

PHILADELPHIA CITY PLANNING COMMISSION  
MEETING MINUTES FOR 4/19/2016

PRESENT:

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

Executive Director  
Eleanor Sharpe

Gary Jastrzab  
Deputy Executive Director

Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting of Tuesday, April 19, 2016, at 1:14 p.m.

1. Approval of the Meeting Minutes for Tuesday, March 15, 2016

An adjustment was made to the Meeting Minutes of the Special Meeting held on Tuesday, March 1, 2016, to reflect that Patrick Eiding, Joseph Syrnick, and Nancy Rogo Trainer was not present on that date, as noted by Joseph Syrnick at the Commission meeting on Tuesday, March 15, 2016.

Upon the motion made by Patrick Eiding, seconded by Duane Bumb, the City Planning Commission approved the Meeting Minutes for March 15, 2016.

2. Executive Director's Update

**PCPC and CDR Meeting Update**

- The next scheduled CDR meeting will be held on Tuesday, May 3, 2016, at 1:00 p.m.
- The next PCPC meeting will be held on Tuesday, May 19, 2016.

**Philadelphia2035 Public Meetings**

- The final public meeting for the Lower Southwest District Plan Public Meeting was held on Thursday 4/14/2016. Over 73 residents and stakeholders attended it, and we received great feedback from the attendees. Today, we will be presenting the draft plan, which will also be available on our website at Phila2035.org for a 30-day comment period before we finalize the plan.
- The first public meeting for the Upper North District Plan will be held on Thursday, April 21st at 6:30 p.m. at the Thurgood Marshall School at 6th and Duncannon. Attendees will be presented with the existing conditions in the District and participate in an exercise to identify strengths, weaknesses, opportunities, and barriers.

**Citizens Planning Institute Update**

- 122 applications, 32 selected, representing 28 different neighborhoods and 14 of the 18 planning districts. Classes began last Wednesday. Second class (on zoning) will be on April 20th.

**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. Amending the Centennial Village Redevelopment Agreement to remove 1718-26 North 52nd Street from the development site (Parkside-Lancaster).
- b. Redevelopment Agreement for residential yard space at 1866 East Westmoreland Street (Act 94 acquisition).

- c. Redevelopment Agreement with the Neighborhood Gardens Trust (NGT) for community garden use of parcels at 2046-2052 East Hagert Street, and 1823-1829 and 1833-1839 East Oakdale Streets (New Kensington-Fishtown).

#### **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. 160145 (Blackwell 2/25/16) places 37th Street from Market to Warren Streets, Cuthbert Street from 37th to 38th Streets, and Warren Street from 37th to 38th Streets to permit the redevelopment of the 14 acres of former University City High School and Charles R. Drew elementary school sites, acquired by Drexel University from the Philadelphia School District. Wexford Science & Technology, and the University City Science Center and Drexel University are proposing a 2.7 million square feet mixed-use development including commercial, office/laboratory, residential and academic uses. The zoning Remapping bill for this proposal, Bill No. 140437, was recommended for approval on June 10, 2014.

#### **APA 2016 NATIONAL PLANNING EXCELLENCE AWARD FOR A PLANNING AGENCY**

The American Planning Association awarded the City Planning Commission the “2016 National Planning Excellence Award for a Planning Agency”. The staff received a certificate and a trophy at the national conference held in Phoenix Arizona. This is the second award in four years that the planning staff has received, the award and it is all due to the staff’s efforts and hard work.

#### **Staff Presentations**

3. **Report on the Civic Design Review Meeting of April 5, 2016.**
  - a. 1001-29 South Broad Street (at Washington Avenue);
  - b. 900-934 Callowhill Street;
  - c. 1950 East Logan Street

Jack Conviser of the Urban Design Division presented a recap of three projects that were reviewed by the Civic Design Review Committee in the month of March.

He provided the following on each project proposal; the specifications of the site proposal, additional information required for the review and the committee’s findings and priority recommendations.

Some of the committee’s recommendations were; request for reconsidering the fundamental design decisions for a project, consideration of community concerns for the planned entrance location of a parking garage, indication of appreciation for the use of natural light in dwelling units and encouraging that this amenity is available in all areas of the units.

