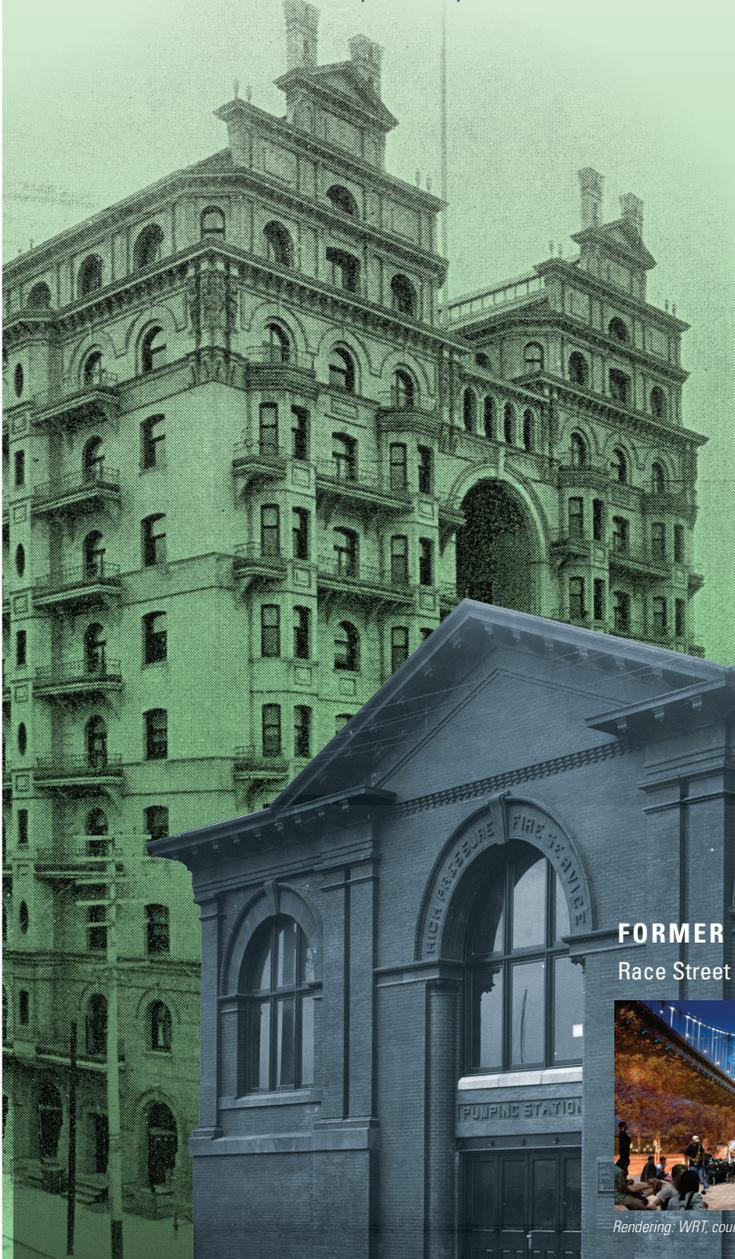


Photo: Philadelphia Historic Commission



Rendering: Studio Bryan Hanes, courtesy of Center City District

THE READING VIADUCT

Built by the Philadelphia and Reading Railroad in 1893, it was used as an approach to the new Reading Terminal.

Ceased operation in 1984 upon the opening of the Center City commuter rail connection.

The **Center City District (CCD)** completed a study and cost estimate in 2011 for transforming the entire viaduct into an elevated park.

In 2012 construction documents were completed for a first phase: the western spur of the Reading Viaduct extending from Broad Street to 11th Street between Vine and Callowhill Streets. The design emerged through a collaborative planning process in partnership with the City’s Commerce Department and Philadelphia Parks and Recreation.

Currently, CCD and the City are working on a lease with SEPTA in order to begin fundraising and implementation for phase one.

This section of the viaduct is less than 1/4 of a mile long, but it is an important first step for the overall transformative project.

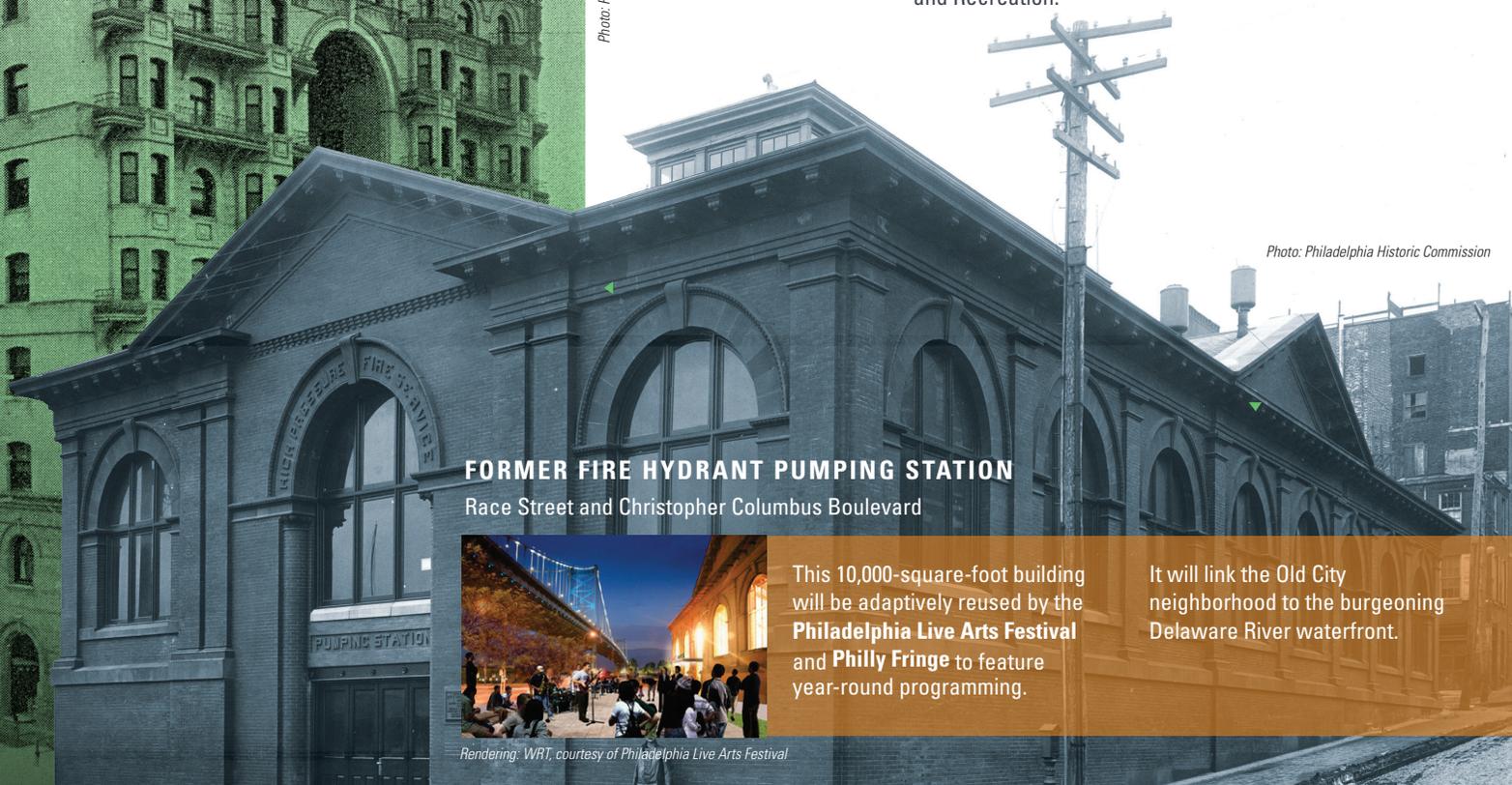


Photo: Philadelphia Historic Commission

FORMER FIRE HYDRANT PUMPING STATION

Race Street and Christopher Columbus Boulevard



Rendering: WRT, courtesy of Philadelphia Live Arts Festival

This 10,000-square-foot building will be adaptively reused by the **Philadelphia Live Arts Festival** and **Philly Fringe** to feature year-round programming.

It will link the Old City neighborhood to the burgeoning Delaware River waterfront.



Photo: Ammann & Whitney

The Porch at 30th Street Station

The Porch is an animated public space adjacent to the county's second busiest train station. Developed by University City District with significant support from the William Penn Foundation, this was **once a parking lane and barren sidewalk**. It now **hosts programs such as the Beer Garden at The Porch, fitness classes, and miniature golf**.



Photo: Ryan Collier at UCD

Woodland Green

Woodland Green, at 42nd Street and Woodland Avenue, **took an underutilized street segment and a barren traffic triangle to create a new oasis for pedestrians** with planters, seating, and shade umbrellas.

A parklet is a small urban park made by replacing underutilized parallel parking spaces with pedestrian amenities

PHILADELPHIA'S
PARKLET PROGRAM



Photo: Logan CDC

Logan Parklet

Developed by Logan CDC, the Logan Parklet is **located in front of the Logan Branch of the Free Library of Philadelphia** at 1333 Wagner Avenue. It has three distinct zones, **encouraging visitors and neighborhood residents to work, play, and lounge in its versatile spaces**.

**Lower Northeast
Castor Avenue
Commercial Corridor**



Located in a neighborhood with rapid population growth and convenient access to public transportation, **Castor Avenue can become the premier multicultural destination in the Lower Northeast**.

The Castor Avenue Commercial Corridor focus area illustrates potential building massing and uses associated with CMX-2.5 zoning. The zoning change from CA-1 and CMX-1 to CMX-2.5

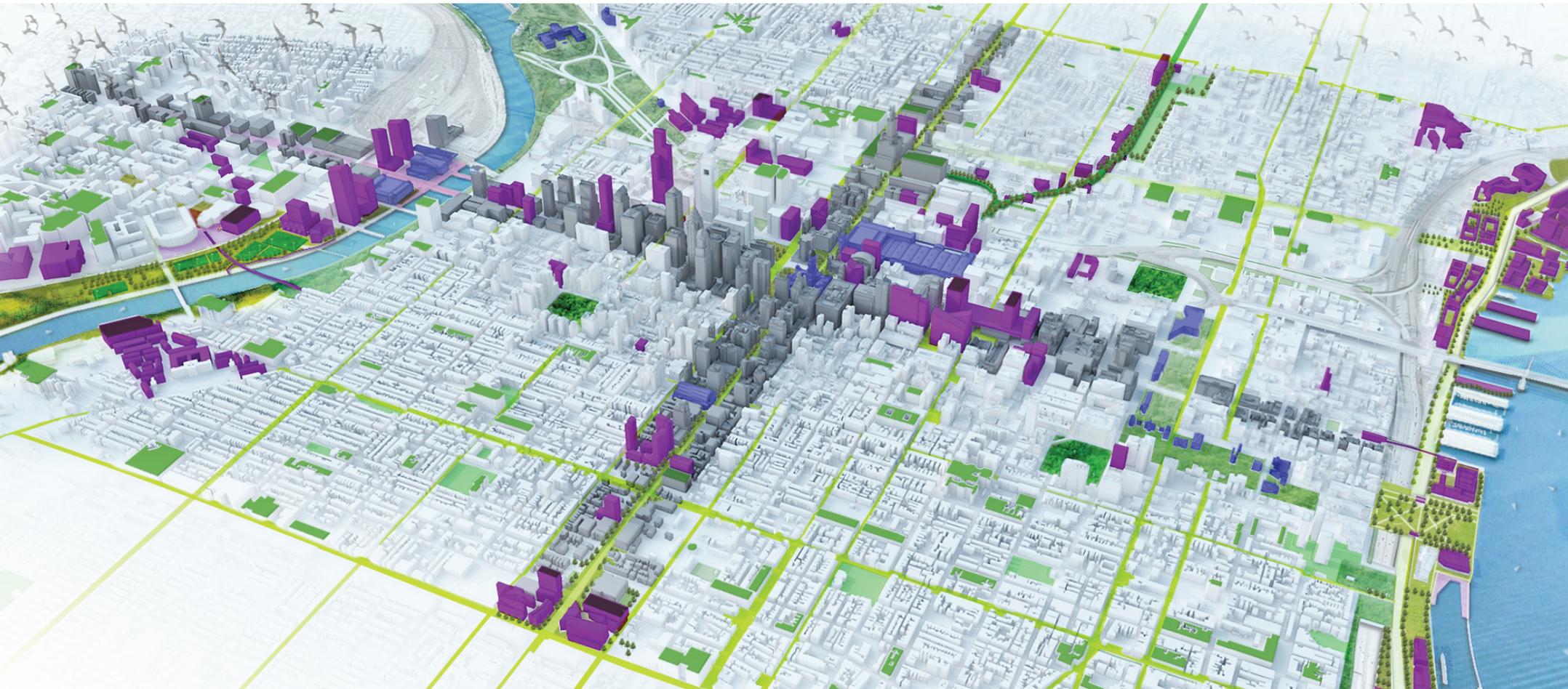
encourages development that can help meet the area's need for more diverse housing options while providing a more active and welcoming streetscape.



