PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR 3/21/2017

PRESENT:
Anne Fadullon, Chair
Duane Bumb, Representing Harold T. Epps
Christopher Rupe, Representing Michael DiBerardinis
Saskia Thompson, Representing Rob Dubow
Patrick Eiding
Cheryl L. Gaston
Maria Gonzalez
Nancy Rogo Trainer

NOT PRESENT:
Joseph Syrnick, Vice Chair

Gary J. Jastrzab
Executive Director
Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, March 21, 2017 1:07 p.m.

1. **Approval of the Meeting Minutes for January 18 and February 21, 2017.**

   Upon the motion made by Patrick Eiding, seconded by Saskia Thompson, the City Planning Commission voted to approve the January and February 2017 meeting minutes.

2. **Executive Director’s Update**

   PCPC AND CDR MEETING UPDATE
   - Next scheduled CDR meeting: Tuesday 4/4 @ 1 p.m.
   - Next scheduled PCPC meeting: Tuesday 4/18 @ 1 p.m.

   CDR PROCESS COMPLETED FOR THESE PROJECTS (February 7, 2017):
   1. **1101-1137 Cecil B. Moore Avenue.** Use: 352 student apartments, with commercial retail space, student amenity space, and an “innovation center” to serve community needs and uses. There will be 165 parking spaces (both surface and structured parking) and 130 bicycle parking spaces.

   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:

   1. **Zoning Bill No. 170005** remapping an area bounded by North Broad Street, Girard, Ridge and Cecil B Moore Avenues (Introduced by Councilmember Greenlee for Council President Clarke on January 26, 2017; Presented by David Fecteau). The content of Bill No. 170005 was previously introduced as Bill 161107. The Philadelphia City Planning Commission considered Bill No.161107 at its meeting of January 17th, 2017 and recommended it for approval. Thus, we consider Bill No. 170005 as an item in accord with previous policy.


   3. **Zoning Bill No. 170201** amending the Zoning Code to authorize the creation of a separate fund for revenue collected from advertising on municipal property (Introduced by Councilmember Henon for Council President Clarke on March 2, 2017). This is an administrative amendment that does not impact planning issues (and is also duplicative within the City Code).
3. **Staff Presentation: Philadelphia2035 North District Plan Update (Presented by Ashley Richards).**

PCPC staff member, Ashley Richards, explained the *Philadelphia2035* Comprehensive Plan process and how the North District Plan fits into the effort’s two phases. Phase I was a citywide vision that was supported and adopted by the City Planning Commission in June 2011. Phase II is an ongoing district planning process, and the North District Plan is the 16th of 18 planning districts in the City. The district plans take many recommendations from the *Citywide Vision* and apply them to the planning district scale.

Ashley presented information from the first public community meeting for this district plan. She discussed demographic and social trends, land use and vacancy, as well as other existing conditions and characteristics of the district, and compared them to citywide statistics. She detailed some of the areas of the district being considered as “focus areas.” Also discussed were the public meeting process for the district plan, and the remaining two upcoming public meetings to be scheduled.

A member of the public who is a former real estate agent testified that the redevelopment of the cluster of train and transit stations near Broad and Lehigh should be considered as a focus area.

4. **Action Item: Frankford Creek Shared-Use Sidepath Review (Presented by David Kanthor).**

The Frankford Creek Greenway “Phase A” has been designed as a shared use path, which allows bicyclists and pedestrians to share a sidepath for recreational and commuting purposes. Following the guidelines pursuant to Section 12-808 of the Philadelphia Code, any proposed shared use paths must be presented to the City Planning Commission for consideration and approval.

The PCPC staff recommendation is approval.

Upon the motion made by Nancy Rogo-Trainer, seconded by Patrick Eiding, the City Planning Commission recommended that the Frankford Creek Shared-Use Sidepath be approved.

5. **Action Item: Zoning Bill No. 170140 remapping an area bounded by Girard Avenue, 9th, Brown, 8th, Spring Garden, and Broad Streets (Introduced by Councilmember Greenlee for Council President Clarke on February 16, 2017; Presented by Ian Litwin).**

Bill No. 170140 amends the Philadelphia Zoning Maps by changing the zoning designations in the area bounded by Girard Avenue, 9th Street, Brown Street, 8th Street, Spring Garden Street, and Broad Street. This remapping bill will achieve multiple *Philadelphia2035* district plan goals, including ensuring appropriate development through proper zoning, reducing the number of cases that must go to the ZBA, protecting single family homes (RSA zoning), encouraging the re-use of industrial structures (IRMX / ICMX zoning), concentrating density around transit (CMX, RMX zoning), and zoning public open spaces accordingly (SP-PO zoning). Graphics showing the proposed zoning map changes were displayed on the conference room screen.

The PCPC staff recommendation is approval.

Upon the motion made by Patrick Eiding, seconded by Cheryl Gaston, the City Planning Commission recommended that Bill No. 170140 be approved.
6. **Action Item:** Zoning Bill No. 170141 remapping an area bounded by 19th, Vineyard, Cameron, and Wylie Streets (Introduced by Councilmember Greenlee for Council President Clarke on February 16, 2017; Presented by Ian Litwin).