4. **Philadelphia2035 Lower Southwest District Plan Draft for Review (Presented by Martine Decamp)**

Martine Decamp presented the Draft Plan for the Lower SW District, the 12th district of 18 that will be presented for adoption as part of the Philadelphia2035 Comprehensive Plan. The release of the draft today will begin the 30-day comment period.

Martine talked about some of the main objectives of the planning process for the district. Through meetings with the public, other agencies and stakeholders involved with the community a choice of Woodland Avenue and Lower Eastwick were identified as the district's focus areas.

Some of the improvements that will be applied to the priority recommendation will impact economic development, flood risk and public realm and safe, reliable up to date transportation. There are also plans for the involvement of the Philadelphia Redevelopment Authority to identify how underdeveloped land in Eastwick may be best used.

The 30-day comment period for the Draft Plan ends on May 19, 2016; the comments and remarks that are received from the public will be processed, and a request for the Adoption of the Lower Southwest District Draft Plan will follow. The Draft Plan will be presented to the City Planning Commission on Tuesday, June 14, 2016. The Draft Plan can be found at <<http://phila2035.org>>; comments can be sent to <[martine.decamp@phila.gov](mailto:martine.decamp@phila.gov)>.

5. **Action Item: Amendments to PCPC Regulations relating to Registered Community Organizations (Presented by Eleanor Sharpe).**

Eleanor Sharpe presented the amendments to the PCPC Regulations to provide a more detailed explanation of the proposed PCPC regulations changes regarding RCO procedures and requirements. Specific attention was given to the process for suspension/revoking RCO status.

The results of the 30-day comment period are available for review. The most recent changes to the regulations will be posted as well.

Mason Austin gave a more in-depth explanation of the procedures and requirements, he clarified some of the definitions used in the text of the regulations and explained the differences between the zoning code and Internal regulations.

Members of the public gave testimony on concerns of clarity of definitions in Section 12 of the regulations, a needed balance between the community and the applicant and other problems that are not being addressed.

The Executive Director provided the information on the steps that will follow adoption of the regulations. The regulations will be delivered to the Department of Records for posting. The Department of Records has authority under the Home Rule Charter to post the regulations. Once the regulations are posted, they will be available for 30 days for parties involved to review. Hearings will be scheduled after the May Commission meeting.

The staff recommendation is approval

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

6. **Proposal for mixed-use, commercial/residential development on the 1400 block of Washington Avenue (Presented by Ian Litwin for Nicole Ozdemir; Development presented by Alterra Property Group):**

- a. Action Item: Zoning Bill No. 160300 remapping an area bounded by Carpenter Street, Broad Street, Washington Avenue, and 15th Street from "I-2" Medium Industrial to "CMX-3" Commercial Mixed-Use (Introduced by Councilmember Johnson on April 14, 2016).
- b. Action Item: Zoning Bill No. 160302 amending the "/WWA" West Washington Avenue Overlay District by revising the provisions for CMX-3 zoned sites (Introduced by Councilmember Johnson on April 14, 2016).

Ian Litwin presented Zoning Bills No. 160300 and 160302 for a development proposed by the Alterra Property Group and MIS Capital. Both bills are associated with the proposed construction of a building that needs a Commercial-Mixed Use (CMX-3) zoning classification as well as amendments to the West Washington Avenue Overlay District within the area of Carpenter Street, Broad Street, Washington Avenue and 15th Street. The site is currently zoned Industrial-Use (I-2).

In order to move forward with the project, a change in the zoning designation and allowances to make changes to the overlay district will be needed. The developer spoke about the plans and amenities of the project in greater detail.

Questions from the Commission about the Overlay district provisions and the CDR process were made. Comments from the community regarding support of parking accommodations, and community involvement.

There was testimony from members of the public with varying comments on the project, such as a show of approval, concern for the preservation idea for the Avenue of the Arts and a need for more notification of the project.

Steve Cobb addressed public comments on neighborhood involvement.

Staff Recommendation is to approve Bill Nos. 160300 and 160302.

