

PHILADELPHIA CITY PLANNING COMMISSION  
March 6, 2012

PRESENT: Alan Greenberger, Chairman  
Joseph Synchron, Vice Chairman  
Brian Abernathy, representing Richard Negrin  
Patrick J. Eiding  
Bernard Lee, Esq.  
Elizabeth K. Miller  
Nancy Rogo Trainer  
Saskia Thompson, representing Rob Dubow

ABSENT: Nilda Ruiz

Executive Director: Gary J. Jastrzab  
Deputy Executive Director: Eva Gladstein

Chairman Alan Greenberger convened the City Planning Commission Meeting of March 6, 2012 at 1:06pm in the Montgomery Auditorium of the Free Library of Philadelphia, 19<sup>th</sup> and Vine Streets.

He thanked everyone for being here.

- 1) Approval of the Minutes for the February 21, 2012 meeting.

Upon motion by Mr. Eiding, the City Planning Commission approved the minutes for the February 21, 2012 meeting.

- 2) Executive Director's Update

Mr. Jastrzab stated there are several items.

- **PHILADELPHIA2035 DISTRICT PLANS**

Staff has been reviewing and incorporating public comments on the Lower South and West Park District Plans, in preparation for release of the final plans at the PCPC meeting on March 20, 2012.

- **CPI CLASSES**

Applications now being accepted for the Spring 2012 CPI courses for aspiring "citizen planners." Application deadline is March 27. Weekly classes run from April 18 to May 30. Elective topics include: greening Philadelphia through better design practices, vacant land policy and interventions, and what the new Zoning Code means for the city's residents. Application form and course descriptions available at [www.citizensplanninginstitute.org](http://www.citizensplanninginstitute.org)

- **PCPC SCHEDULE**

You received a spreadsheet for the projected schedule of upcoming City Planning Commission meetings. This represents a small edit to the previous schedule. Today you will hear an information only review of the Philadelphia City Planning Commission's regulations. We have shifted the adoption of them to April 17 to allow for a longer public comment period. If we need a public meeting on the comments, it would be on May 29 (previously May 1).

- **CHOICE NEIGHBORHOODS GRANT**

City is preparing an application to HUD for a *Choice Neighborhoods* grant focusing on Norris Homes area in Eastern North Philadelphia (Berks to Cumberland; American to Carlisle). OHCD is the City's lead, with PHA as co-applicant. The staff of the Philadelphia City Planning Commission is assisting with them. The other public/private partners include the School District, Community College, and APM.

The Choice Neighborhoods program is designed to help transform neighborhoods by revitalizing severely distressed public and/or assisted housing, and investing in/leveraging investments in public assets, supportive services, public education

programs, transit, and improved access to jobs. The HUD grant amounts up to \$30 million.

- **RILEY AWARD**

American Architectural Foundation (AAF) and US Conference of Mayors (USCM) recently announced that Mayor Nutter has been selected as the 2nd recipient of the *Joseph P. Riley Jr. Award for Leadership in Urban Design*.

Mayor Nutter will be honored at the 23<sup>rd</sup> annual Accent on Architecture Gala this Friday, March 9, in Washington, D.C. In selecting Mayor Nutter for the award, AAF and USCM emphasized the design leadership that he has demonstrated in transforming Philadelphia into a city focused on smart design and sustainability. Highlights of Mayor Nutter's accomplishments include: *Philadelphia2035*, the new Zoning Code and Citizens Planning Institute; GreenWorksPhiladelphia; Delaware River Waterfront; Revitalization underway on North Broad Street; and the Best of Green Schools in 2011 (*USGBC award*).

The local chapter of the AIA, in collaboration with the Philadelphia City Planning Commission, is planning a local event to celebrate this national award.

**ITEM IN ACCORD WITH PREVIOUS POLICY:**

**Streets Bill 120101: It is for a time extension.**

Striking Duncan Street from Aramingo Avenue to Delaware Expressway, and reserving a utility right-of-way for drainage purposes and public utility purposes (Introduced by Councilmember Henon on February 16<sup>th</sup>, 2012). The original Ordinance (Bill #090468) approved by PCPC on July 21, 2009 to remove an unneeded dead-end street currently being used as a private driveway.

- 3) Streets Bill 120050: Authorizing SEPTA to construct, own, and maintain open-air passenger shelters and other encroachments on the public sidewalk at 33<sup>rd</sup> and Dauphin Streets and Ridge Avenue (Introduced by Councilmember Jones for Council President Clarke on February 2, 2012).

