

PHILADELPHIA CITY PLANNING COMMISSION
June 11, 2013

PRESENT:

Alan Greenberger, Chairman
Joseph Syrnick, Vice Chairman
Manny Citron, representing Richard Negrin
Patrick J. Eiding
Bernard Lee, Esq.
Elizabeth K. Miller
Nancy Rogo Trainer
Nilda Ruiz
Saskia Thompson, representing Rob Dubow

ABSENT:

Executive Director: Gary J. Jastrzab
Acting Deputy Executive Director: Alan Urek

Chair Alan Greenberger convened the City Planning Commission Meeting of June 11, 2013 at 1:06pm.

- 1) Approval of the Minutes for the May 21, 2013 meeting.

Upon motion by Mr. Eiding, the City Planning Commission approved the minutes for the May 21, 2013 meeting.

- 2) Executive Director's Update

1. Mr. Jastrzab stated Eleanor Sharpe joined us at the beginning of this month. Her title is Director of Plan Implementation. Her duties include interdepartmental and legislative affairs for all things that will be moving our plan forward.

We have had a pretty pro-active internship. We have several for the summer, who will be working with our staff.

- **Here are a few dates:**
- **LOWER SCHUYLKILL MASTER PLAN OPEN HOUSE**
There was an East side open house meeting held last night. The West side open house meeting will be held on Thursday June 13 at the Richard Allen Preparatory Charter School, 2601 South 58th Street from 5 to 7:00 pm.
- **CDR MEETING / NEXT MEETING REPORT**
 - a. Our CDR Meeting of Tuesday, May 28, was cancelled because we lacked a quorum.
 - b. The next CDR meeting is scheduled for July 2, 2013.
- **NEW RCO APPLICATIONS BEING ACCEPTED THROUGH THE END OF JUNE**
 - a. We are now accepting new applications for RCO until the end of June. Go to PCPC Website, under the Project Reviews category there is a link for RCO.
- **ZONING CODE ONE-YEAR REPORT LISTENING SESSIONS**
 - a. Three sessions have already been held on Wednesday, June 6, Friday, June 8, and Monday, June 10.
 - b. Three more are scheduled for Thursday, June 13 from 5:30-6:30 pm, Wednesday, June 19 from 12-1:00 pm, and Friday, June 21 from 8-9:00 am.
- **"VISIONS FOR OUR METROPOLITAN CENTER" EVENT**
On June 17 at 6pm at the Center for Architecture at 1218 Arch Street, we are having a session on "Vision for Our Metropolitan Center". We will officially roll out the Central and University/Southwest District Plans that you will see today; and also the spring semester CPI graduation.

REDEVELOPMENT ITEMS RECOMMENDED FOR ADMINISTRATIVE APPROVAL

1. **Redevelopment Agreement with Lutheran Settlement House** for the conveyance of a vacant lot at 1347-51 North Front Street to be developed as a parking lot for an adjacent community center. This agreement is consistent with the New Kensington-Fishtown Redevelopment Area Plan.
2. **Redevelopment Agreement with BMK Properties LLC** for new, single-family homeownership construction at 2130 Dauphin Street. This agreement is consistent with the New Kensington-Fishtown Redevelopment Area Plan.
3. **Redevelopment Agreement with Chamelle Jefferson** for the renovation of a vacant building for homeownership at 1614 North 20th Street. This agreement is consistent with the North Philadelphia Redevelopment Area Plan.

