PHILADELPHIA CITY PLANNING COMMISSION
June 14, 2011

PRESENT:	Alan Greenberger, Chairman Joseph Syrnick, Vice Chairman Brian Abernathy, 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

Chairman Alan Greenberger convened the City Planning Commission Meeting of June 14, 2011 at 1:10pm.

1) Approval of the Minutes for the May 17, 2011 and June 7, 2011 meetings.

Upon motion by Mr. Eiding, the City Planning Commission approved the minutes for the May 17, 2011 and June 7, 2011 meetings.

2) Executive Director's Update

Mr. Jastrzab stated last evening the Delaware River Waterfront Corporation (SRWC) presented a final draft of the Central Delaware River Waterfront Plan to an audience of about 500 community and civic leaders. An Executive Summary document was released for public feedback, and the full draft plan will be posted online on the DRWC website by mid-July, beginning a 30-day comment period expected to end in late August. After feedback is incorporated, the Master Plan will be finalized by DRWC and submitted to the Commission for consideration (probably in October).

ZCC PUBLIC HEARING ON PRELIMINARY REPORT: Scheduled for tomorrow in City Council Chambers beginning at 10:00 a.m.

ITEMS IN ACCORD WITH PREVIOUS POLICY:

- **Streets Bill No. 110364:** Authorizes the City to strike and abandon a utility right of way in 32nd Street, south of Market Street, for the construction of LeBow College of Business at Drexel University. The City Planning Commission approved the IDD Master Plan amendment for the construction of the building on February 15, 2011.

- **Streets Bill No. 110367**: Land swap. Exchanging a parcel of City-owned land from the Kensington & Tacony Trail (the 'K&T Trail') for a parcel of riverfront land in the Frankford Arsenal to be under the jurisdiction of the Department of Parks and Recreation. This was previously heard in Bill Nos. 110051 and 110182 earlier this year.

- **REDEVELOPMENT ITEM:** Modification to University City Urban Renewal Plan, Unit #3, deleting parking requirements for commercial and research facilities and replacing those requirements by referring to the parking controls contained in the Zoning Code.

3) Presentation of *Get Healthy Philly Partnership Efforts: Year 1*

Clint Randall gave a brief introduction and recap of the first year progress report. He stated that for the past year, the Philadelphia City Planning Commission (PCPC) has been a partner in Get Healthy Philly, a $25.4 million dollar initiative administered through the Department of Public Health (PDPH) and federally funded through the Department of Health and Human Services (HHS). Through Get Healthy Philly, PDPH and its partners are working to make it easier for Philadelphians to eat healthy and be active. This partnership arose from an understanding across departments that the way we shape our physical environments has

profound implications for personal health. This is also a multi-prong approach to obesity and tobacco. To adequately address Philadelphia's health crises of obesity, overweight, and chronic disease, the planning and health disciplines must work together and understand that decisions made in the realm of planning have measurable and profound impacts on public health. Through Get Healthy Philly, PCPC was able to create a new staff position – the Healthy Communities Coordinator - that focuses exclusively on the connections between health and planning. The HCC works across departments to integrate health-supportive policies, strategies, and assessment methods into planning and land use decision-making. This presentation summarizes accomplishments to date, which include:

- The **explicit consideration of health in Philadelphia2035**, the city's new Comprehensive Plan. More than 20 of the plan's 70 objectives have direct connections to improving health outcomes. These can help guide decision-makers as we prioritize investments and review development proposals.
- Inclusion of **health-supportive incentives, regulations, and guidelines in the proposed new Zoning Code**
- The development of a **Healthy Planning Toolbox** (tools and data that staff, commissions, and community members can use to assess neighborhood conditions and their impact on healthy behavior)
- Integrating the practice of **Health Impact Assessment (HIA)** into the forthcoming District Planning process.
- **Interagency collaboration** to advance projects that enable healthy eating and active living.