Sarah Chiu, Development Planning Division, stated it is currently being used as a bus shelter. We have some more information since you saw it last month. The inside of the canopy improvement will be 3 lanes and have boarding platforms. The building at 33<sup>rd</sup> and Ridge will be renovated. The encroachments will include:

- Installation of open-air passenger shelter and glass block windscreen on 33<sup>rd</sup> Street;
- Installation of open-air passenger shelters at both southern and northern ends of the bus shed building, fronting on Ridge Avenue;
- Installation of landscaping beds, signage for both directional and informational purposes, the stainless trash receptacles, painted steel bike racks, lighting fixtures, artwork, and electrical conduit for future Audio Visual Public Access and security camera.

This is consistent with the Philadelphia2035 Plan for making improvements and adding bike racks. The City Planning Commission staff recommendation is approval.

Bonita Cummings thanked this Commission because she believes this Commission helped them come to the table with SEPTA. Signage has come up again. There are too many.

Upon motion by Mr. Syrnick, seconded by Mr. Abernathy, the City Planning Commission approved Streets Bill 120050.

Mr. Greenberger urged SEPTA coordination on the sign issue.

- 4) Streets Bill 120111: Sidewalk encroachment for a seating platform at 200 Market Street (Introduced by Councilmember Squilla on February 16, 2012).

Ms. Chiu stated this is the Old City section of the City. The purpose of this Bill is for a seating platform will be placed on the existing west footway of South 2<sup>nd</sup> street. The platform will encroach an area approximately 5' 5" wide by 30' long. The existing sidewalk is 11' 8". There is an existing meter pole bicycle rack and a parking sign pole located on the sidewalk. There will be 4' 9" clear sidewalk space left from the railing around the platform to the street furnishing zone. There would not be adequate walking sidewalk space. According to the Planning Commission's Pedestrian and Bicycle Plan within this block of South 2<sup>nd</sup> Street, it is recommended that it should have an unobstructed walking zone of 6'. This is a heavily traveled pedestrian area, because of the existing SEPTA Headhouse access at 2<sup>nd</sup> & Market Streets; a wider sidewalk is to accommodate pedestrians. The City Planning Commission staff recommendation is disapproval.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission disapproved Streets Bill 120111.

- 5) Central Delaware Riverfront Master Plan

Mr. Greenberger explained how we would take public comments. There will be a brief presentation for the Central Delaware Riverfront Master Plan, Mr. Jastrzab will explain staff recommendation, the Commissioners will make comments or ask questions, and then it will open to the public, and then go back to the Commissioners. He also stated that he and Mr. Jastrzab are both on the Board of the Delaware River Waterfront Corporation (DRWC).

Thomas Corcoran, President of the Delaware River Waterfront Corporation and on behalf of their Board of Directors, stated this Master Plan has been in the works for over 2 years. They had 4 major public meetings with civic partners, Central Delaware Advocacy Groups (CDAG). They had many meetings with property owners. He submitted documents to the Commission. The first document is a press release, which states "The Master Plan for the Central Delaware receives a prestigious award from the American Institute of Architects". In the AIA description "The plan strikes a strong balance between urban design and economic reality, proposing both public and private development to transform and regenerate six miles of waterfront". The plan consists of 3 sites: Spring Garden Street, Penn's Landing, and

Washington Avenue. In their 3 years of existence, they have already stated the implementation. They have 5 acres of land and 11 acres of recurring land- trail and waterfront.

Sarah Thorp, Project Manager with DRWC, stated she will present a recap of the principles. The full list of Master Plan team members includes:

- Cooper Robertson & Partners, Team Leader and Urban Designer led by Alexander Cooper.
- OLIN, Landscape Architect in Philadelphia
- Kieran Timberlake, Architecture and Sustainability
- HR&A Advisors, Economics
- Parsons Brinckerhoff, Transportation
- Hurley Franks & Associates, Public Outreach
- Urban Affairs Coalition, Wealth Building
- Toni Griffin, Public Policy Advisor
- Emily Cooperman PhD, Historic Resources
- Katherine Woodhouse-Beyer PhD, Archaeological Resources
- Karin Bacon Events, Activation Programming
- KS Engineers, Civil Engineering
- CH Planning, Land Use Planning
- BlankRome, Land Use Counsel
- Kelly/Maiello, Supporting Architecture
- Davis Langdon, Cost Estimating