Bill No. 170141 will amend the Zoning Maps by changing the zoning designations of a large and long-term vacant site bounded by 19th Street, Vineyard Street, Cameron Street, and Wylie Street. The goal of this remapping is to facilitate the development of Cameron Square by the Hankin Group on PRA-owned land. The PRA used an RFP process to select the developer. This development will be reviewed by the CDR Committee when the developer applies for a zoning permit. The proposed development will include 32 single-family units, 34 multi-family units, one commercial space, and 47 parking spaces in a central courtyard.

The PCPC staff recommendation is approval.

Upon the motion made by Patrick Eiding, seconded by Saskia Thompson, the City Planning Commission recommended that Bill No. 170141 be approved.

7. **Action Item:** Zoning Bill No. 170194 remapping an area bounded by 29th Street and Sedgley, Ridge, and Glenwood Avenues (Introduced by Councilmember Greenlee for Council President Clarke on March 2, 2017; Presented by David Fecteau).

Bill No. 170194 amends the Philadelphia Zoning Maps by changing the zoning designations of the Gideon Edward School in the area bounded by 29th Street, Sedgley Avenue, Ridge Avenue and Glenwood Avenue. This bill is intended to allow a healthcare service provider to locate in the existing school, which will continue to operate.

The site is zoned Residential Multi-family (RM-1). Most schools in Philadelphia are zoned either residential multi-family or residential single-family. However, RM-1 does not allow healthcare services by-right. The new district, Industrial-Commercial Mixed-Use (ICMX), will allow health services and a school to operate in the same building.

The PCPC staff recommendation is approval.

Upon the motion made by Nancy Rogo-Trainer, seconded by Maria Gonzalez, the City Planning Commission recommended that Bill No. 170194 be approved.

8. **Action Item:** Zoning Bill No. 170162 amending provisions of the “/TOD” Transit-Oriented Development Overlay District and the “Floor Area and Height Bonuses” section of the Zoning Code (Introduced by Councilmembers Reynolds-Brown and Greenlee on February 23, 2017; Presented by Mason Austin).

Bill No. 170162 amends provisions of the “/TOD” Transit-Oriented Development Overlay District and the “Floor Area and Height Bonuses” section of the Zoning Code. This overlay district is not yet mapped anywhere in the City.

The amendment is intended to simplify and improve the provisions of the /TOD Transit-Oriented Development Overlay District, to enable/encourage its use and augment the potential impact once
it is mapped. Key changes include simplifying provisions and requirements for mapping /TOD areas, increasing development potential in /TOD areas, encouraging better pedestrian environments in /TOD areas, providing greater incentives for public benefits, and reducing parking requirements to promote transit use.

The PCPC staff recommendation is approval.

Upon the motion made by Patrick Eiding, seconded by Saskia Thompson, the City Planning Commission recommended that Bill No. 170162 be approved.

9. **Action Item:** Streets Bill No. 170163 authorizing an ‘urban topiary’ encroachment at 1225-33 North 3rd Street (Introduced by Councilmember Greenlee for Council President Clarke on February 23, 2017; Presented by Sarah Chiu).

Bill No. 170163 would legalize an existing fence that has appropriated the public right-of-way by encroaching from 6’9” to 7’ upon the west-side footway of Germantown Avenue, south of Thompson Street. This six-foot high fence was installed without permits, and adds additional backyard space to a series of properties fronting on North 3rd Street. Germantown Avenue is classified as a “neighborhood street,” with a recommended minimum walking zone width of 6’-6” feet. The existing encroachment leaves only six feet for the walking zone, which is less than the minimum recommended width.

Bill No. 170163 is identical to Bill No. 150648, which was introduced and lapsed in 2015. Both the Commission and Streets Department opposed the previous bill. There have been no changes made to this physical encroachment during the past two years.

The PCPC staff recommends that Bill No. 170163 *not be approved* for the following reasons:

- The fence, with its steel tube projections and vegetation, leaves less than the minimum recommended width for the sidewalk walking zone;
- It is especially challenging for visually-impaired people to walk on the sidewalk safely;
- The developer did not observe an earlier agreement with the Streets Department, or their recommendations to correct these conditions;
- In addition, the Department of Licenses and Inspections has noted that fences fronting a street are permitted to be only 4-feet high, and are limited to 50% opacity. The fence does not meet these standards.

Upon the motion made by Nancy Rogo-Trainer, seconded by Maria Gonzalez, the City Planning Commission recommended that Bill No. 170163 *not be approved*.

Commission Chair Anne Fadullon adjourned the City Planning Commission of March 21, 2017 at 2:03 p.m. The next City Planning Commission meeting is scheduled for April 18, 2017 at 1:00 p.m.
SUMMARY

1. **Action Item:** Approval of the Meeting Minutes for January 17 and February 21, 2017.  
   **APPROVED**

2. Executive Director’s Update.

3. **Staff Presentation:** Philadelphia2035 North District Plan Update (Presented by Ashley Richards).  
   **RECOMMENDED FOR APPROVAL**

4. **Action Item:** Frankford Creek Shared-Use Sidepath Review (Presented by David Kanthor).  
   **RECOMMENDED FOR APPROVAL**

5. **Action Item:** Zoning Bill No. 170140 remapping an area bounded by Girard Avenue, 9th, Brown, 8th, Spring Garden, and Broad Streets (Introduced by Councilmember Greenlee for Council President Clarke on February 16, 2017; Presented by Ian Litwin).  
   **RECOMMENDED FOR APPROVAL**

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   **NOT RECOMMENDED FOR APPROVAL**