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. 27025 for 1222 North 2nd Street (ZBA Hearing: 5/4/16; Presented by David Fecteau).**

ZBA Calendar No. 27025 is presented to request the support of a use variance needed to build a property at 1222 North 2nd Street that will include Multi-Family Residential units with residential balconies and mechanical access parking in this General Industrial use district.

The Applicant provided additional details of the proposed amenities of the property, the location and the perimeter of the building as it relates to the current and proposed zoning. It was noted that

the PCPC staff is working on a bill to request a change in the zoning of the proposed location from (I-2) to Multi-Family use to comply with the Phila2035 Comprehensive Plan.

There was a comment made by the Commission from a Civic Design Review standpoint, concerning open space and green space.

The staff recommendation is to support the variance

Upon the motion made to accept the staff recommendation by Nancy Rogo Trainer, seconded by Saskia Thompson, the City Planning Commission voted to approve the variance.

8. **Action Item: Amendment to the Kensington North of Lehigh Avenue Redevelopment Area Plan (Presented by David Fecteau).**

The update to the Kensington North Lehigh Redevelopment Area Plan applies to the area bounded by Allegheny Avenue, the Conrail Lehigh Viaduct, Tulip Street, Tulip Street and Kensington Avenue. This area includes the original Kensington area plans, the East Kensington area plan and the Auburn area plan that were adopted in 1969; combined, the plans will establish the Kensington North of Lehigh Redevelopment Area Plan.

In addition, approval of the proposed update to the Kensington North Lehigh Redevelopment Area Plan provides a current Redevelopment area plan which will aid in the Redevelopment Authority's acquisition disposition process, and the area plan will be in compliance with the City's Comprehensive Plan.

Dave Fecteau provided additional information detailing the location, conditions, certification, redevelopment objectives, and other related topics.

The staff recommendation is approval.

Upon the motion made by Joseph Syrnick, seconded by Patrick Eiding, the City Planning Commission voted to approve the update to the Kensington North of Lehigh Redevelopment Area Plan.

9. **Action Item: Amendment to the Mantua Redevelopment Area Plan and approval for a Redevelopment Agreement at 701 North 34th Street (Presented by Brian Wenrich).**

The amendment to the Mantua Redevelopment Area Plan and approval for the Redevelopment Agreement at 701 North 34th Street are requested in lieu of the original approval when the area plan was adopted in 1969.

The amendment to the area plan is to allow a change in the land use maps from commercial and other uses, to residential and other uses. Approval of the Redevelopment Agreement is for the subsequent development of the area at 701-11 North 34th Street by Westview LLC.

The staff recommendation is to amend the Mantua Redevelopment Area Plan and approve the proposed Redevelopment Agreement.

Upon the motion made by Patrick Eiding, seconded by Duane Bumb, the City Planning Commission voted to approve the Amendment to the Mantua Redevelopment Area Plan and the approval of the Redevelopment Agreement. Nancy Rogo Trainer recused herself from the vote on this item.

10. **Action Item: Zoning Bill No. 160227 amending the Zoning Code by modifying the household living uses allowed in the CMX-3 district (Introduced by Councilmember Squilla on March 17, 2014; Presented by Andrew Meloney).**

Bill No. 160277 amends the Philadelphia code by making changes to the use allowed in a commercial mixed district; the changes prohibit individual single family structures in a CMX-3 use district.

It is noted that the amendment refines the urban scale in the CMX-3 district. The staff recommendation is for approval.

Upon the motion made by Patrick Eiding, seconded by Cheryl Gaston, the City Planning Commission voted to approve the staff recommendation for Bill No. 160227. Joseph Syrnick opposed the staff recommendation.

11. **Non-Accessory Sign Items (Introduced by Councilmember Henon on April 7, 2016; Presented by Marty Gregorski):**

- a. Action Item: Bill No. 160272 amending the Zoning Code by adding a new subsection to permit one advertising sign within the area bounded by Magee Avenue (extended), The Delaware River, Unruh Avenue, and New State Road.
- b. Action Item: Zoning Bill No. 160275 remapping an area bounded State Road, the Delaware Expressway (I-95), and Ashburner Street.
- c. Action Item: Bill No. 160276 amending the Zoning Code by adding a new subsection to permit one advertising sign with certain conditions within the area bounded by State Road, the Delaware Expressway (I-95), and Ashburner Street.