The north and south ends are active port areas. The north end is also industrial. Principle 1 – network of civic and public spaces. The trails took 18 months. Principle 2 – promote development of low to mid rise, dense and walkable residential neighborhoods. Principle 3 – diverse land uses along the waterfront. Principle 4 – incorporate best practices in sustainability. Principle 5 – creating a balance transportation plan that supports the walkability of the waterfront. There are 34 streets that connect under I-95 to the Delaware Avenue. Principle 6 – create strong inclusionary opportunities for economic development. Principle 7 – create a truly Philadelphia waterfront. Principle 8 – create a plan that can be implemented in increments over time. There are 3 sites: Washington Avenue, Penn's Landing, and Spring Garden Street. The implementation is with advocacy and fund raising, etc. They have completed 4 actions plans: Race Street Pier, Washington Avenue Green, Marine basin dredging and upgrading, and landscape improvements to Penn's Landing Great Plaza. The Race Street Pier and Race Street connector are seen as a single connector. In the last 2 years, as they were working on the Race Street connector and pier. There are 10 projects with 3 development sites: Spring Garden site, West Shipyard site, and Pier 9. On final design, it is Phase II of Race Street Connector, Columbus Boulevard, and Spring Garden Street. They are undergoing a study of the trail: Penn Street trail, near SugarHouse, this summer to fall; and completed next year. Washington Avenue Green in Phase II will stretch down to big box stores like WalMart.

Mr. Jastrzab thanked Mr. Corcoran and Ms. Thorp for their presentations and hard work. He stated the Philadelphia City Planning Commission's staff recommendation is adoption. Included in the Ordinances in City Council are the remapping and the Central Delaware Riverfront overlay. All of these implementations are a work in progress.

Mr. Eiding replied give us more information on what opportunities; folks will have to address those issues.

Mr. Jastrzab replied remapping. It is at the draft stage, the proposed overlay on the Central Delaware Waterfront. The Commission needs to approve the Capital Program and Budget.

Mr. Greenberger replied recognition on the northern and southern ends that there are industrial uses. We want to make sure through the zoning, we maintain some flexibility to maintain those ends. Not cutting off options.

Mr. Eiding asked will the overlay recognize those issues/uses.

Mr. Greenberger replied yes. We want to make sure zoning reflects those issues.

Gianni Dignetti, property owner in Northern Liberties, stated that 4 separate parcels, which Ms. Thorp has shown to be used as a park, are on the land that he owns. He is here to oppose the acceptance or adoption of this plan. There are enough parks in the City. The City will lose money. The City cannot afford libraries or pools now, how will they afford parks. Parks cause crime. The use of eminent domain puts undue hardships and pain on property owners. They are taking 3 properties from me. You should have the money to do it before you plan it. You should invite people to these meetings. You didn't invite him.

Mr. Greenberger replied make sure DRWC knows which parcels are his.

Mr. Dignetti replied all 4 parcels are on the plan.

Ed Kurlin, Pennsport Civic, replied Dr. Moylan sent a letter of opposition to this Commission (see "Exhibit A").

Mr. Greenberger replied that he will read Dr. Moylan's letter shortly.

Craig Schelter, Development Workshop, Inc., read his letter of opposition (see "Exhibit B").

Neil Sklaroff, attorney, stated he represents the Shipyard properties or the Anderson properties. Jim Anderson has been known to you. We have seen great things in this presentation. The Anderson properties would like to be taken out of the plan. Private property and private investments should not be included, especially properties like ours. This Master Plan has a devastating effect on our properties. This plan provides for public parks on 2 of our properties. It should be public funds for public lands. It will have substantial effects on that land. It imposes a cloud of uncertainty on that land for development. The City Planning Commission will really be compelled to oversee the Ordinance. We feel it needs to be vetted by the City Planning Commission. There is no reason or power to adopt a private master plan. DRWC is not a public agency. Like under the charter, for the new zoning code - prepare and adopt a new zoning code. The new zoning code was prepared by the Zoning Code Commission and adopted by City Council. In case of comprehensive plan by the City or public quasi-entity, the City ought to address it. The Planning Commission adopts or prepares a plan, and the involvement of the stakeholders controlled by the City. We may disagree with outcome; but their intent is what we disagree with: the private entity's involvement and engaged in the community involvement. There really is no necessity for you to adopt the plan and continue with the Master Plan.