LEGISLATIVE ITEMS RECOMMENDED FOR ADMINISTRATIVE APPROVAL

1. **Zoning Bill 130448** amending the Zoning Code by adding special provisions for the area bounded by 38th, Ludlow, Chestnut, and 37th Streets (Introduced by Councilmember Blackwell on May 23, 2013). Special provisions were approved by the PCPC on June 12, 2012 and enacted under the old zoning code (750% FAR with no additional floor area bonuses, and a parking ratio of 1.5 spaces/10 units). *These provisions did not carry forward to the new zoning code.* Bill 130448 would apply these provisions to the current code, and permit a 2-foot reduction in the minimum aisle width of a parking lot (from 24 to 22 feet).
2. **Streets Bill. 130420** authorizing J.B. Sweets & Treats LLC to construct, own, and maintain an open-air sidewalk café at 3138 Richmond Street (Introduced by Councilmember Squilla on May 23, 2013; Presented by Sarah Chiu). This bill is a reintroduction of Bill 120551, approved by the PCPC in June 2012. The applicant did not complete the terms of the agreement with the City in the allotted time under the previous bill.
3. **Streets Bill 130461** authorizing Mekong River Restaurant LLC to construct, own, and maintain an open-air sidewalk café at 1120 S. Front Street (Introduced by Councilmember Squilla on May 23, 2013; Presented by Sarah Chiu). This bill meets PCPC pedestrian clear space standards.
4. **Streets Bill 130463** authorizing Fond Bistro Inc. to construct, own, and maintain an open-air sidewalk café at 1537 S. 11th Street (Introduced by Councilmember Squilla on May 23, 2013; Presented by Sarah Chiu). This bill meets PCPC pedestrian clear space standards.

- 3) Action Item: Adoption of the *Philadelphia2035* Central District Plan.

Laura Spina, Senior Planner, stated the Central District runs from Washington Avenue to Girard Avenue, river to river. After we presented it, we had a 2 month comment. The summary is available on our website. These are the changes: Under THRIVE: CTR 7: build a new co-generation plant for City-owned buildings that sit along Benjamin Franklin Parkway;

CTR 12: up-zone West Market Street to facilitate large-scale, mixed-use development. Under CONNECT: CTR 26: Combine 2 recommendations – reorganize and expand bus routes within the Metropolitan Center to connect Center City residential growth areas, new Center City employment centers, and university City employment centers; CTR 35: SEPTA asked us to have it as a separate project – Implement a new transit line along Delaware Avenue. Under RENEW: CTR 62: Designate an historic district in the Washington Square West area.

Priorities are the same as before. Under THRIVE: 1) 6th and 9th Police Districts - build a new combined building on a major street north of City Hall to replace inadequate facilities; Incorporate the Probation Office; include adequate structured parking to accommodate police vehicles; and move City refueling site from 21st and Hamilton Streets to new police location; 2) Free Library – expand facilities; build addition to Central Branch to provide additional programming space and public parking; move the Independence Branch to location on Market East that can accommodate the collection and provide programming space; and move the Library for the Blind and Physically Handicapped to a new location that can accommodate the collection and serve the regional users; 3) Create a “No Use – New Use!” Task Force to marshal the forces of MDO, Mayor’s Office, L&I, Planning Commission, Revenue, Commerce Department, Law Department, and Sheriff’s Office to compel owners of high-profile vacant properties to improve or sell for development. Prioritize: Old City, East Chestnut Street, South Street, and Northern Liberties. Under CONNECT: 1) 19th and 22nd Streets trolley station - Upgrade physical appearance of entrances to attract riders; prioritize real time travel info as part of physical improvements; and install canopies and highlight entrances; 2) Install real time and route information kiosks to improve user experience at transit stations and bus shelters; 3) Rehabilitate City Hall/15th Street subway station; 4) Create a Cultural Corridor Bus Rapid Transit (BRT) that connects the Delaware Waterfront to the Centennial District, utilizing the City Branch Cut; perform a feasibility study to determine ridership and propose route and mode options; 5) Implement a bike share program; and 6) Re-evaluate and institute parking maximums for zoning classification CMX-3, CMX-4, and CMX-5. Under RENEW: 1) Neighborhood parks and recreation facilities – install new parks and rec facilities in underserved areas; create playgrounds in the Callowhill-Chinatown North/Old City area to accommodate all ages; Support creation of the Chinatown Community Center at 10th and Vine Streets; and incorporate recreational facilities in development of parcels around Franklin Square; 2) Invest in and rehabilitate City Hall to a level that is commensurate with its National Historic Landmark status; Hire an “Architect of City Hall” to oversee all changes/renovations to the building; Clean and restore the four entrance portals and corner stair entrances; restore circulation patterns on the 1st and 3rd floors; and explore opening some of the ground floor space for commercial use to generate revenue and animate the area; 3) Rehabilitate the elevated portion of the Reading Viaduct into a neighborhood park; 4) Extend existing streets to reinstate grid connections; prioritize Noble Street in Callowhill and Cherry Street from 17th to 8th Streets; and reconfigure Hamilton Street from 18th to 19th Streets; 18th Street at Callowhill Street; 7th Street at Race Street; and Ridge and Fairmount Avenues intersection; and 5) Improve pedestrian connectivity around Franklin Square; narrow Race Street and expand sidewalk; and improve connections to Old City (under the bridge to Wood Street).