4) Presentation of the *Upper Holmesburg Neighborhood Goals and Strategies Report*

Ian Litwin, Planner for the Lower Northeast, stated the Upper Holmesburg neighborhood is in Northeast Philadelphia, adjacent to Pennypack Park. Frankford is commercial; Torresdale is industrial and most of the property is owned by the City. All of the previous plans have been scratched due to real estate.
The report includes five neighborhood goals, seven improvement objectives linked to seven site-specific physical improvement projects, and fourteen implementation strategies to guide further planning implementation. The *Upper Holmesburg Neighborhood Goals & Strategies Report* imagines a new future for the neighborhood with greener streets, mixed-use, sustainable redevelopment of vacant and underutilized land, and better connections to transit, parks, and the Delaware Riverfront. The Report was developed over five months with three community meetings, and 2 workshops over 150 people, and the input of multiple city agencies (PHA, PWD, Parks & Rec, Commerce, DRCC) and an eleven-member steering committee. The site area is Pennypack Park to Linden Ave, Frankford Ave to the Delaware River, inclusive of properties fronting Frankford Avenue. The Philadelphia Housing Authority will be issuing an RFP for the redevelopment of the Liddonfield Homes site featuring 6 redevelopment principles developed as part of the community planning process and featured in the Report. PHA is encouraging homeownership, affordable senior housing, blend with neighborhoods, build it green as possible. The 12 acres will be retained for housing, and the remaining 20 acres are

set aside for the development of a privately-developed sports & recreation complex. The Philadelphia City Planning Commission will continue to work with Upper Holmesburg Association.

Mr. Greenberger stated this is a really good start to a community plan. One of the hard parts is getting all of the public agencies to work together.

5) *Information Only: Mixed-use development proposal for the former AAA Building at 2040 Market Street* (Presented by Stephen Varenhorst Architects).

Jonathan Steimer, Executive Vice President of the PNC Property Group, stated 2040 Market Street is formerly known as the AAA Building. It is a lower scale project that you have previously seen.

Stephen Varenhorst replied it is 300,000 sq. ft. The AAA Building is 120,000 sq. ft. with 5 floors and a basement. Proposal is to have retail at ground level and apartments above that. The entrance to residential will be on Ludlow Street. Proposal is to add 8 stories above the existing building, and add 2 towers on Ludlow. The retail will be on the corner. We will keep the existing building's bay windows. Building is separated by Market Street by a wall. Keep the terraces. The first floor will be parking from Market Street and off Ludlow. Upper floors of existing building, we will use for apartments and above 8 floors with 2 towers. It is zoned "C4" with FAR of 7.29, they are allowed Far of 5.0. This is the biggest issue they have. They are asking for the support of the Philadelphia City Planning Commission for a variance. Public art, underground parking, green building give them that, as well as, high density and low scale.

Mr. Eiding asked them to explain the entrance to parking on Market Street.

Mr. Varenhorst replied right now that is a plaza. We are looking at study to keep water off it.

Mr. Syrnick asked about the loading area.

Mr. Varenhorst replied they will be shifting loading to under one of the towers.

Mr. Syrnick asked are we confident we can do that off of Ludlow.

Mr. Greenberger asked what the general sense of timing is.

Mr. Steimer replied have the shovel in the ground mid-September. We have the existence of ample parking in the rear. We have talked with residents regarding the 2-way in and out of 21st Street, will become one-way. We received comments from Center City residents for 1 and 2 bedrooms. We are going to try it out with 32 units.

Mr. Greenberger asked is it will be one shot construction or in phases.

Mr. Steimer replied one shot construction.

Tim Kerner, of the Center City Residents Association, asked under the current Zoning Code and FAR aspect, do we have any opportunities for public space. We do have it. There is an opportunity to make it something special, a pocket park, if it is done right.

Mr. Varenhorst replied great idea.

Mr. Greenberger asked what the deal about providing parking spaces is. None of it is needed for regulatory parking.