Matt Rubin, Chair of Central Delaware Advocacy Group (CDAG), stated we are proud to adopt this plan. He is in awe of what has been said to you. All of the 21 groups are happy to be a part of this. What this Master Plan says it might not change for a long time, but this is what should happen when that changes. The idea that the public funds to do that project might not be available at this time, but might be available at a later date. This plan is essential, it is not like the one done 30 years ago. The one done in the 80's did not produce anything. None of the reasons they have given you should stop you from adopting this plan. He urged them to remember that the plan works out for 20 or 30 years. This is a reasonable plan. There is no reason to back off of this plan. The 21 groups in CDAG are behind you.

Jeff Hornstein stated Queen Village Neighborhood Association is in CDAG, and he strongly urged the Commission to accept this plan.

Mr. Greenberger read the letter of opposition from Dr. Moylan of Pennsport Civic group (see "Exhibit A").

Mr. Kurlin replied Pennsport is part of CDAG, and CDAG doesn't have the entire support of all of the groups.

Ms. Rogo Trainer replied one of the strengths of this plan is the incremental. It is a terrific plan, but not perfect.

Mr. Syrnick replied she took the words out of my mouth. It is an ambitious plan, but not perfect. But this area has languished too long.

Mr. Eiding replied he has seen proposals for it. The cables going to Camden, that Simon Brothers proposed all those years ago. And he would fight for Anderson and anyone else to give jobs to people, but it is a good plan. It is a start. He is voting for the plan.

Mr. Greenberger replied he is not going to argue that DRWC is private or quasi-entity. They are required to consider the Master Plan. The plan is projecting funding and some areas are going to be subject to more change than others. We will look for zoning. If a project for industrial development comes along and they need the waterfront to do their work, we would work with them. We will work with City Council.

Mr. Abernathy thanked Ms. Thorp and Mr. Corcoran and everyone else who worked on this plan. It is commendable.

Mr. Sklaroff replied DRWC was described as private by City Council, not by me.

Upon motion by Mr. Syrnick, seconded by Mr. Abernathy, the City Planning Commission adopted the Central Delaware Riverfront Master Plan.

#### 6) Recommended FY2013-2018 Capital Program and Budget.

Alan Urek, Division Director of Strategic Planning and Policy, stated this is the annual presentation. The first year is 2012, which is called the Capital Budget. As mandated by the City Charter, a Recommended Capital Program and Budget must be submitted to the Mayor by the City Planning Commission. The Recommended Capital Program and Budget are then presented by the Administration to City Council (on March 8<sup>th</sup> this year). City Council

subsequently conducts public hearings. Once finalized and enacted by City Council, and signed into law by the Mayor, the Capital Budget serves as the legal authority to spend City funds to implement capital projects during the budget year. The Capital Program is the City of Philadelphia's six-year plan for investing in its physical and technology infrastructure, community facilities, and public buildings. The Capital Program supports the overall goals of the City: For Philadelphia to become one of the safest cities in America; to improve the well-being of Philadelphians; to make Philadelphia a place of choice; to become the greenest city in America; and for City government to work efficiently and effectively, with integrity and responsiveness. Any life safety issues are a priority. There are a half dozen or so funding sources. The CT is carried forward from 2012 or earlier. The total budget for the 64 projects included for FY2013 – the budget year of the Capital Program – is more than \$3.7 billion. Of this total, \$116.9 million is to be funded through new general-obligation bonds issued by the City (these are identified as "CN" in the program, for "City-New" funds). This amount (as well as the \$582.6 million in CN funds for the six-year program) is calculated based on the City's debt limit established by the Pennsylvania Constitution, as well as by the City's financial capacity to service this debt. These 64 projects include several hundred subprojects that are either new for FY2013 or carried forward from previous years' budgets. They must conform to our Budget Office 6 year spending limits. State funding is \$164 million. Other government funding is \$42 million. Federal funding is \$558 million. Private funding is \$153 million.

Key projects to help Philadelphia become one of the safest cities in America: Police Department facilities, new SWAT/Bomb Squad, K-9 facility, Prison system, Fire Department alarms, roof and plumbing.

Projects that ensure that the well-being of Philadelphians: Free Library improvements, Health Department facility, Park and Recreation's centers, pools, and other buildings.