Marty Gregorski presented three bills proposing land remapping and zoning code changes in various locations that are zoned for parks and open space, to accommodate non-accessory signs.

The staff's review of the proposal gives consideration for the best use of the specified land that is currently zoned for parks and open space. For that reason, the staff recommends not to approve the remapping or zoning amendments in the specified location.

Upon the motion made by Joseph Syrnick, seconded by Saskia Thompson, the City Planning Commission voted to approve the staff's recommendation not to approve Bills No. 160272, 160275 and 160276.

12. **Action Item: Zoning Bill No. 160222 remapping an area bounded by Girard Avenue, 6th, Poplar, and 7th Streets (Introduced by Councilmember Greenlee for Council President Clark on March 17, 2016; Presented by Paula Burns).**

Paula Burns presented a proposal to resolve the inconsistent zoning on the 1000 block of Marshall Street located in the East Poplar neighborhood of Lower North Philadelphia; The request is to correct the zoning by changing the current zoning of Commercial Mixed-Use (CMX-2) on several properties to Residential Multi-Family Use (RM-1) matching the primary use of the neighborhood.

This zoning change is consistent with the priority recommendation for the Lower North District Plan and the staff recommendation is approval.

Upon the motion made by Patrick Eiding, seconded by Cheryl Gaston, the City Planning Commission voted to approve the staff's recommendation for Bill No. 160222.

13. Action Item: Zoning Bill No. 160223 remapping an area bounded by Ford Road, Chamounix Drive, Belmont Avenue, and Monument Road (Introduced by Councilmember Jones on March 17, 2016; Presented by Paula Burns).

Paula Burns presented a proposal to make changes in the Philadelphia zoning maps to permit the Belmont Behavioral Hospital to make upgrades to their facility.

Changing the zoning from Residential Single Attached (RSA-3) to Commercial Mixed Use (CMX-3) will allow the move forward with a new site plan for a modernized building.

The staff recommendation is approval. The change in zoning designation will allow a long-term institutional use to upgrade and modernize their campus.

14. Action Item: Zoning Bill No. 160277 remapping an area bounded by Indiana Avenue, and Palethorp, Cambria, and 2nd Streets (Introduced by Councilmember Quiñones-Sánchez on April 7, 2016; Presented by Paula Burns).

Paula Burns presented a bill proposal for the remapping of a vacant lot zoned Industrial Medium Use (I-2) in the North Philadelphia neighborhood, to allow the development of senior housing. The proposed zoning is Commercial Mixed Use (CMX-3); a special exception will also be needed for accessory parking.

Peter Kelsen, the Attorney representing HACE, responded to the staff's concern for a 2-year sunset for the project.

The Commission discussed the sunset provision with the PCPC staff.

The staff recommendation is approval, although PCPC staff feels that remapping this site to the RMX-3 classification is more appropriate for this proposal use and location, although this will require the ZBA to grant a special exception for some off-site accessory parking for the development. The staff supports amending the bill to the RMX-3 classification.

Upon the motion made by Patrick Eiding, Seconded by Cheryl Gaston, the City Planning Commission voted to approve the staff recommendation with a sunset provision. Maria Gonzalez recused herself from the vote on this item.

15. **Action Item: Zoning Bill No. 160246 remapping an area bounded by 28th, Thompson, and 25th Streets, and North College, West College, and Girard Avenues (Introduced by Councilmember Greenlee for Council President Clarke on March 31, 2016; Presented by David Fecteau).**

David Fecteau presented Bill No. 160246, which will permit a change to the Philadelphia Zoning Maps to develop work-force housing in the Brewerytown neighborhood. It is noted that the current zoning of Residential Multi-family (RM-1) in the area bounded by 28<sup>th</sup> Street, Thompson Street, 25<sup>th</sup> Street, North College Avenue, West College Avenue, and Girard Avenue, was established in 2014 by the Commission staff along with Council President's Clarke's office.

The staff recommendation is not to approve Bill No. 160246.