THE FUTURE IS

NOW

PHILADELPHIA
2035

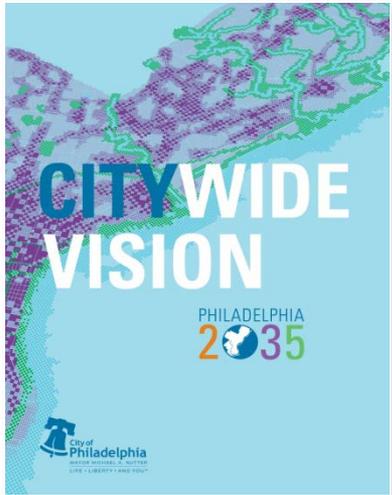


4. Adoption of the Callowhill-Chinatown North Strategic Plan



Presented by:
Laura M. Spina and
Marian Hull, URS Corporation

PHILADELPHIA 2035 CONTEXT



Philadelphia2035:

- > The Callowhill-Chinatown North Strategic Plan, when adopted by the Philadelphia City Planning Commission (PCPC), will become an official supplement to *Philadelphia2035*, the City's comprehensive plan. The plan's recommendations will have equal standing to recommendations in adopted *Philadelphia2035* documents and will inform ongoing and future PCPC work and policies.

4. Adoption of the Callowhill-Chinatown North Strategic Plan

**Staff Recommendation:
Adoption**

5. Report of the Civic Design Review Committee of February 5, 2013

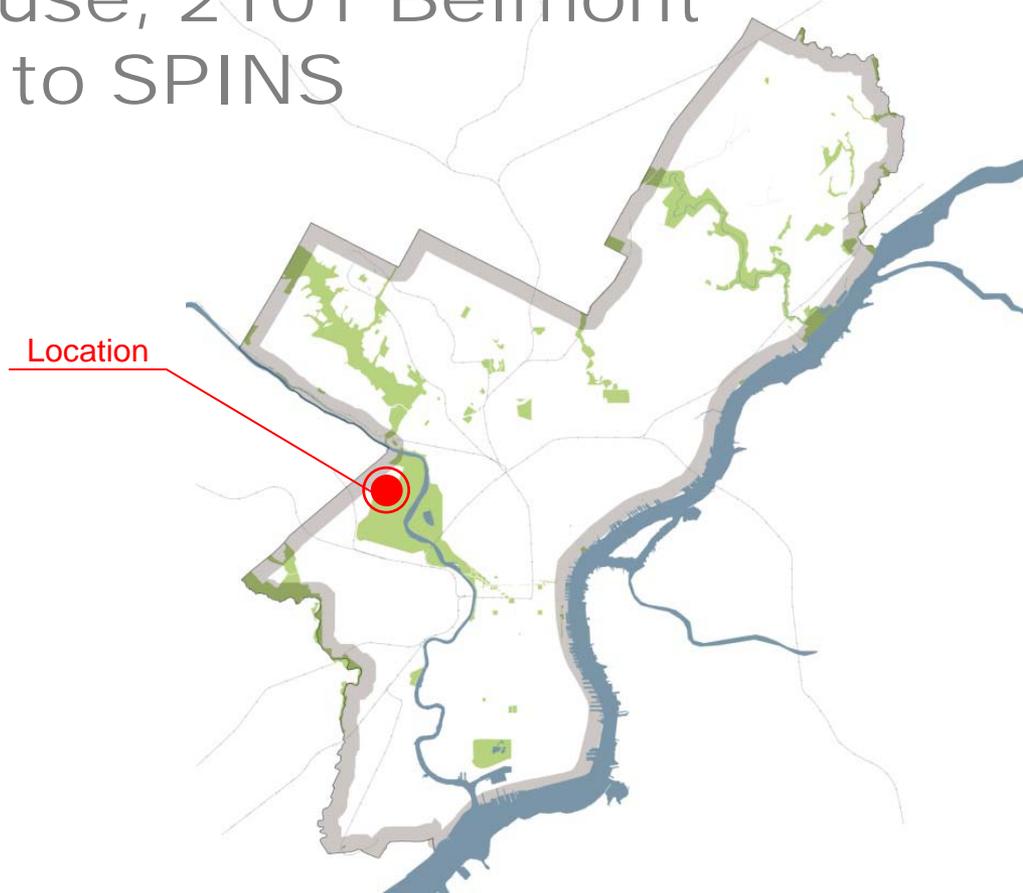


Presented by: Nancy Rogo-Trainer

Action Item

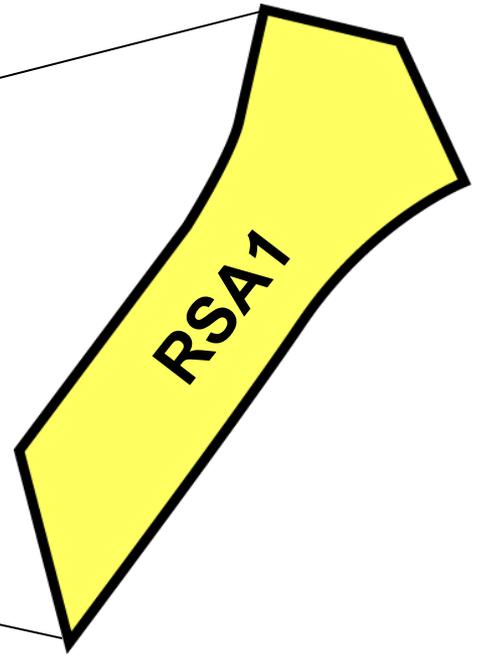
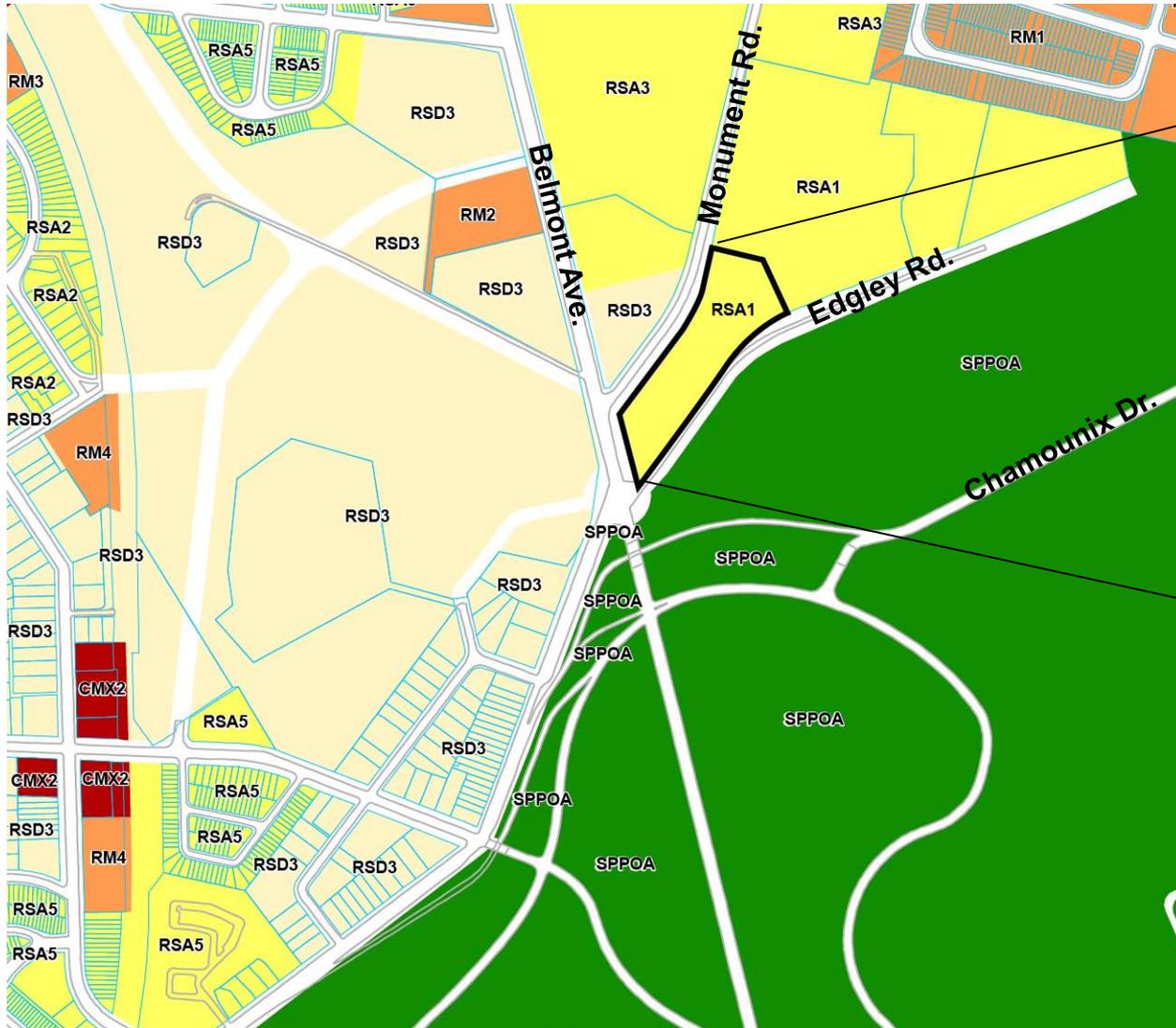
6. Zoning Bill 130060