Mr. Varenhorst replied not regulatory.

Mr. Greenberger replied it is a good proposal. They will be back.

Ms. Ruiz replied she really liked it.

6) Streets Bill No. 110436: Authorizing Kimmel Center, Inc. to construct, own, and maintain various encroachments in the public right-of-way on the south sidewalk of Spruce Street between Broad and 15th Streets (Introduced by Councilmember Tasco for Council President Verna on May 26, 2011).

Sarah Chiu, Development Planning Division, stated the Kimmel Center did a study of the interior and exterior. They are proposing a restaurant and new stage entrance for Innovation Studio. There will be 191 ft. encroachment. This will happen in stages. The first phase is going to be the restaurant. They will leave Spruce Street with a 12 ft. sidewalk. Glass wall will open up in nice weather. The Planning Commission staff recommendation is approval.

Ms. Rogo Trainer stated we have seen a number of proposals for encroachment on sidewalk.

Mr. Syrnick replied Nancy said exactly what he was going to say. They will be out there forever. This is the easy outlet.

Mr. Greenberger replied this is the first time he has seen this. He is surprised this is a 16 ft. sidewalk. One side he is hearing what they are saying; on the flip side this is a really bad street.

Mr. Abernathy replied it is 5 ft.

Mr. Jastrzab replied we have tried to maintain 12 ft. of sidewalk.

Mr. Syrnick replied 5 ft. is really small.

Mr. Abernathy replied he isn't against what is being said.

Mr. Syrnick replied let's hear it from the architect.

David B. Hincher, of Timberlake, stated they have met over the last several months with residents and the Philadelphia City Planning Commission. On Broad and Spruce Streets the Storage and Innovation Studios both exist, but move it. Give it life at this location. What is the

number of sears that the restaurant needs. Engage the residents at street level. The 1500 and 1600 blocks are narrower that this proposal.

Ms. Ruiz replied it's kind of like advertising.

Ms. Rogo Trainer replied public art. This is something that is uncomfortable.

Mr. Syrnick asked if he was clear on those.

Mr. Hincher stated we would have to do the studios existing stairs that bring you down to rest rooms.

Mr. Greenberger replied this is a relatively new building. What are the conditions we have to live with? He worries like Nancy.

George Shaeffer, from the Kimmel Center, replied he wanted to highlight the Penn Praxis Group's report as to ways to improve the Kimmel Center. Public restaurant was on the second floor, which was closed this year. Kiern Timberlake comes up with this plan. They are going to replace gift shop with Wolf Gang Puck. They have a State grant and promotion from restaurateur. Roof garden is completed. Intrusion was not to gain more room but for public presence. There is a 14 hour restaurant open 27/7. He hopes we will support this plan.

Mr. Greenberger asked why there is no parking on this side of the street.

Mr. Shaeffer replied it tends to be a drop off area for school kids.

Ms. Thompson asked if you got approval, when do you expect to open the restaurant.

Mr. Shaeffer replied design by end of summer or fall, and open the restaurant in spring.

Brian McHale replied it did occur to him that in regards to the encroachment, he didn't see any signage. Are there separate entrances? Will there be different signage for each one?

Mr. Hincher replied we are not proposing any. There is going to be signage on the street. The signage would be part of that glass. For Innovation Studio, the entire glass would be it.

Mr. Shaeffer replied there is no outdoor café envisioned on this site.

Gabriel Gottlieb replied he has lived in 3 different apartments down there, and he works down there. There are no trees on that sidewalk. Never crowded; never bottleneck.

Richard Thom replied he doesn't think this Commission should be approving this without review of site plan and design review.

Upon motion by Mr. Eiding, seconded by Mr. Abernathy, the City Planning Commission approved Streets Bill No. 110436.

Ms. Rogo Trainer voted against it.