Upon the motion made by Patrick Eiding, seconded by Nancy Rogo Trainer, the City Planning Commission voted to recommend that Bill No. 160246 not be approved. The vote result was 5 to 4.

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SUMMARY

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1. Approval of the Meeting Minutes for Tuesday, April 19, 2016
2. Executive Director's Update
3. Staff Presentation: Report on the Civic Design Review Meeting of April 5, 2015
  - a. 1001-29 South Broad Street (at Washington Avenue):
  - b. 900-934 Callowhill Street
  - c. 1950 East Logan Street.
4. Staff Presentation: Philadelphia2035 Lower Southwest District Plan Draft for Review (Presented by Martine Decamp).

Presentation Only
5. Action Item: Amendments to PCPC Regulations relating to Registered Community Organizations (Presented by Eleanor Sharpe).

Presentation Only
6. Proposal for mixed-Use, commercial/residential development on the 100 block of Washington Avenue (Presented by Nicole Ozdemir; Development presentation by Alterra Property Group):
  - a. Action Item; Zoning Bill No. 160300 remapping an area bounded by Carpenter Street, Broad Street, Washington Avenue, and 15<sup>th</sup> Street from "I-2" Medium Industrial to "CMX-3 Commercial Mixed -Use (Introduced by Councilmember Johnson on April 14, 2016).
  - b. Action Item: Zoning Bill No. 160302 amending the "\WWA" West Washington Avenue Overlay District by revising the provisions for CMX-3 zoned sites (Introduced by Councilmember Johnson on April 14, 2016).

Recommendation is Approval
7. Action Item: ZBA Calendar No. 27025 for 1222 North 2nd Street (ZBA Hearing: 5/4/16; Presented by David Fecteau):

Recommendation is Approval
8. Action Item: Amendment to the Kensington North of Lehigh Avenue Redevelopment Area Plan (Presented by David Fecteau).

Recommendation is Approval
9. Action Item: Amendment to the Mantua Redevelopment Area Plan and approval for a Redevelopment Agreement at 701 North 34th Street (Presented by Brian Wenrich).

Recommendation is Approval

4/19/16

10. Action Item: Zoning Bill No. 160227 amending the Zoning code by modifying the household living uses allowed in the "CMX-3" district (Introduced by Councilmember Squilla on March 17, 2016; Presented by Andrew Meloney).

Recommendation is Approval

11. Non-Accessory Sign Items (Introduced by councilmember Henon on April 7, 2016, Presented by Marty Gregorski):

- a. Action Item: Bill No. 160272 amending the Zoning Code adding a new subsection to permit one advertising sign within the area bounded by Magee Avenue (extended), the Delaware River, Unruh Avenue, and New State Road.
- b. Action Item: Zoning Bill No. 160275 remapping an area bounded State Road, the Delaware Expressway (I-95), and Ashburner Street.
- c. Action Item: Bill No. 160276 amending the Zoning Code by adding a new subsection to permit one advertising sign with certain conditions within the area bounded by State Road, the Delaware Expressway (I-95), and Ashburner Street.

Not Recommended for Approve

12. Action Item: Zoning bill No. 160222 remapping an area bounded by Girard Avenue, 6th, Poplar, and 7th Streets (Introduced by Councilmember Greenlee for council President Clarke on March 17, 2016; Presented by Paula Burns).

Recommendation is Approval

13. Action Item: Zoning Bill No. 160223 remapping an area bounded by Ford Road, Chamounix Drive, Belmont Avenue, and Monument Road (Introduced by Councilmember Jones on March 17, 2016; Presented by Paula Burns).

Recommendation is Approval

14. Action Item: Zoning Bill No. 160277 remapping an area bounded by Indiana Avenue, and Palethorp, Cambria, and 2nd Streets (Introduced by councilmember Quiñones-Sánchez on April 7, 2016; Presented by Paula Burns).

Recommendation is Approval with a sunset provision

15. Action Item: Zoning Bills No. 160246 remapping an area bounded by 28th, Thompson, and 25th Streets, and North College, West College, and Girard Avenues (Introduced by Councilmember Greenlee for Council President Clarke on March 31, 2016; Presented by David Fecteau).

Not Recommended for Approval