Remap Simpson House, 2101 Belmont Avenue, from RSA1 to SPINS



Presented by: Marty Gregorski

Existing Zoning





Reservoir

State Police Barracks

Children's Home

Home for Disabled

Golf Course

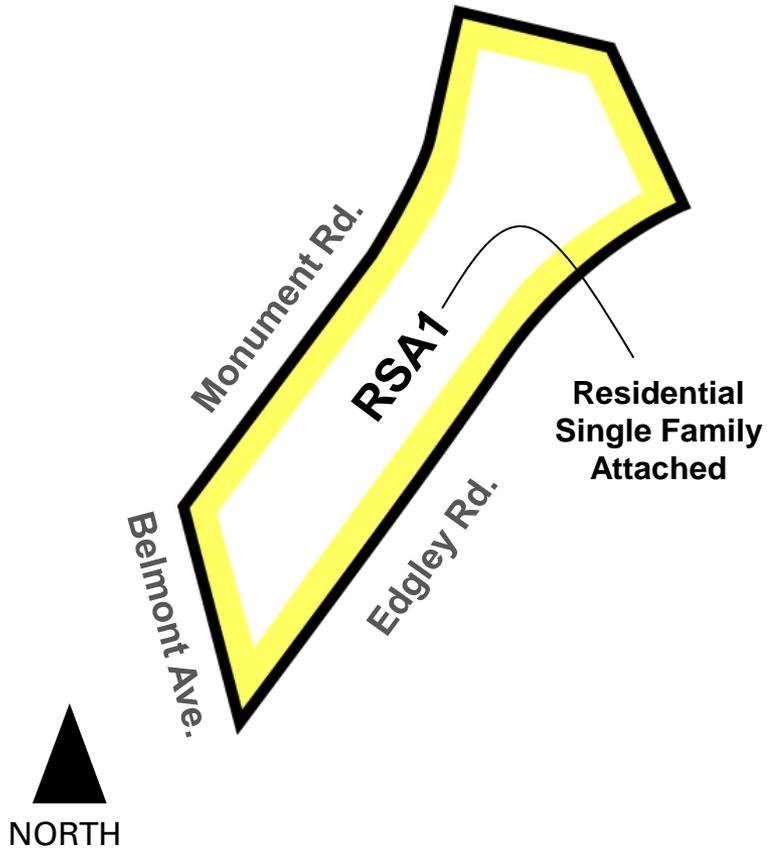
Fairmount Park

Homes

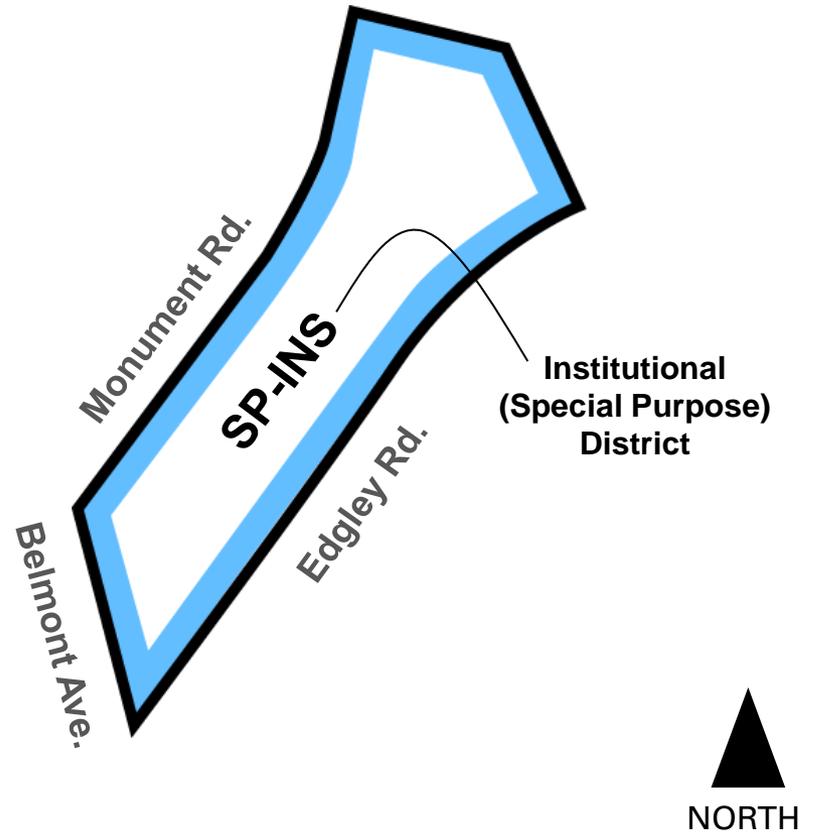
Aerial View of Existing Campus

Zoning

Existing Zoning



Proposed Zoning



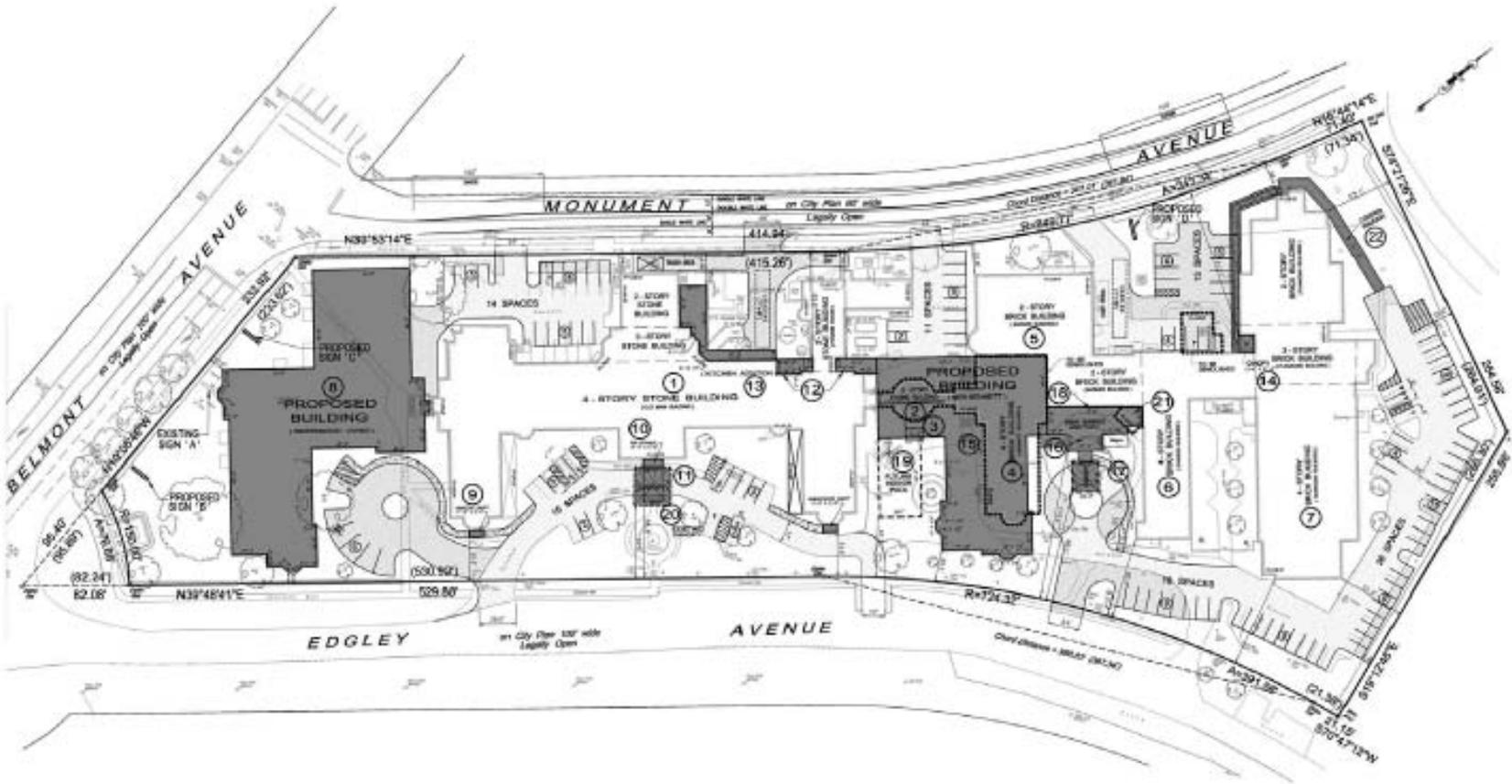


Simpson House MASTER PLAN



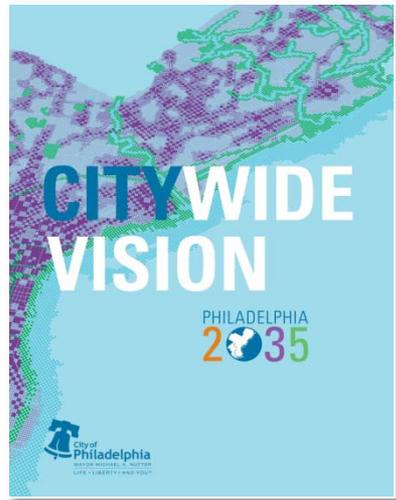
Eventus
Strategic Partners
Master Planning & Site Work

hct
architects + planners
Lenhardt Rodgers
Architecture + Interiors



Site Plan - Proposed

PHILADELPHIA 2035 CONTEXT



THRIVE:

- > Encourage institutional and expansion through policy and careful consideration of land resources **(2.3.1)**
- > Create cooperative relationships between institutions and neighbors **(2.3.2)**

6. Zoning Bill 130060

Remap Simpson House, 2101 Belmont Avenue, from RSA1 to SPINS

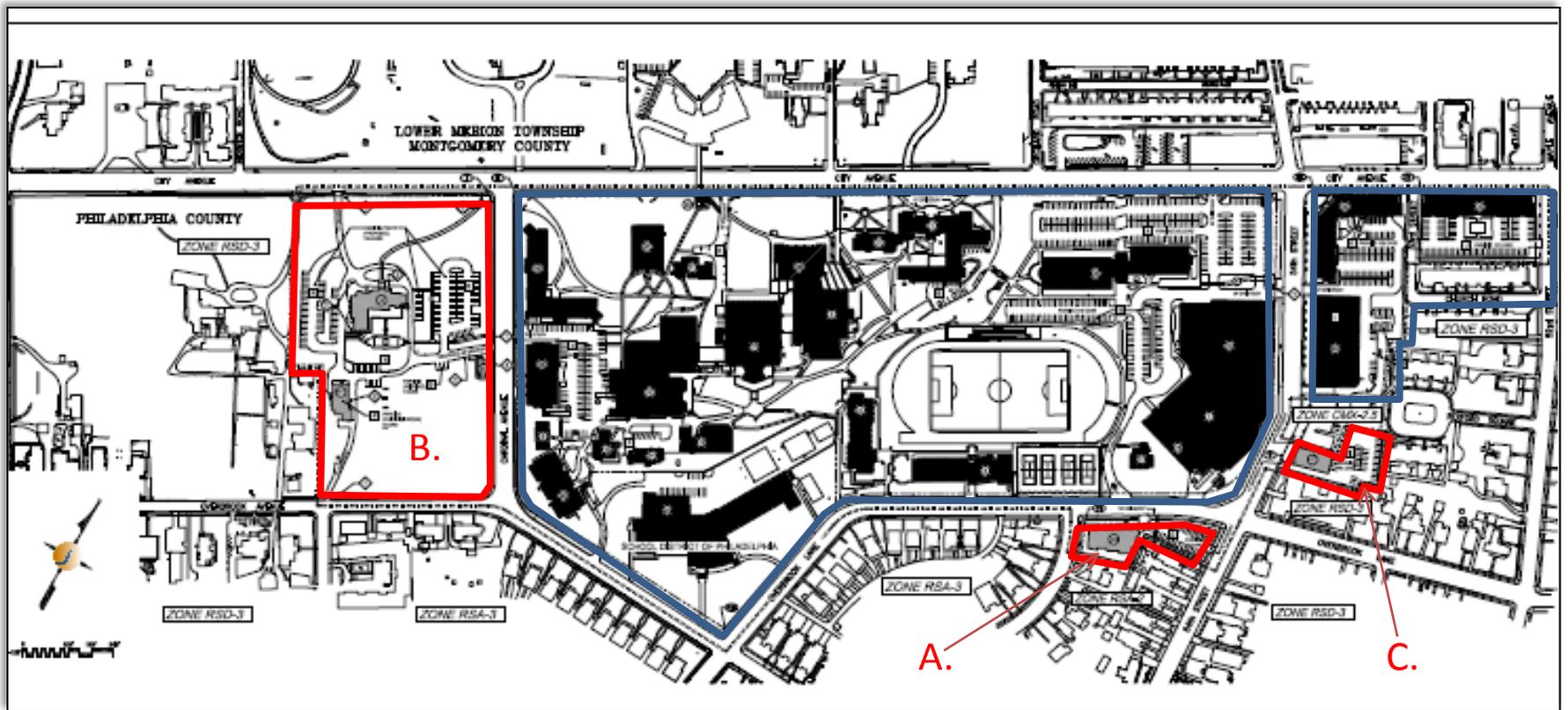
**Staff Recommendation:
Approval**

7. St. Joseph's University Zoning Remapping Actions

Location



Presented by: Marty Gregorski



- A. Zoning Bill 130061 - to remap the area bounded by Overbrook Avenue, 54th Street, Woodbine Avenue, Wynnefield Avenue, and 56th Street from RSA2 to SPINS.
- B. Zoning Bill 130062 - to remap the area bounded by City, Cardinal, and Overbrook Avenues, and 59th Street from RSD3 to SPINS.
- C. Zoning Bill 130063 - to remap the area bounded by City Avenue, 52nd Street, Overbrook Avenue, and 54th Street from CMX2.5 to SPINS.