Projects that make Philadelphia a place of choice: Philadelphia International Airport, Street Department reconstruction and resurfacing, and the TIGER III and IV Grants matching funds, Dilworth Plaza and JFK Plaza/LOVE Park, SEPTA bridge, track, station and infrastructure improvements.

Projects that help Philadelphia become the greenest city in America: Office of Sustainability within the Managing Director's Office, Mayor's Office of Sustainability energy, efficiency projects, Central and North Delaware River and Schuylkill River waterfronts, Parks and Recreations plant park and street trees.

Projects that enable government to work efficiently and effectively, with integrity and responsiveness: \$7.5 million of new City funding is recommended for the Office of Innovation and Technology; \$3.8 million of new City funds and operating revenue for Department of Public Property for improvement to City buildings; \$2.2 million for Streets Department incinerator to create an energy-efficient and safer, more-functional work environment; the project is intended to achieve LEED Silver status.

We ask this Commission to accept it. Then the Mayor will present it to City Council. The City Planning Commission staff recommendation is approval.

Craig Schelter replied \$117 million in tax supported money is going to Central and North Delaware and Schuylkill River waterfronts. It would take 100 years to do the first part and another 100 years to do the other half. I hope you would point it out to City Council.

Ms. Rogo Trainer asked a question about matching funds.

Mr. Greenberger replied an example would be transit; the City won 2 TIGER grant awards.

Mr. Lee replied if we don't do the match, we don't get the funds.

Upon motion by Ms. Thompson, seconded by Mr. Abernathy, the City Planning Commission approved the Recommended FY2013-2018 Capital Program and Budget.

7) *Information Only: City Planning Commission Regulations*

Mr. Greenberger stated there are some City agencies that will need to be totally written from scratch. This is only for the Philadelphia City Planning Commission Regulations for the new Zoning Code.

Eva Gladstein, Deputy Director of the Philadelphia City Planning Commission, stated this also contains certain submission processes that have been deleted from the Zoning Code but need to be incorporated. She gave a little bit of a guide on what to look for in the code. Section 5: Comprehensive Plan and Others. Section 8: Master Plans (deleted from new Zoning Code) group the requirements into similar requirements and did carryover from Master Plan to Master Plan. Section 10: Civic Design Review - new section to the code. Mayor would make the appointments. Subsection 10.3: Rec. qualifications; Subsection 10.5: Submission requirements; Subsection 10.6: Design Review Guidelines. Section 12: Registered Community Organizations (RCO); subsection 12.2: Qualifying Criteria: 1) local RCO receive notice and convene meeting; 2) issue-based RCO receive notice only. Subsection 12.3: information about when and how to register; Subsection 12.4: requirements for neighborhood notice.

The adoption process is as follows: today's information only presentation; April 17 meeting is the Adoption of the Regulations; Department of Records will give newspaper notice; then if needed, there will be a Special meeting on May 29.

Please give written comments to us by March 30.

Sam Sherman asked about a meeting for the public to give comments.

Ms. Gladstein replied there will be no meeting. We are taking written comments.

Tiffany Greene replied this process seems to be exclusionary. They have no idea about the RCOs.

Ms. Gladstein replied locally based groups don't have to be incorporated.

Ms. Greene asked for the Philadelphia City Planning Commission to have a meeting with all of the groups to explain to them about the RCOs. There are other issues about the RCOs. This issue could be a conflict of interest.

Mr. Lee replied the 501C3 tax form is for non-profit.

Bonita Cummings, Director of Strawberry Mansion Community Group, replied ROC language may have been good but it has far reaching consequences. She is sure that City Council and the Philadelphia City Planning Commission, who voted for 110845 exhibit A, violated freedom of speech and rights of others. Dr. Martin Luther King was assassinated for his views. Councilperson David Cohen was a great man. Repeal the Zoning Code or the ROC section. We can work together and get the job done. What are you trying to do? You are going to choke hold people. This process - which you have already approved in your mind. Don't take away the rights of groups in the City.

Mr. Greenberger replied rights that people have, are the rights that they already have.

Ms. Cummings replied she came before this Board regarding the SEPTA issue. She was at the ZBA on January 25, and the chairwoman cut her tongue from her mouth.

Paul Boni, attorney, replied the Commission should insert some media comments between now and when it is voted on. Before the meeting on the 17<sup>th</sup>, you can have the comments listed. It would be time and effort well spent to do it right the first time.