They are 4 focus areas: City Hall Square, Broad and Ridge, West Callowhill, and Franklin Square. The focus areas concentrate on nodes that have development potential and opportunities for public investment. Civic Center changed name to City Hall Square. City Hall Square incorporates all of the public spaces around City Hall to create a unified system of open space and greening within the City’s center. Ridge Avenue/N. Broad Street is in the up zone. It was part of the zoning Bill you saw last month. West Callowhill Streets takes advantage of the existing transportation infrastructure to support a new Cultural Corridor transit line that would

benefit residents, workers, and tourists to the Ben Franklin Parkway. Several large lots offer the opportunity to create mixed-use developments that would cater to the growing residential population. Our Draft came out a month before their plan. The Franklin Square changed the name from Franklin Square to "Bringing Chinatown to Franklin Square". This area concentrates on development opportunities to expand Chinatown towards the square.

Remove from the Central District Plan – utility companies. The southeast quadrant – we will keep it at CMX-5; but do a study on it. The southwest and northwest quadrants – we just tweaked some blocks.

She thanked everyone who participated in this plan. Steering Committee worked on it for 18 months. There are a number of proposals for implementation on these projects. It is a 10 years plan. There are 2 things we have control of: Capital Budget and zoning. With the help of Eleanor, we will be working with City Council for the remapping. The City Planning Commission staff recommendation is adoption.

Mr. Greenberger replied we had a meeting in City Council, and Councilwoman Blackwell asked about the pace of the District Plans. We told her it will be up to City Council. Some may want to do this strategically, and some parcel by parcel.

Craig Schelter, Development Workshop, asked about the comments on the New Zoning Code, was there still going to be an online survey from June 12 to 26.

Mr. Jastrzab replied yes. It will begin tomorrow.

Mr. Schelter replied the comments were given before. He applauded the Zoning Appendix 36/38 page attachment to the plan. Their biggest concern is the cost to stakeholders. (See his testimony – "Exhibit 3A").

Mr. Greenberger replied we agree on how this has to move in Council. We cannot get an agreement in advance. We are always going to be faced with the ambition that is on the table with the money involved. An improved economy is the way to go. As to the Central Delaware Waterfront, why we can't make changes – there is support and some capital money to work on it. We have gotten some funding from the William Penn Foundation, and also some grant money. We will be prioritizing it as we go along. As for Children's Hospital, we will need to look and work with the neighborhood. I agree with most of what you said, but not to disapprove the plan going forward.

Mr. Schelter asked what should we be looking at next. The Viaduct and DRWC putting a cover over I-95 are big projects.

Mr. Greenberger replied on Penn's Landing, we are pushing it ahead because we see funding here. The Reading Viaduct, we are going to wait on it at this time.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission adopted the *Philadelphia2035* Central District Plan.

- 4) Action Item: Adoption of the *Philadelphia2035* University/Southwest District Plan.