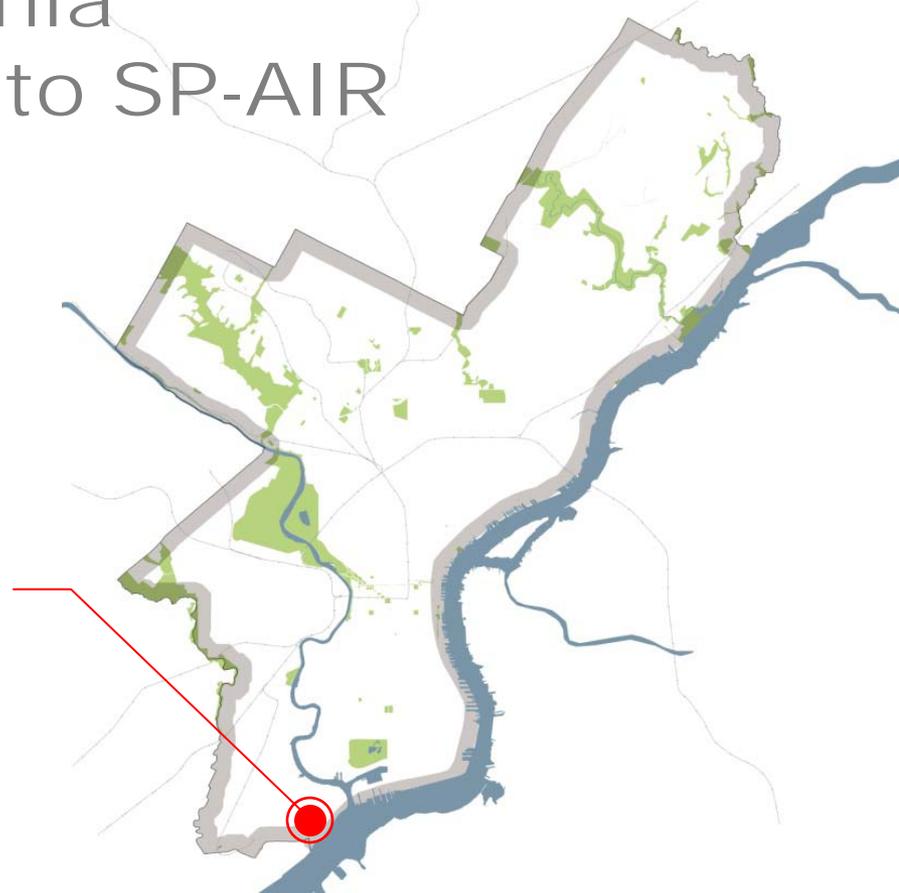
7. St. Joseph's University Zoning Remapping Actions

**Staff Recommendation:
Request for 45 Day Review Period to
allow for March 5th CDR Meeting.**

8. Zoning Bill 130007

Rezone the Philadelphia International Airport to SP-AIR

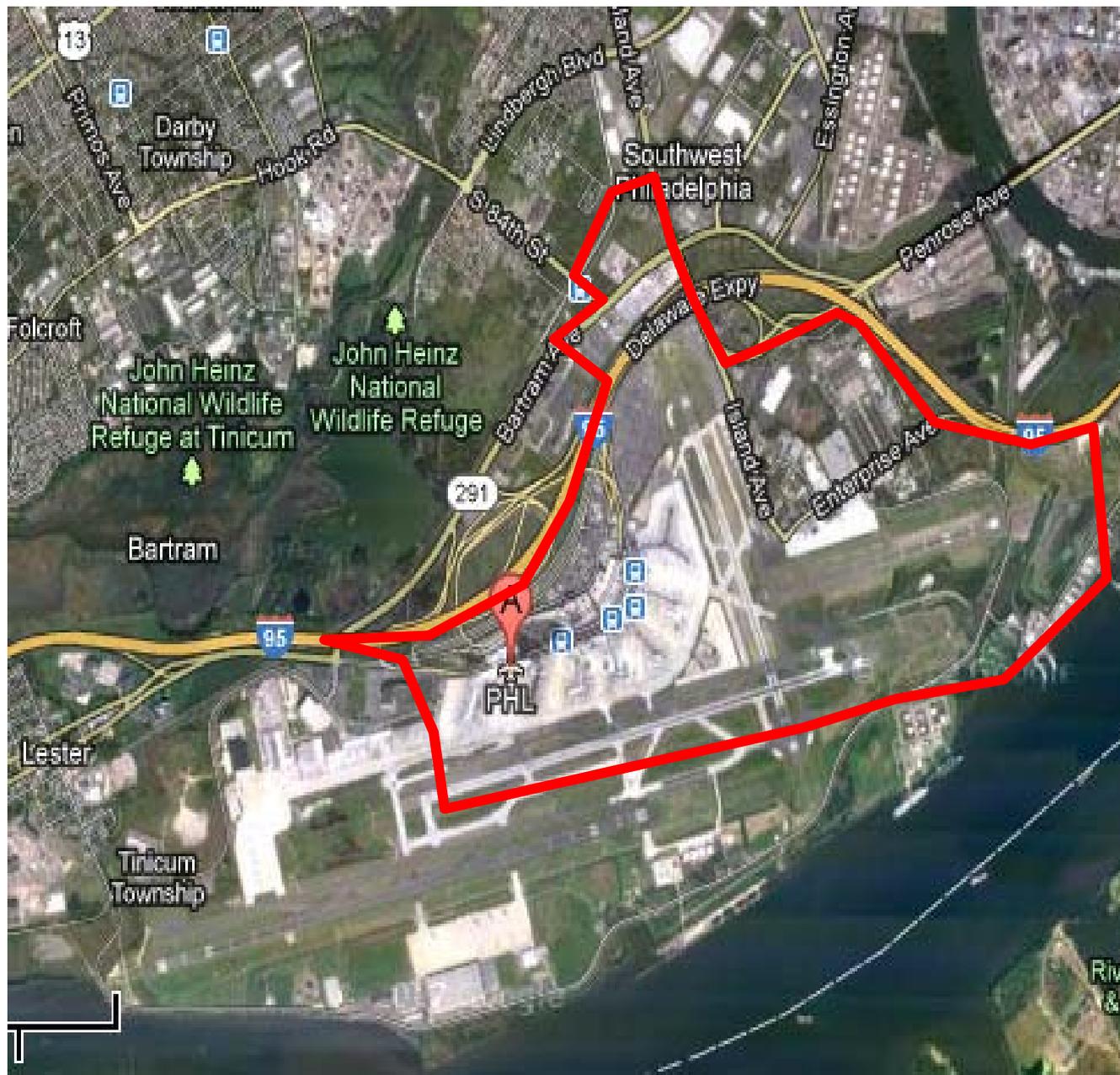
Location

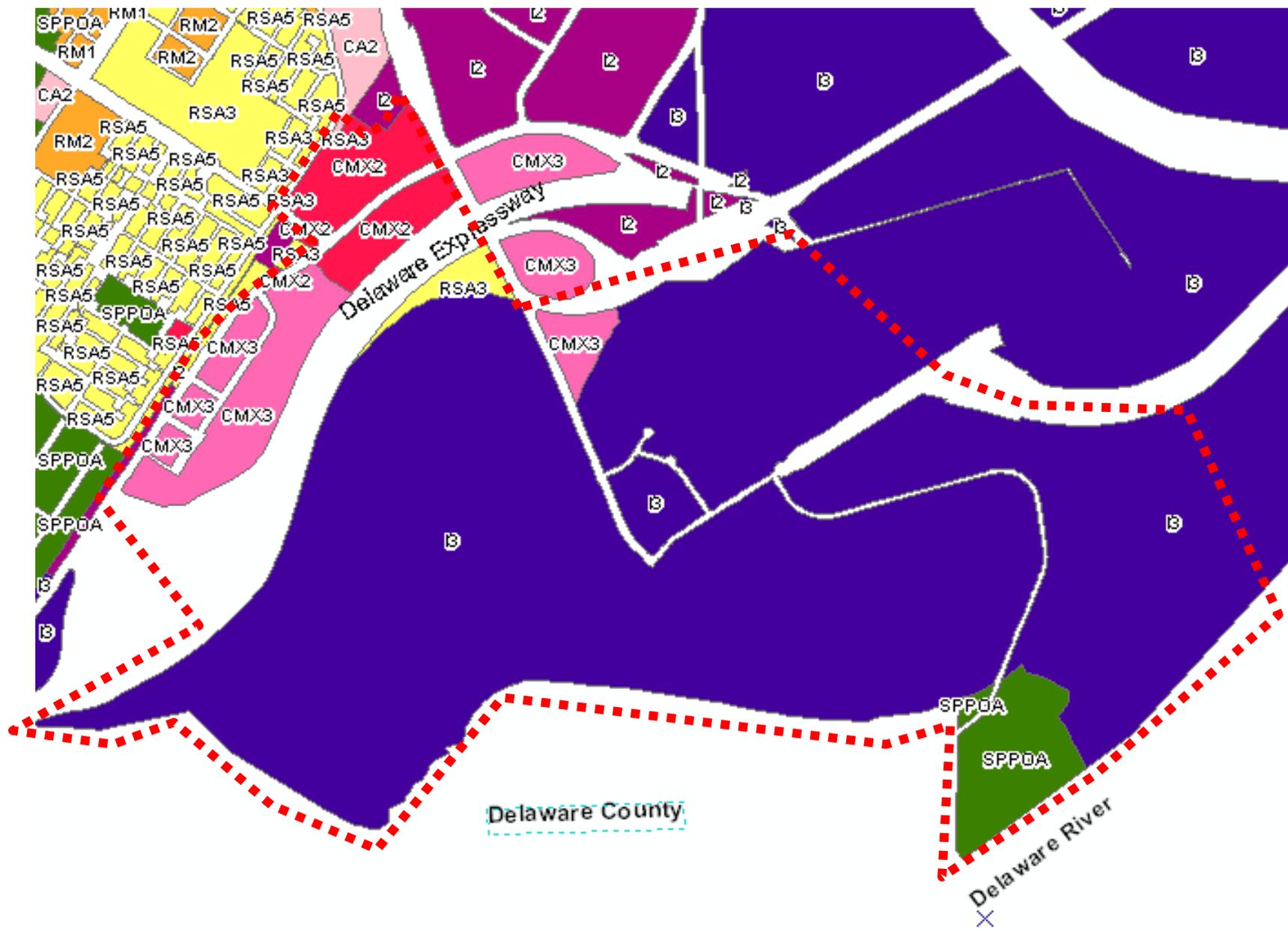


Presented by: Sarah Chiu

Bill No. 130007 changes the zoning designations of land bounded by:

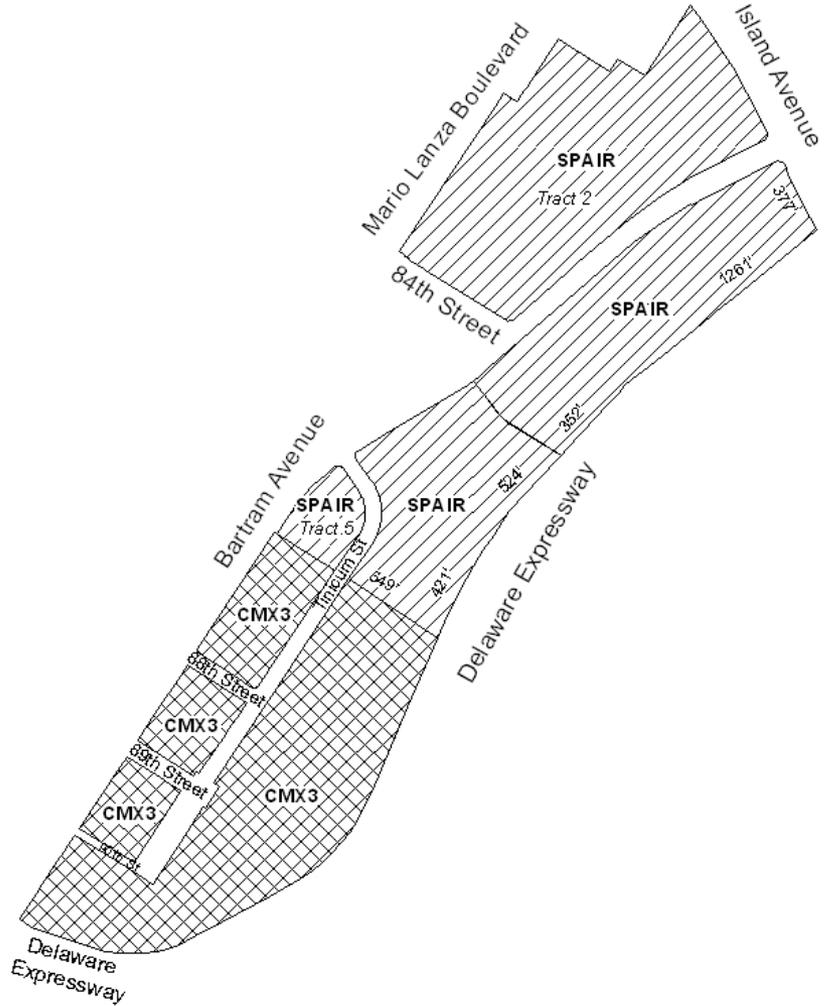
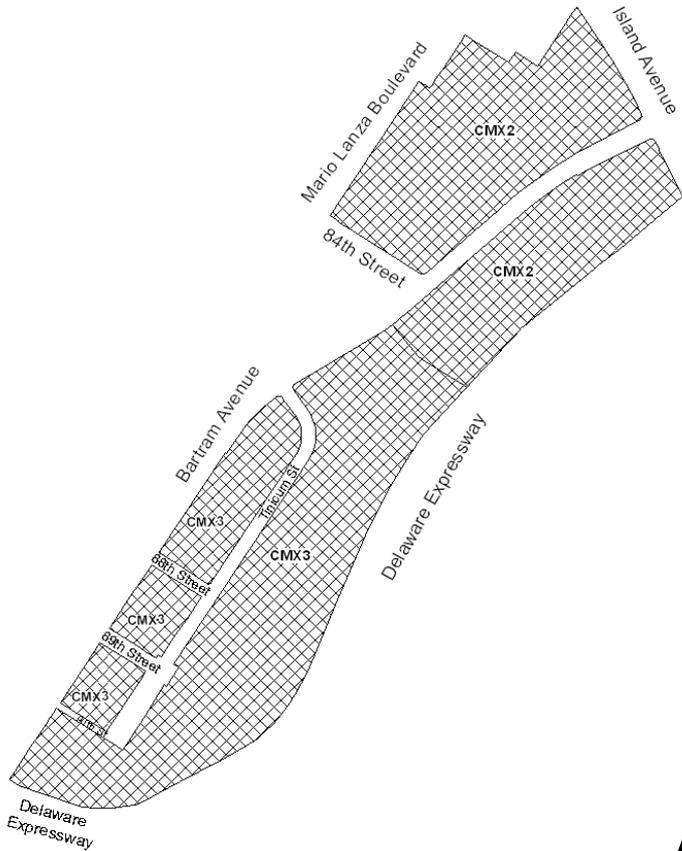
the County Border,
I-95,
86th St,
Bartram Ave,
84th St,
Mario Lanza Blvd,
Island Ave,
Penrose Ave,
I-95,
the Schuylkill River and
the Delaware River