Graham Copeland, Old City District, replied Special District established in 1998 by Ordinance of City Council. We are not a membership organization. Membership organizations sometimes don't have everyone as members.

Judith Robinson, homeowner in North Central Philadelphia, replied she has come to the City Planning Commission's meetings and does her civic duty. She looks at the ROC as taking the public voice away. You need to open up the process for those of us who take the time to get information and attend the meetings. Our City is changing and growing. She doesn't want anything to stop her from getting information.

Therese McCormick, from Point Breeze, asked the Commission are you saying that the developer cannot meet with the community unless they are ROCs.

Ms. Gladstein replied it is not going to stop the developer from meeting with the community. You are not coming to us before 2014. We would like to meet with you next week.

Beth Miller replied the Collaborative works with a lot of the community organizations.

Mr. Greenberger replied the problem that we are trying to solve is that when there is a large project, we want to have the groups compress into an organized group.

Mr. Greenberger adjourned the City Planning Commission Meeting of March 6, 2012 at 3:32pm.

## SUMMARY

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- 1) Approval of the Minutes of the February 21, 2012 meeting. Approved
- 2) Executive Director's Update.
- 3) Streets Bill 120050: Authorizing SEPTA to construct, own and maintain open-air passenger shelters and other encroachments on the public sidewalk at 33<sup>rd</sup> & Dauphin Streets and Ridge Avenue (Introduced by Councilmember Jones for Council President Clarke on 2-2-12; Presented by Sarah Chiu) Approved
- 4) Streets Bill 120111: Sidewalk encroachment for a seating platform at 200 Market Street (Introduced by Councilmember Squilla on 2-16-12; Presented by Sarah Chiu) Approved
- 5) Central Delaware Riverfront Master Plan (Presented by Thomas Corcoran and Sarah Thorp, Delaware River Waterfront Corporation). Adopted
- 6) Recommended FY2013-2018 Capital Program and Budget (Presented by Alan Urek). Approved
- 7) Zoning Bill 120004: Remapping the area bounded by Torresdale Avenue, Megargee Street, Cottage Street, Placid Street, Frankford Avenue, & Tolbut Street (Introduced by Councilmember Henon on 1-26-12; Presented by Martin Gregorski). 45 day extension

"EXHIBIT A"

March 6, 2012

Gary J. Jastrzab, Executive Director  
Philadelphia City Planning Commission  
One Parkway  
1515 Arch Street, 13th floor  
Philadelphia, PA 19102

Dear Mr. Jastrzab:

I am writing today in reference to the discussion currently before you concerning the Master Plan for the Delaware River waterfront.

This letter shall serve as a notice of opposition and a formal request for the postponement of a decision by your agency. As there have been numerous late changes that were not discussed in an open public or community forum, your agency has not done its due diligence in involving the impacted community residents or their civic representatives.

Also, the actions (or in-actions) of the DRWC are in question. The lack of transparency of a self-proclaimed "transparent" organization is deeply troubling. The most recent example is the DRWC's clandestine acquisition of piers along the river near Pier 70. There was no community discussion nor, from what we can gather, legislative discussion.

These situations alone demand that this process be halted until further public, open and transparent discussions occur.

Sincerely,

*Dr. James E. Moylan*  
Dr. James E. Moylan  
President

"EXHIBIT B"

Development Workshop, Inc.  
Room 5170  
51<sup>st</sup> Floor  
1735 Market Street  
Philadelphia, PA 19103-7599

March 6, 2012

Alan Greenberger, Deputy Mayor for Planning and Economic Development,  
Commerce Director, Chairman of City Planning Commission  
1515 Arch Street, 12<sup>th</sup> Floor  
Philadelphia, PA 19102

Re: City Planning Commission consideration of DRWC Master Plan on March 6, 2012

Dear Alan:

Since 2010, the Development Workshop, Inc. has been pleased to provide input to the Planning Commission and the Delaware River Waterfront Corporation in the development of the Master Plan approved by the DRWC on October 28, 2011. Towards that end, we met on several occasions with DRWC staff and their consultant team to stress the importance of both encouraging development and balancing their ambitious infrastructure agenda with a realistic forecast of public funding sources and uses.