Andrew Meloney stated the University/Southwest District Plan is west of Center City and goes all the way down Cobbs Creek Parkway. They had an open house meeting at the Science Center. The comments are available online at phila2035.org. These are the changes to the Draft Plan: Under CONNECT: 1) USW 19: reorganize bus routes through University City to advance the expansion of transit service within the Metropolitan Center that will connect Center City residential growth areas with University City employment centers. We are working with SEPTA to improve transit with Center City and University/Southwest. They are doing a study over the summer on how best to do it; 2) USW 21: Study changes in trolley service, stop locations, and station amenities related to eventual fleet modernization. We have added change and upgrade by SEPTA. Under RENEW: USW 39: Preservation Alliance asked to preserve the Paul Robeson House at 4951 Walnut Street as a place of cultural and ethnic traditions and resources by adding it to the Philadelphia Historic Register. They are undergoing some of the transformations right now.

There are 4 focus areas: 46th and Market Streets, Baltimore Avenue, Woodland Avenue, and 40th and Market Streets. The 46th and Market Streets area focuses on the super-blocks north of Market Street, and the uses of land around the El station. This includes the future home of the Police Administration Building, and the reuse of vacant industrial land. An important issue at this focus area is the lack of mobility with large blocks that act as barriers to neighborhoods and life. It was suggested to remove a street that would be coming up from the Youth Study Center; it is a no go. We want to keep east/west street directions.

There are 3 changes in zoning. At 38th and Chestnut Streets, there is a need for increase in density. Currently there is a little retail, but it is not pedestrian friendly. University of Pennsylvania by the Schuylkill – Penn has proposals over the next 20 years. And Baltimore Avenue is very transit oriented. There are 143 residential properties, and more than 70% are multi-family. Our goal is to hold single-family within the area.

He thanked everyone who participated. The City Planning Commission staff recommendation is adoption.

Mr. Greenberger replied the idea of the road between 46th and 48th Streets, that is going to have to have further discussions before we decide if it is or isn't feasible.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Citron, the City Planning Commission adopted the *Philadelphia2035* University/Southwest District Plan.

- 5) Action Item: Property Bill 130410 authorizing the Commissioner of Public Property to convey to PAID parcels of City-owned land at 16-18 S. 34th Street, and 3409-13 and 3415-17 Ludlow Street (Introduced by Councilmember Blackwell on May 23, 2013).

Martine Decamp stated the site is located on the northwest corner of 34th and Ludlow Streets. It is a parcel of land that is owned by the University City Science Center. It is presently used as a surface parking lot. University City Science Center owns the land directly north and west. They are currently leasing this parking lot from the City. This conveyance would give University Science Center site control so they can plan for future development. The City will receive approximately \$500,000 to the general fund. It is consistent with the *Philadelphia2035* Comprehensive Plan and the University/Southwest District Plan. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Syrnick, seconded by Mr. Eiding, the City Planning Commission approved Property Bill 130410.

- 6) Action Item: Property Bill 130454 authorizing the Commissioner of Public Property to acquire 770-80 Rear Schuylkill Avenue (Introduced by Councilmember Johnson on May 23, 2013).

Mr. Syrnick recused himself.

Ms. Spina stated the purpose of this Bill is for the land acquisition for the southward extension of the Schuylkill River Trail. It is a strip of land along the Schuylkill River, approximately 99 feet wide between Bainbridge Street (as extended to the Schuylkill River) and Christian Street. The proposed use is for the trail extension for the Fairmount Park System. The Schuylkill River Development Corporation will maintain the property once construction is completed. It is consistent with the Philadelphia2035 Plan. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Thompson, seconded by Mr. Eiding, the City Planning Commission approved Property Bill 130454.

- 7) Action Item: Property Bill 130459 authorizing the City to enter into a lease with PAID for the sublease of the East Park Reservoir West Basin and adjacent park land to the Philadelphia Outward Bound Center and National Audubon Society (Introduced by Councilmember Greenlee for Council President Clarke on May 23, 2013).