MAP B1 - PROPOSED ZONING

MAP A1 - EXISTING ZONING



Legend

-  CMX2 Commercial
-  CMX3 Commercial



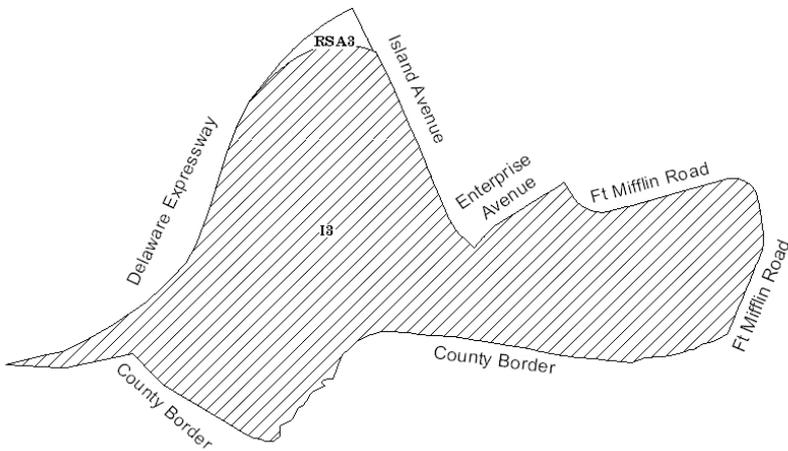
Legend

-  CMX2
-  CMX3
-  SPAIR



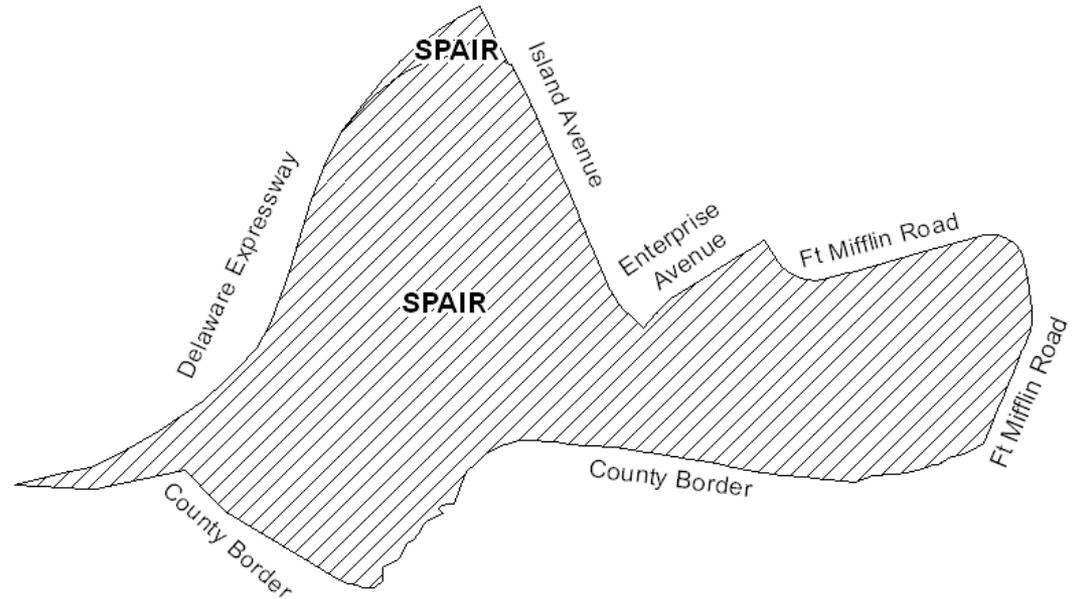
MAP B2 - PROPOSED ZONING

MAP A2 - EXISTING ZONING



Legend

- I3 Industrial
- RSA3 Residential



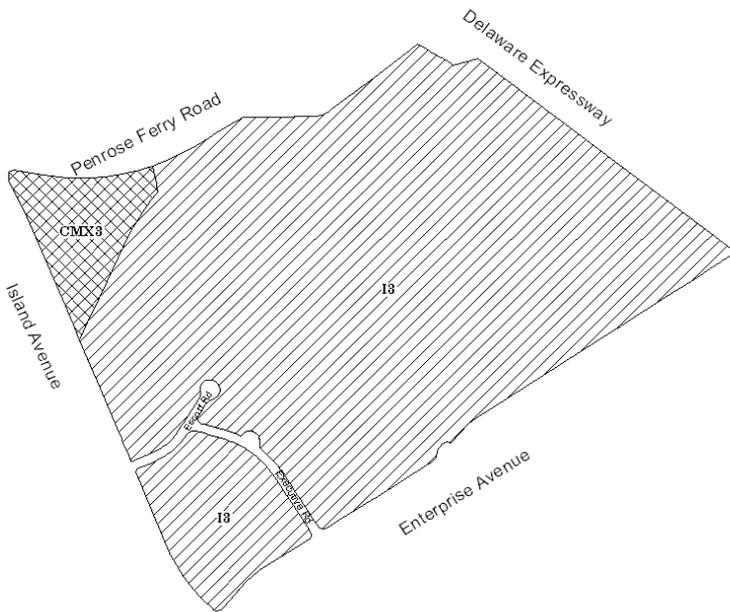
Legend

- SPAIR Airport



MAP B3 - PROPOSED ZONING

MAP A3 - EXISTING ZONING



Legend

-  CMX3 Commercial
-  I3 Industrial



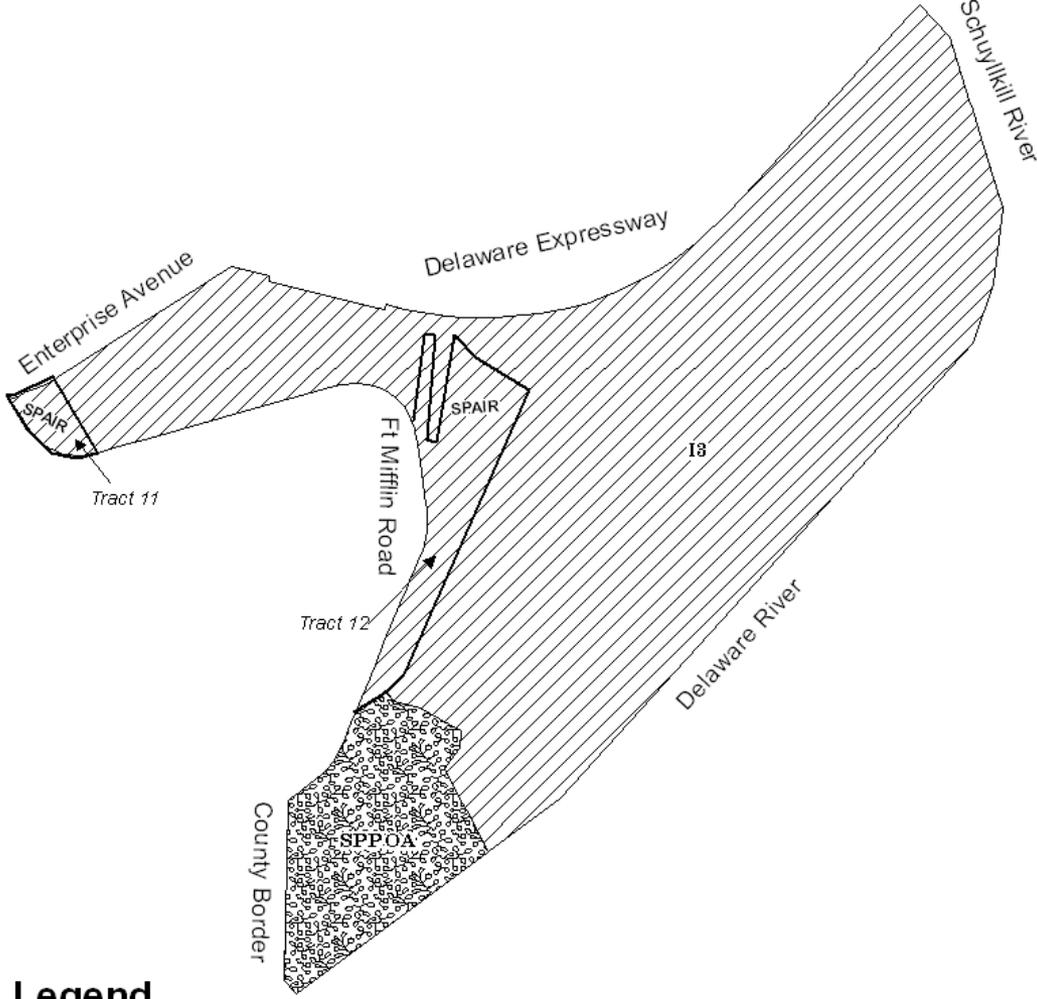
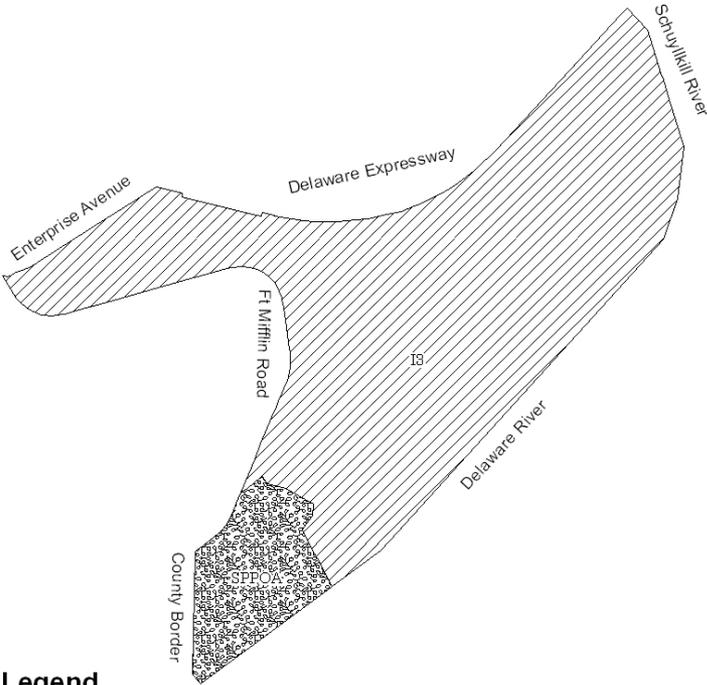
Legend

-  CMX3 Commercial
-  I3 Industrial
-  SPAIR Airport

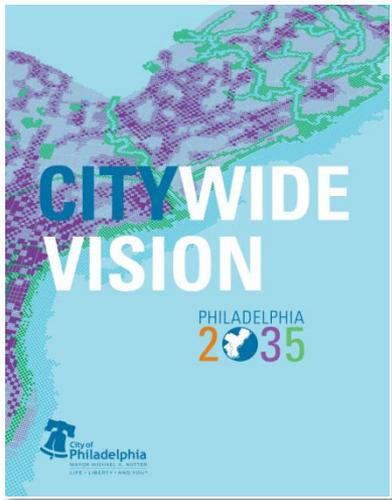


MAP B4 - PROPOSED ZONING

MAP A4 - EXISTING ZONING



PHILADELPHIA 2035 CONTEXT



CONNECT:

- > Embark on longer-term land-side improvements beyond current PHL footprint.(4.4.1)

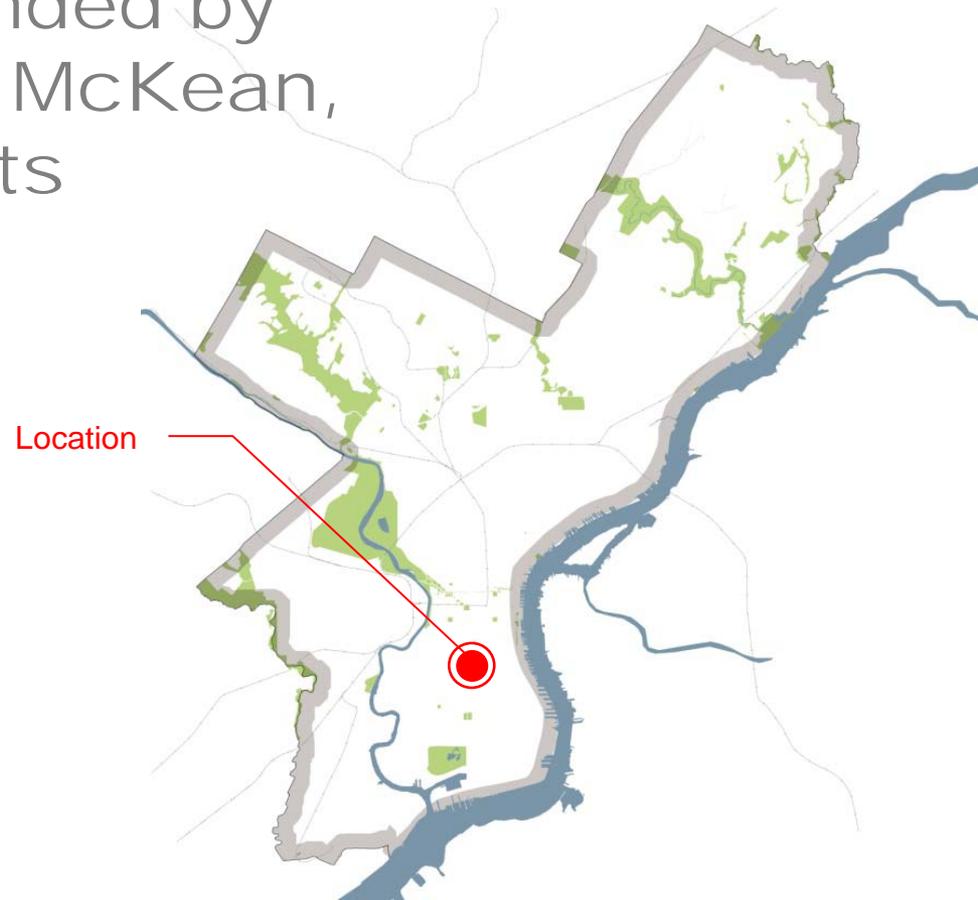
8. Zoning Bill 130007

Rezone the Philadelphia
International Airport to SP-AIR

**Staff Recommendation:
Approval**

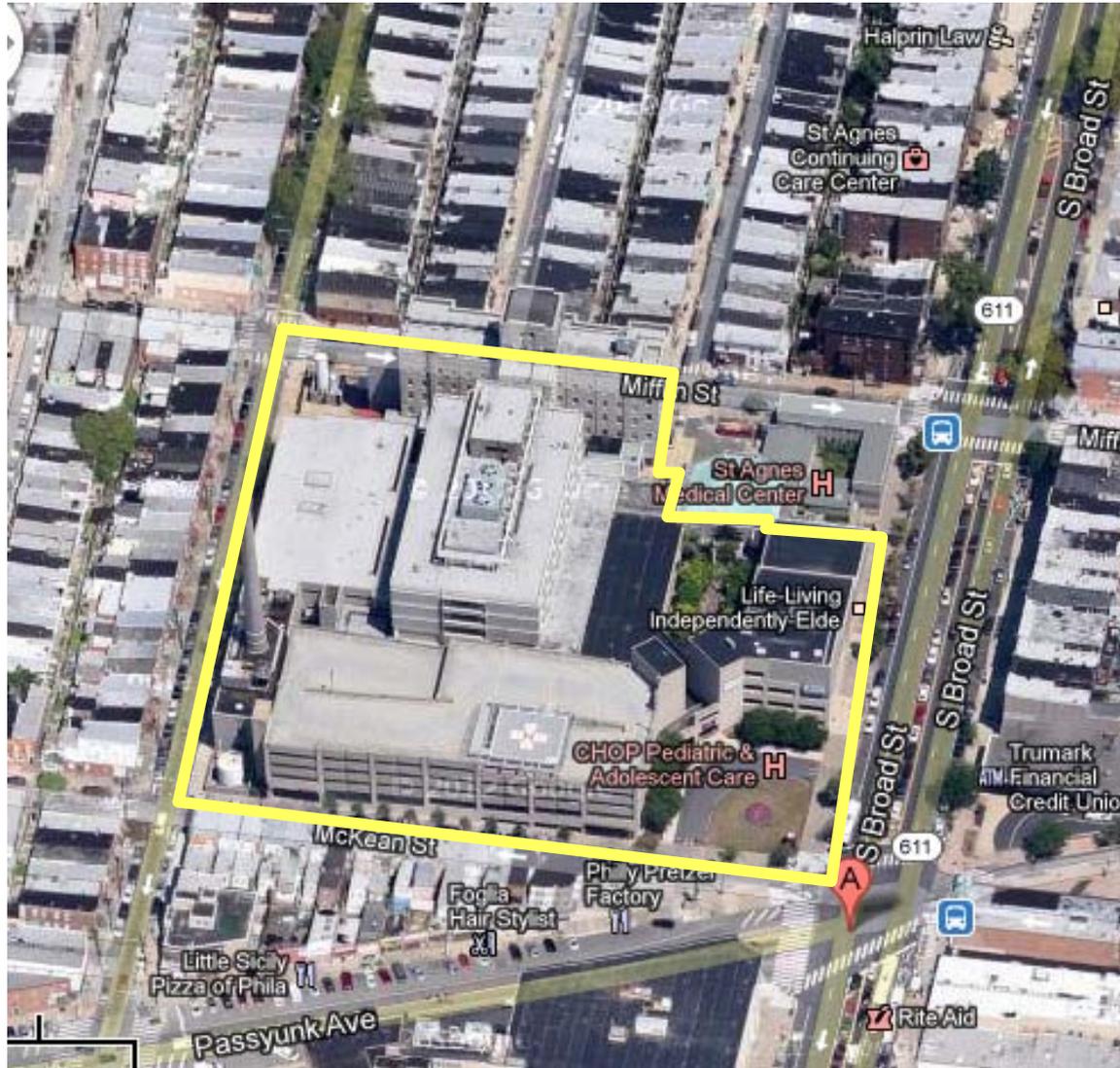
9. Zoning Bill 130080

Remap the area bounded by Mifflin, South Broad, McKean, and South 15th Streets

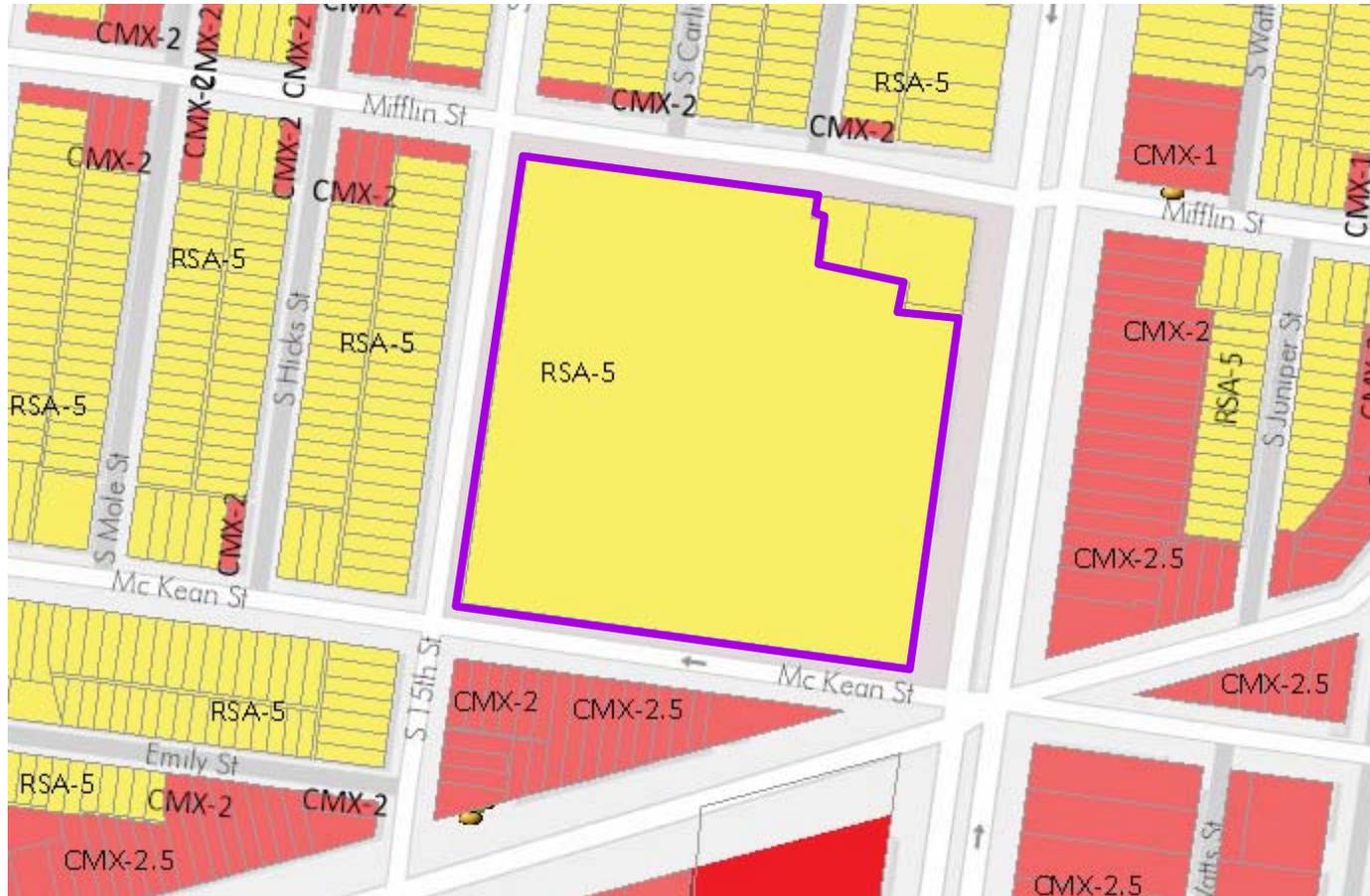


Presented by: Paula Brumbelow

Existing Site

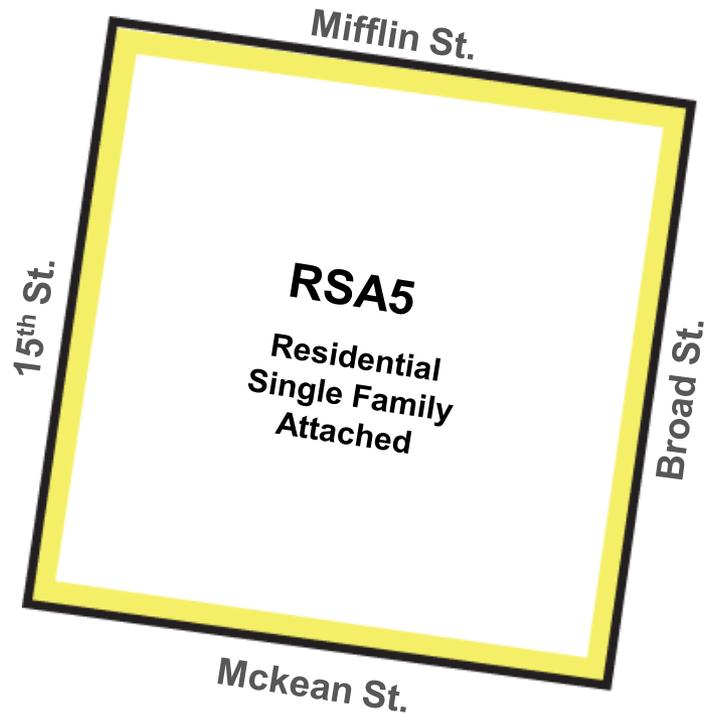


Existing Zoning

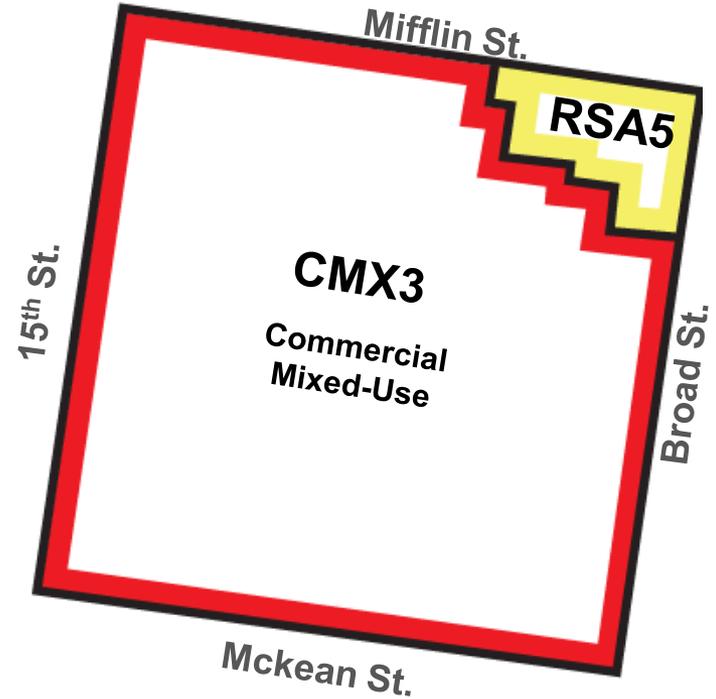


Zoning

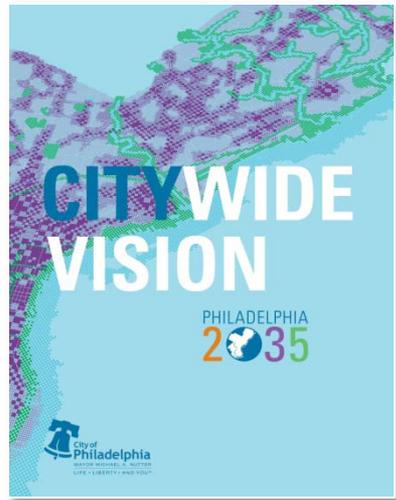
Existing Zoning



Proposed Zoning