While the master plan proposes many exciting development and design concepts on land owned and controlled by DRWC and the City, it continues to be overly aspirational in pursuit of the earlier "Vision," while overreaching in proposing controls on privately-owned lands. We all agree that the waterfront is a valuable civic asset. **For the following reasons we strongly recommend that the master plan not be adopted by the Planning Commission at this time. The Planning Commission should take ownership of planning the waterfront and focus on what is doable and financeable. This is the beginning of planning a serious development process.**

There are areas to the south and north that are either currently occupied with income-producing properties or permitted under current zoning. Those properties are also subject to market, financing and infrastructure questions that are beyond anyone's ability to

reasonably predict at this time. Ultimately, the planning process going forward should address the following concerns:

I. **The plan does not demonstrate a reasonable expectation of sufficient capital funding to carry out the very essence of the plan, the assumption that public investment will spur private development because public infrastructure will increase values.** The central portion of the plan is expected to cost \$356 million in 2011 dollars out of an overall cost of \$770 million, excluding the cost of over \$450 million for a waterfront light-rail system and PennDOT's scheduled modernization of I-95, estimated at over \$1 billion. The consultants' projections include the need for \$8.25 million per year in capital spending to meet an immediate need of \$65 million to jump-start the capital improvements project. In comparison, the City's overall capital budget of new tax – supported dollars for 2012 was only \$107 million.

The next item on your agenda today -- the capital budget -- will give an indication of what level of spending Philadelphia can reasonably expect for at least the next five years.

II. **The plan would impose public access rights on private property without compensation, which is bad planning.** The plan should identify sources of funding for acquisition of public rights on private property. Adopting the plan initiates a process that will inevitably impose unfunded financial burdens on Philadelphia taxpayers.

III. **The plan would condition the opportunity for private development upon public improvements that may not be put in place for 25 years.**

IV. **The plan unreasonably raises expectations in Central Waterfront neighborhoods, while drastically diverting needed public capital and other investment from nine other Councilmanic Districts and neighborhoods throughout the City.**

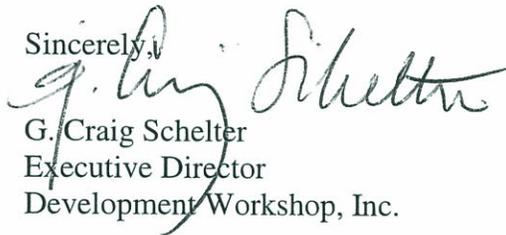
V. **The Planning Commission should address specific problems in the plan:**

- A. The 90-foot height limitation is unrealistic in many areas of the Central Waterfront because wet soil conditions likely will require much higher development in order to carry the cost of foundation infrastructure.
- B. On some sites, the allowable FAR will be illusory because of setbacks and public parks, coupled with unrealistically low building heights.
- C. The impact of I-95 reconstruction has not been clearly demonstrated.
- D. Numerous streets have been recommended for platting without the funds to designate them as legally open. Nor has there been a demonstrated market that would justify adjacent construction, thereby creating confusion concerning values based on a speculative market.
- E. Certain recreational uses -- such as canoeing and kayaking -- are incompatible with an active shipping channel.
- F. Since the draft plan was available for comment in the summer of 2011, we and others have requested in writing to review the cost estimates used to estimate the infrastructure improvements proposed in the plan. To date, the City and DRWC have failed to provide this information.
- G. Year 2014 was the estimated completion date for the City Planning Commission's district plans for this area, as part of its 2035 Comprehensive Plan. This would allow time for a realistic evaluation of the economic and budget issues mentioned above.
- H. Given the lack of financial resources and physical obstacles of privately owned land, there is no urgency to include properties at the upper and lower areas of the plan at this time.

Alan Greenberger  
March 6, 2012  
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Therefore, in conclusion, we believe too many questions remain unanswered for the master plan to be adopted by the Planning Commission to make the plan a “de facto” amendment to the Comprehensive Plan. We submit it is better to focus, as recommended in the plan, on planning for those lands between Washington Avenue on the south and Spring Garden Street on the north, where a combination of public ownership and/or infrastructure financing may bring some practical reality to the Delaware River Waterfront. All this can happen with continuing planning dialogue with all stakeholders along the river and we would be happy to participate. Again, the Planning Commission should take ownership of planning the waterfront.

Thank you for the opportunity to speak today. I respectfully ask that this letter be made part of the minutes of this meeting.

Sincerely,  
  
G. Craig Schelter  
Executive Director  
Development Workshop, Inc.

cc: Mark Squilla, City Councilman 1<sup>st</sup> District  
Planning Commission Members  
Mr. Gary Jastrzab