Clint Randall stated the site is the East Park Reservoir West Basin and the adjacent land. The party at interest is the East Fairmount Park and Conservation Center ("EPLACC"), a Pennsylvania non-profit corporation formed by the Philadelphia Outward Bound Center and the National Audubon Society. The purpose of this Bill is to enter into a lease for the use of land currently restricted from public use to be re-opened and operated as a wildlife observation and education center that would be managed public space accessible to the public under certain terms and conditions. The site area is 54.47 acres, of this 37.65 acres is the West Basin itself. The remainder 17 acres is a mix of Philadelphia Water Department and Philadelphia Parks and Recreation land. The Water Department property – 50 acres restricted from public use, 92% of the total proposed lease area; Parks and Recreation property – 4.47 acres, 8% of total proposed lease area. The proposal includes one 17,000 sq. ft., 2-story building to house the education center, including classrooms, a multi-purpose room, office space, viewing areas, and gear areas for outward bound expeditions. The grounds would include lawns, wooded areas, viewing platforms, a climbing wall, and a ropes course. Parking would be accommodated along Reservoir Drive. The Councilmember's office, Water Department, Strawberry Mansion NAC, Strawberry Mansion CDC, East Park Revitalization Alliance, Smith Playground, and other groups have provided letters of support for the project. The Commission on Parks and Recreation recommended approval of this project on May 15, 2013. This will not be open 24/7. It will be 4 days a week, Thursday to Sunday; and 3 days a week, Friday to Sunday. Weekends all year around - to be determined. It is consistent with the Philadelphia2035 Plan. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked about the area around the basin would have limited access during the year, but the trail would be open.

Mr. Randall replied some months it would be open Thursday through Sunday, and then other times it would be open Friday through Sunday.

Mr. Lee asked where is it.

Mr. Randall replied on Oxford Street along Reservoir Drive.

Judith Robinson, representing Strawberry Mansion, replied it is a nice fit, but has some concerns about access. They were talking about closing Strawberry Mansion School that connects to it. The school will not be closing at this time. At one time it was open to the community. Whatever has to happen to have it open to our community; inclusive for their community. When people come to the Regatta, they pay for parking. More and more our youth are not using the parks; other people are coming and enjoying the park. TOD is excellent here. Have the land legislation so that the land cannot be chipped away from. They need more restrooms. Will this be going to City Council for a hearing? She's a member of the Park Alliance; they didn't put anything in writing. She wants a copy of the lease agreement.

Mr. Greenberger replied yes, you can have a copy. How and what improvements can be made for access. We are going to be looking for your assistance.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission approved Property Bill 130459.

- 8) Action Item: Property Bill 130450 authorizing the Commissioner of Public Property to convey 8205 E. Roosevelt Boulevard for further conveyance (Introduced by Councilmember Henon on May 23, 2013).

Michael Thompson stated this is a routine action Bill to allow PennDot temporary construction easements to complete a road improvement project. The box replaces two bridges with one bridge. The location is the easterly side of Roosevelt Boulevard, North of Holme Avenue in the Lexington Section of the Central Northeast District. It is next to Nazareth Hospital. The Chief of Engine 18, located next to land in question, confirms that the project would not impact the fire operations at this location. It is consistent with the Philadelphia2035 Plan. The City Planning Commission staff recommendation is approval.

Mr. Eiding asked is that a parking lot for Nazareth Hospital.

Mr. Thompson replied this is a paper street not on the Plan.

Upon motion by Mr. Eiding, seconded by Mr. Syrnick, the City Planning Commission approved Zoning Bill 130349.

- 9) Action Item: Property Bill 130460 authorizing the Commissioner of Public Property to convey to PAID a 90-foot wide strip of land located between Roosevelt Boulevard and 2700 Southampton Road for further conveyance (Introduced by Councilmember O'Neill on May 23, 2013).