PHILADELPHIA 2035 CONTEXT



THRIVE:

- > Focus commercial zoning on the strongest retail blocks of commercial corridors (1.1.2.a)

9. Zoning Bill 130080

Remap the area bounded by Mifflin, South Broad, McKean, and South 15th Streets

**Staff Recommendation:
Approval**

Action Item

10. Streets Bill 130003

To authorize a sidewalk café at
747 N 25th Street

Location



Presented by: Sarah Chiu

2500 Feet
Approximate



Aspen Street

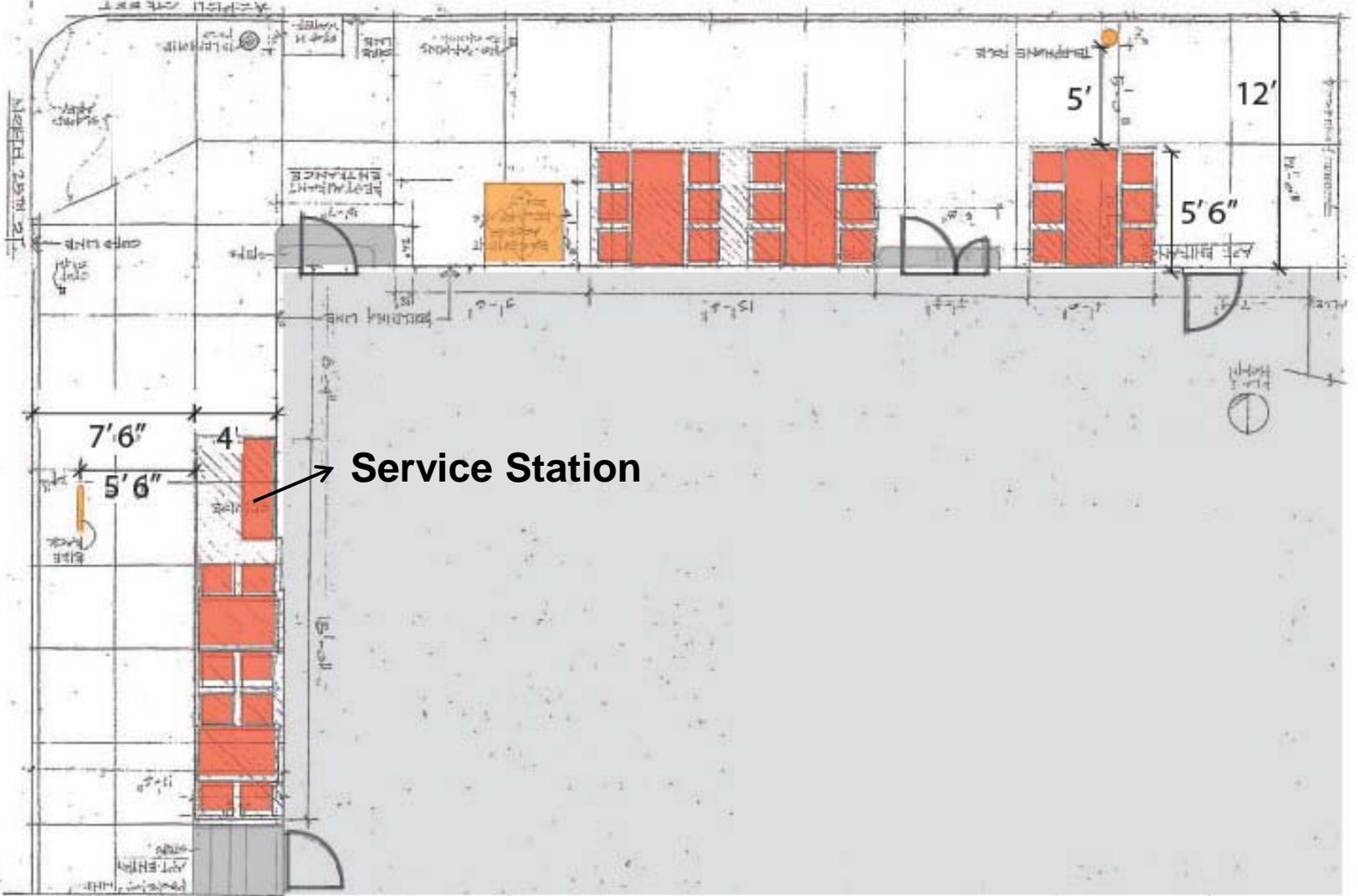
N 25th Street

Aspen St



Aspen Street

N 25th Street



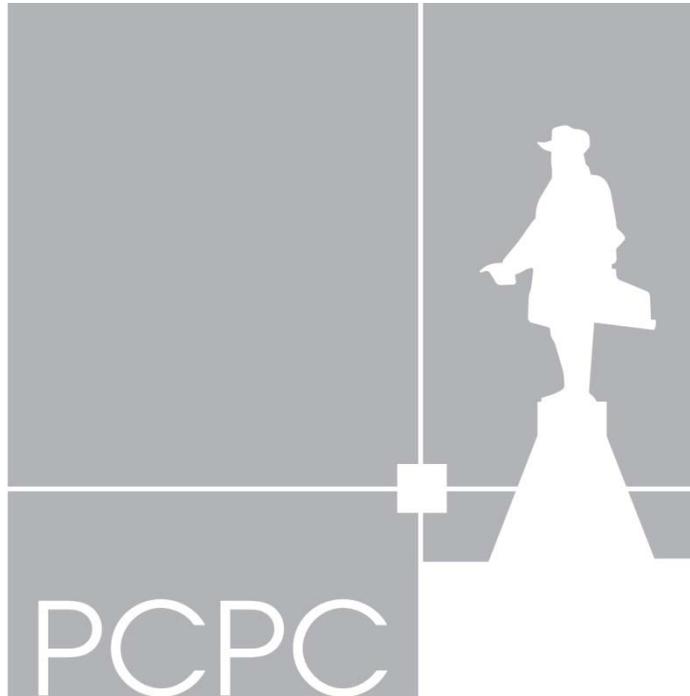
Service Station

10. Streets Bill 130003

To authorize a sidewalk café at
747 N 25th Street

Staff Recommendation:

**Approval with recommendation of
allowing 2 tables and 4 chairs to be
placed on the footway of N 25th Street**



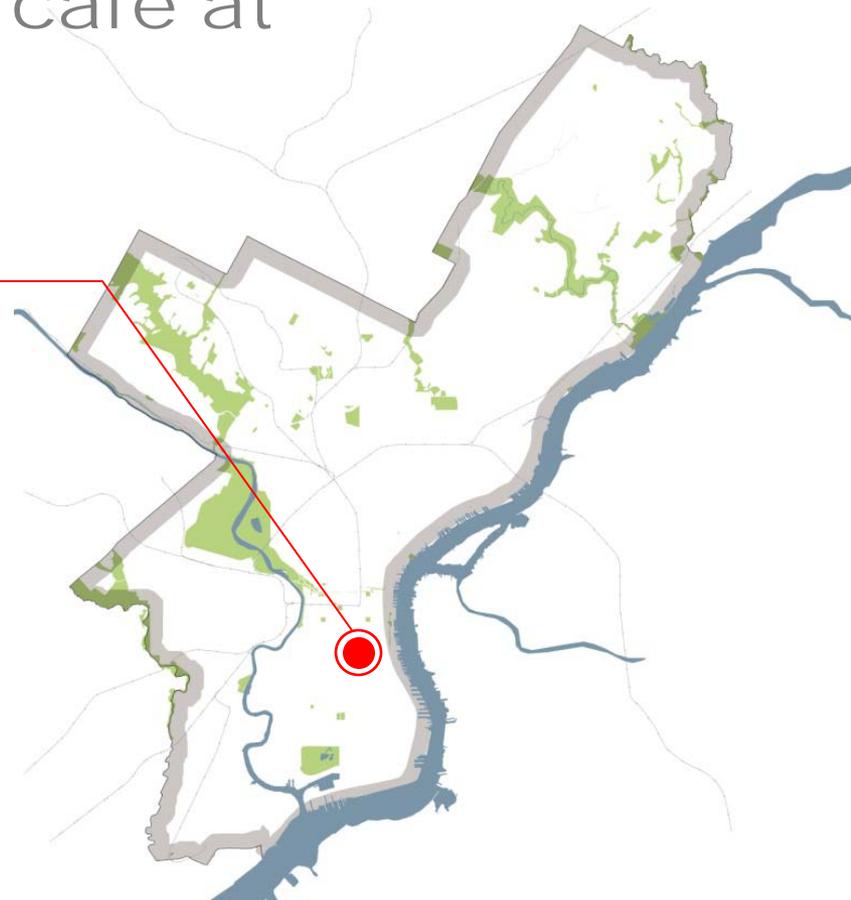
Thank You

Next City Planning Commission Meeting
March 19, 2013

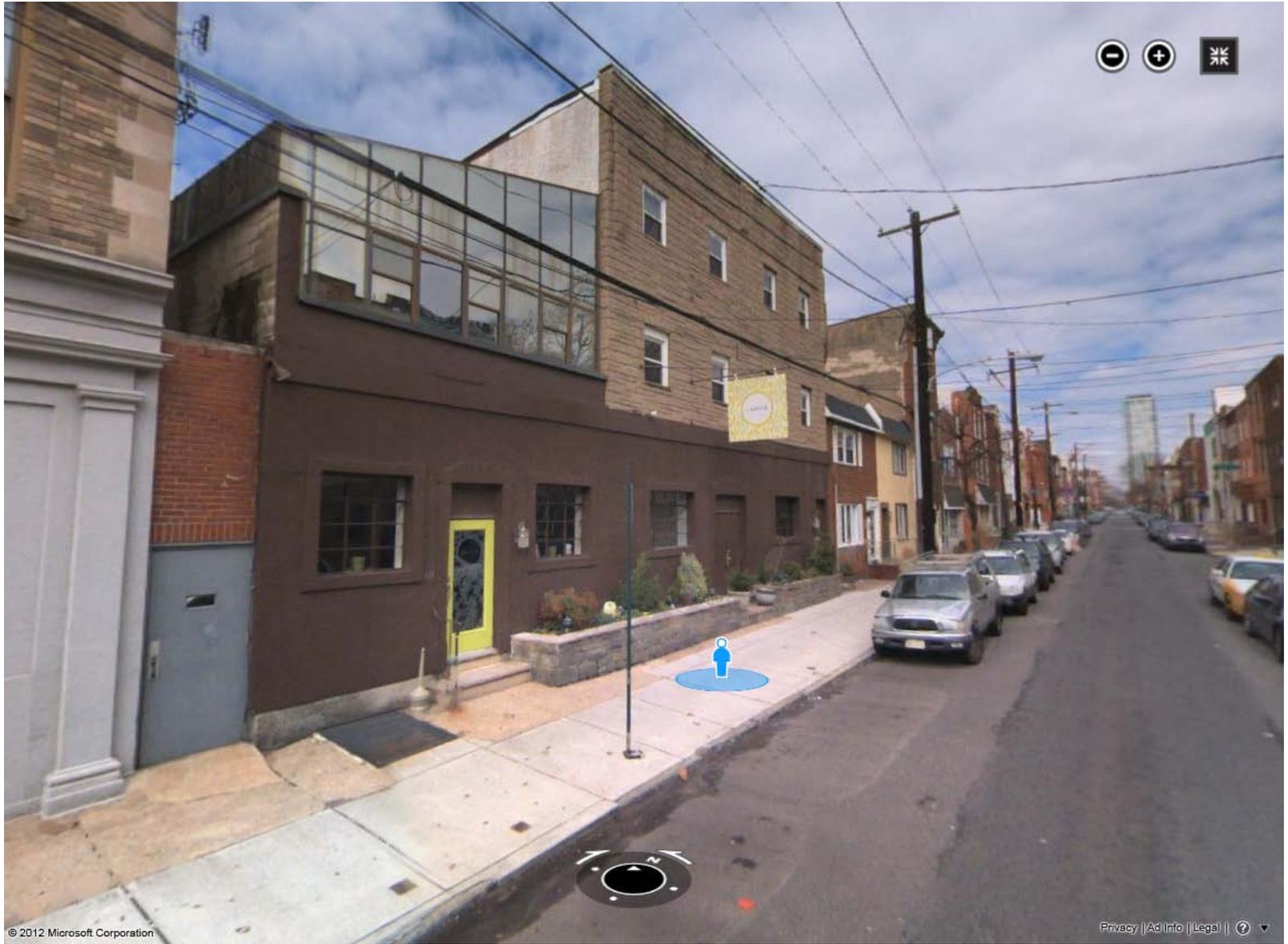
11. Streets Bill 130022

To authorize a sidewalk café at
824 S 8th Street

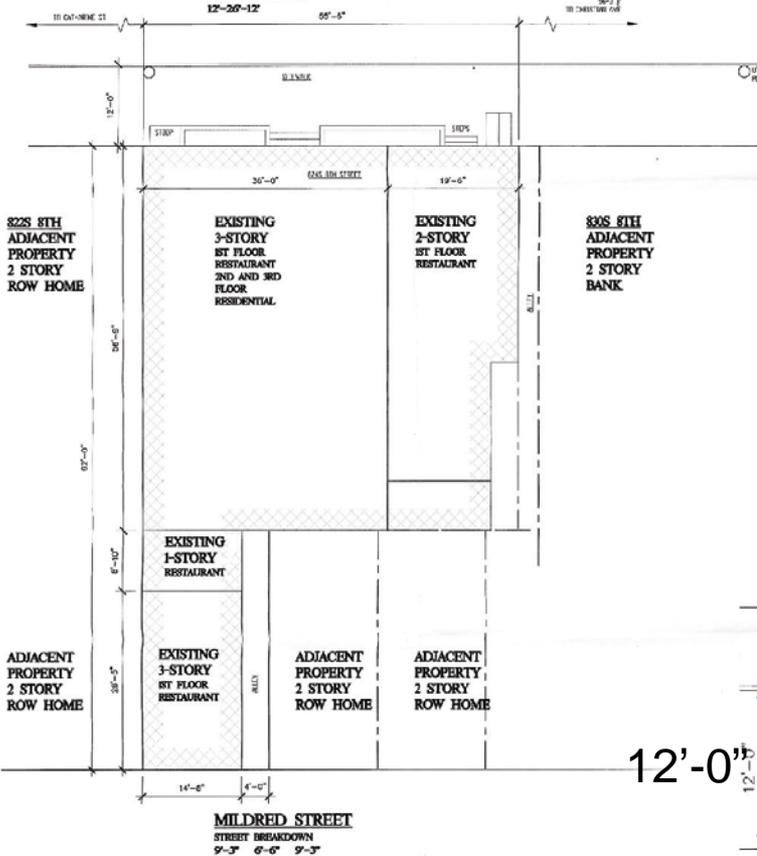
Location



Presented by: Sarah Chiu



8TH STREET
(ONE WAY SOUTH)
STREET BREAKDOWN
12'-26'-12"



MILDRED STREET
STREET BREAKDOWN
9'-3" 6'-0" 9'-3"



LOCATION/ZONING MAP

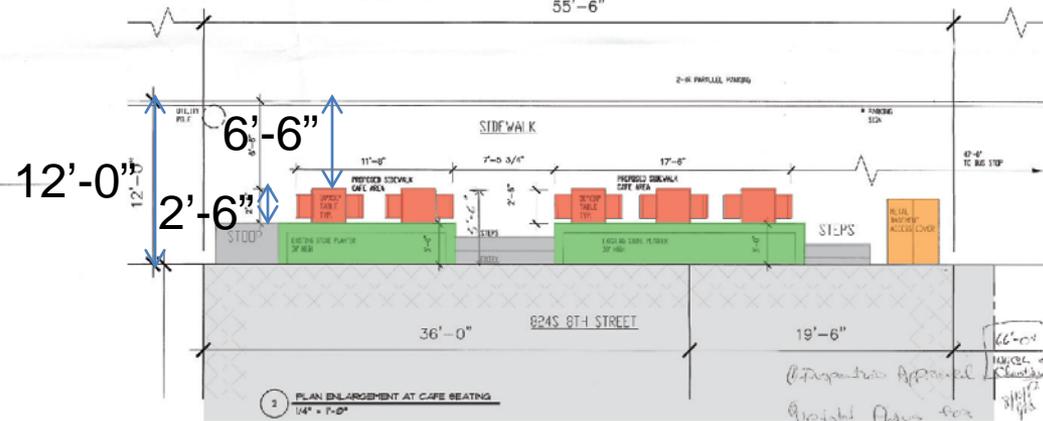
BUILDING INFORMATION
824S 08TH STREET
PHILADELPHIA, PA 19147
ZONE CLASS C2

TENANT SPACE 3,176 SF.

LAST USE: ASSEMBLY A-2 - RESTAURANT
PROPOSED USE: ASSEMBLY A-2 - RESTAURANT
RESTAURANT LAST USED 2011
ALL ITEMS ON PLAN ARE EXISTING



8TH STREET
(ONE WAY SOUTH)
STREET BREAKDOWN
12'-26'-12"



1 PLOT PLAN
1/8" = 1'-0" ALL DIMS ARE EXISTING

2 PLAN ENLARGEMENT AT CAFE SEATING
1/4" = 1'-0"

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ARCHITECT:
THOMAS WIEDENMAN, AIA
610-498-4006
15 W LANCASTER AVE
SUITE #400
ARDMORE, PA 19003

REVISIONS

AUGUST 7, 2012

PROJECT ADDRESS
824S 8TH STREET
PHILADELPHIA, PA 19147

Actual Address is
SEAL: 824-828 S. 8th ST

RESTAURANT RENOVATIONS
AT 824S 8TH STREET
PHILADELPHIA, PA 19147

PROJECT LOCATION
RENOVATIONS AT EXISTING RESTAURANT

DATE: MAY 4, 2012
SCALE: AS SHOWN
DRAWN BY: TCM
CHECKED BY: [Signature]



66'-0" [unclear] [unclear] [unclear]
Proprietor Approval
Approved from [unclear]
Anticipation Description

11. Streets Bill 130022

To authorize a sidewalk café at
824 S 8th Street

**Staff Recommendation:
Approval**

10. Streets 130083 to authorize a utility right-of-way from the western side of Front Street to I-95, north of Callowhill Street

Location



Presented by: Sarah Chiu

13. Streets Bill 130079

To authorize a sidewalk café at
119 S 39th Street

Location



Presented by: Sarah Chiu

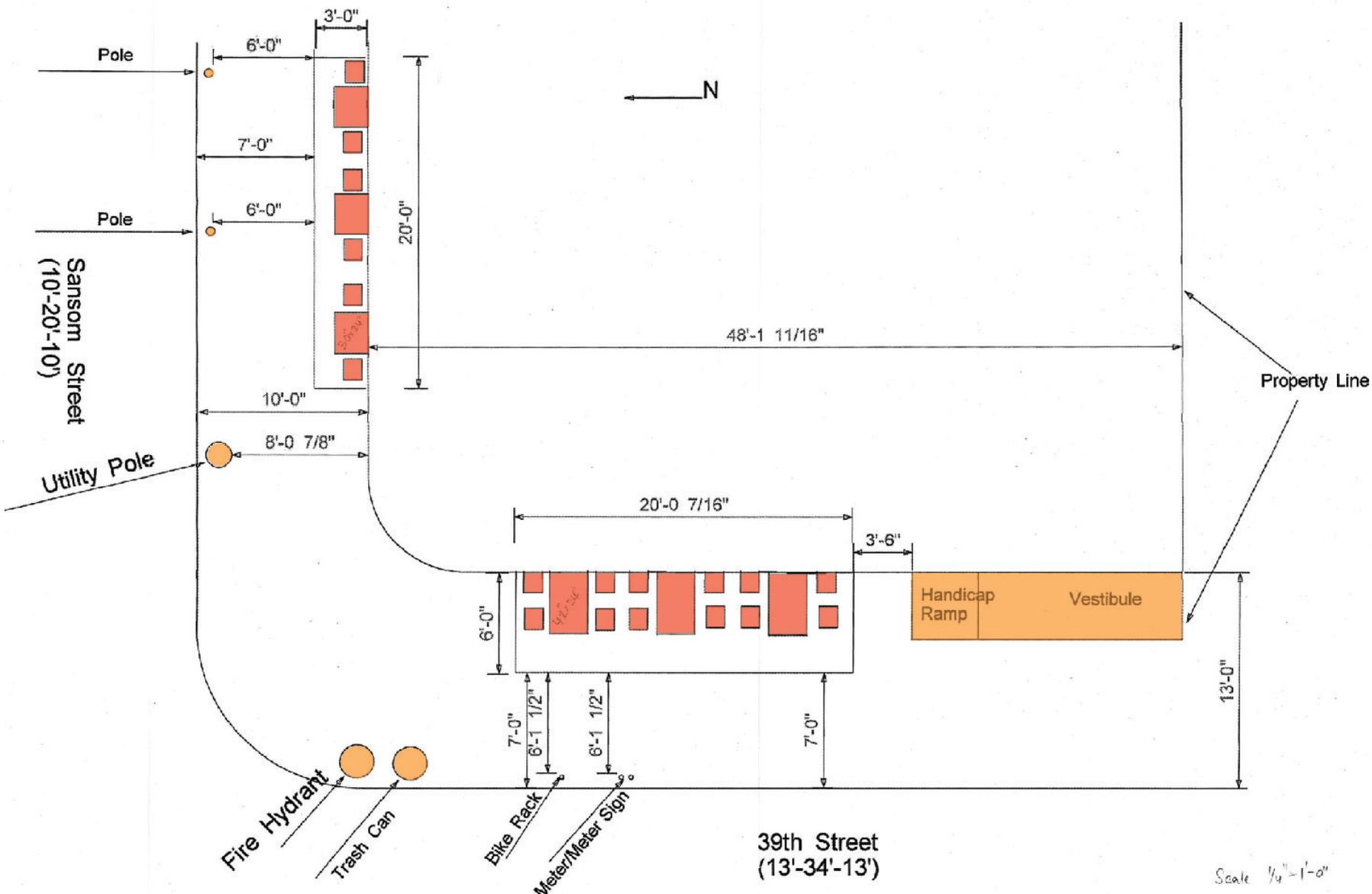
3896 Sansom St

Approximate



S 38th St

Sansom St



Plan

Address: 119 South 39th Street
 Proposed Open Air Cafe
 Table Dimension - 39th Street - 45" x 27"
 Sansom Street - 24" x 29 1/2"