Mr. Thompson stated this site is in the Byberry East Industrial Park Section of the Upper Far Northeast District. It is a strip of land adjacent and parallel to Roosevelt Boulevard that is 90 feet wide and approximately 1,300 feet long. It is the southeast intersection of Roosevelt Boulevard and Southampton Road. Presently it is used by the Pennsylvania National Guard Armory; they are proposing to create a buffer for their expanding parking lot. It is consistent with the Philadelphia2035 Plan. The City Planning Commission staff recommendation is approval with the provision that an easement be provided or reserved to accommodate a landscaped buffer and pedestrian/bicycle sidepath along the Roosevelt Boulevard, as recommended by the *Philadelphia2035* Trail Master Plan that is scheduled for adoption in July 2013.

Mr. Syrnick asked how do you assure that it gets down after the transfer.

Mr. Thompson replied good faith.

Mr. Greenberger replied either not paving or planting part of the land.

Mr. Jastrzab replied we transfer the land with a provision. We want to work with Public Property and Law to include a pathway.

Upon motion by Mr. Lee, seconded by Mr. Eiding, the City Planning Commission approved Property Bill 130460 with the provision that an easement be provided or reserved to accommodate a landscaped buffer and future pedestrian/bicycle sidepath along this portion of Roosevelt Boulevard, as recommended in the *Philadelphia2035* Trail Master Plan, scheduled for adoption in July 2013.

- 10) Action Item: Streets Bill 130421 authorizing RRD Management to construct, own, and maintain various right-of-way encroachments at 1300 Lombard Street (Introduced by Councilmember Squilla on May 23, 2013).

Sarah Chiu, Development Division, stated last week Streets and Services Committee amended 1300 Lombard Street Senior Housing, it doesn't meet ADA requirements. They are proposing to construct handicap accessible ramp with railing that will encroach approximately 5'4" onto the south footway of Lombard Street in front of 1300 Lombard Street leaving approximately 6'8" of clear unobstructed footway. Under the Bike Street Plan, Lombard Street is classified as an Urban Arterial, so it needs a minimum of 6' or half of the sidewalk width in the Walking Zone. The proposed encroachment will leave 6'8" of clear and unobstructed sidewalk space for pedestrian passage. There is an amendment to the Bill for a 4' wide handicap ramp, which will leave 8' walking space on the sidewalk. WashWest is in agreement. The City Planning Commission staff recommendation is approval of the Bill as amended.

Upon motion by Mr. Citron, seconded by Ms. Ruiz, the City Planning Commission approved Streets Bill 130421 as amended.

Mr. Greenberger adjourned the City Planning Commission Meeting of June 11, 2013 at 2:30pm.

SUMMARY

1. Approval of the Minutes for the May 21, 2013 meeting. Approved
2. Executive Director's Update.
3. Action Item: Adoption of the *Philadelphia2035* Central District Plan (Presented by Laura Spina).
Adopted
4. Action Item: Adoption of the *Philadelphia2035* University/Southwest District Plan (Presented by Andrew Meloney).
Adopted
5. Action Item: Property Bill 130410 authorizing the Commissioner of Public Property to convey to PAID parcels of City-owned land at 16-18 S. 34th Street, and 3409-13 and 3415-17 Ludlow Street (Introduced by Councilmember Blackwell on May 23, 2013; Presented by Martine Decamp).
Approved
6. Action Item: Property Bill 130454 authorizing the Commissioner of Public Property to acquire 770-80 Rear Schuylkill Avenue (Introduced by Councilmember Johnson on May 23, 2013; Presented by Laura Spina).
Approved
7. Action Item: Property Bill 130459 authorizing the City to enter into a lease with PAID for the sublease of the East Park Reservoir West Basin and adjacent park land to the Philadelphia Outward Bound Center and National Audubon Society (Introduced by Councilmember Greenlee for Council President Clarke on May 23, 2013; Presented by Clint Randall) Approved
8. Action Item: Property 130450 authorizing the Commissioner of Public Property to convey 8205 E. Roosevelt Boulevard for further conveyance (Introduced by Councilmember Henon on May 23, 2013; Presented by Michael Thompson).
Approved
9. Action Item: Property Bill 130460 authorizing the Commissioner of Public Property to convey to PAID a 90-foot wide strip of land located between Roosevelt Boulevard and 2700 Southampton Road for further conveyance (Introduced by Councilmember O'Neill on May 23, 2013; Presented by Michael Thompson)
Approved
w/proviso for an
easement for buffer and sidepath
10. Action Item: Streets Bill 130421 authorizing RRD Management to construct, own, and maintain various right-of-way encroachments at 1300 Lombard Street (Introduced by Councilmember Squilla on May 23, 2013; Presented by Sarah Chiu).
Approved
the Bill as amended

Comments on draft Central District Plan

By Craig Schelter on behalf of the Development Workshop, Inc.

June 11, 2013

The draft Central District Plan outlines a very ambitious number of development actions to occur in the next twenty-plus years, nearly doubling the traditional area outlined in previous Center City plans. We applaud efforts to insure areas within Center City are recommended for higher density development to grow the number of residents and encourage job growth.

Transit-oriented development, especially at Spring Garden and Front Streets, affords a major opportunity to focus development resources in a way that supports numerous urban design objectives including connecting residents west of I-95 to the Central Delaware Waterfront on land controlled by the City. This provides the opportunity for a public/private partnership, clearly insuring a desired outcome of increasing the tax base, providing pedestrian parks and amenities, and ready access to the regional transportation system.

Zoning Appendix. The 36 page attachment to the plan spells out a myriad of neighborhood zoning remappings for sixteen neighborhoods. The draft plan separates those zoning remappings into two broad categories:

- those that are corrective to avoid unnecessary zoning variances under the new code approved by City Council and effective August 2012.
- those that advance the plan.

It is in those areas "that advance the plan" where we express our greatest concern and where we believe further work needs to be done before the adoption of the plan by formal vote before the City Planning Commission in June 2013.

Four key points need to be added to the plan:

1. **Priority of zoning remapping.** Land owners, developers and community residents need to know a sense of priority for which areas will be the focus of the remaining years of the current city administration. Also stakeholders need to understand the breadth of individual neighborhood remappings. Past experience in this regard suggests City Council required multiple smaller subareas to adequately address stakeholder concern.
2. **Anticipated cost of public infrastructure.** Stakeholders mentioned above need to know what ~~the~~ will be the estimated cost to implement the plans and whether or not there will be availability of public capital dollars to make the planned developments a reality.

Nowhere has this need been clearer than the Central Delaware Waterfront. There the City Planning has approved and adopted a master plan with an estimated public infrastructure cost of \$600 million dollars, and then only been able to recommend a tiny fraction of that cost in the City's capital budget and program over the past three years, such that it would take over 100 years to implement the plan, of which 97 of those years will be considered by administrations with their own set of priorities.

Commission

3. **Walnut/Chestnut corridor 8th to 13th Street.** One major area currently that has and will continue to experience significant growth and development should not be penalized with a down zoning. The suggestion that the area bounded by Broad Street, Chestnut Street, 8th Street, and Walnut Street should rezoned from CMX-5 to CMX-4, needs to be seriously reconsidered. This is the major medical institutional expansion area for Thomas Jefferson University and Hospital, Pennsylvania Hospital and Wills Eye Hospital. It has also been an area considered for active hotel and residential expansion. Today numerous buildings already exist with the equivalence of CMX-5.
4. **Children's Hospital expansion east bank of the Schuylkill River.** This major institutional expansion may trigger addition the need for higher density housing to support the increased job opportunities in the area.

We welcome the opportunity to make these comments and believe it useful to meet with Planning Commission staff to perhaps mutually advance these comments.

We further request that these comments be included in the minutes of this meeting.