7) Blight Recertification for East Mill Creek section of West Philadelphia

Andrew Meloney, Community Planner, stated this is a blight recertification for East Mill Creek section of West Philadelphia. We got a request from the Redevelopment Authority to expand on existing business. This area was first certified blight back in 1960's. You need to meet one of the criteria for blight. We met 1, 5, and 7.

1. Unsafe, unsanitary – L & I code violations and vacancy
5. Faulty street and lot layout – there are 10 streets within the area 10 ft. to 26 ft. Some of these are small sidewalks for ADA standards.
7. Economically and socially desirable land uses – vacant stores. Average sale price is $78,000.

The Planning Commission staff recommendation is approval of the recertification of blight.

Mr. Greenberger asked about blight.

Mr. Meloney replied the RDA uses blight certification for blight.

Ms. Ruiz asked is there a group or driver for this area willing to take ownership.

Mr. Meloney replied Mill Creek Community and Wells Fargo. The Philadelphia City Planning Commission will be a stakeholder. Nothing has been done since the 70's or 80's.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved the Blight Recertification for East Mill Creek section of West Philadelphia.

8) Temple University IDD Amendment authorizing the construction of a mixed-use parking structure on the block bounded by 11th, Warnock, and Berks Streets, and Montgomery Avenue.

Martin Gregorski, Development Planning Division and IDD supervisor for the Philadelphia City Planning Commission, stated the purpose for this amendment is for a mixed-use garage. This site is currently used as surface parking. The proposal is for a parking garage for 1,100 spaces on 4 levels. It will be an 86 ft. structure. We are looking at landscaped area. The exit will be on Warnock Street. The last we heard, there was community disapproval. The FAR is 5,483,167 sq. ft.; the proposed FAR is 23,221 sq. ft. The required parking spaces are 1,321; this will have 4,008 spaces. The Planning Commission staff recommendation is approval.

Beverly Coleman, from Temple University, stated we had 5 community meetings. We have support with 3 community groups for the garage. They don't see this as a solution but it helps with parking.

Mr. Moore, Yorktown representative, stated they have not met with Yorktown. Records from 1970 say they have to have community input. He asked the Commission to hold off on it. We are asking for more time to engage with Temple.

Mr. Syrnick asked what is the nature of your concerns. What troubles you?

Mr. Moore replied they have not met with us.

Mr. Greenberger replied he received a letter from State Representative Curtis Thomas in opposition. He asked us to table the item. (see Exhibit 8A)

Mr. Gregorski replied all of these amendments have to go before Council.

Mr. Greenberger asked if there were representatives from Temple.

Tom McKleech, of Temple University, replied we have reached out to several groups. He has letters of support (see Exhibits 8B, 8C, 8D). His objective is to lessen the parking in this area. Plan is to utilize vacant lot. It will put 1,100 parking spaces. He cannot speak of anything regarding the 1970's. Several months ago, we presented out Master Plan 2020 to this Commission. It is on the website.

Mr. Greenberger replied he has letters from the following:

1. Temple University - Beverly Coleman, Assistant Vice President Community Relations and Economic Development (see Exhibit 8E)
2. Norris Homes Tenants Association - Diane Gass, President (see Exhibit 8B)
3. Jefferson Manor Homeowners' Association – Roberta Faison, President and homeowner (see Exhibit 8C)
4. Beech Interplex – Kenneth Scott, President (see Exhibit 8D)

This is a change to the IDD.

Mr. McKleesh replied Temple already owns the lot.

Ms. Rogo Trainer what are the uses around it, and who owns it.

Mr. McKleesh replied north – Jefferson, east – Temple, west - ???, and south – City.

Mr. Moore replied they are interested in improvements. We have also done planning. When parking happens on the street, it affects everybody.

Mr. Abernathy asked what improvements.

Mr. Moore replied jobs will be created; and improve the community.

Another man replied the previous three years there was a community park that they took away, and made a parking lot. It's like there is nothing there but Temple.

Mr. McKleesh replied these are the proposal for what were we going to do for the community. University is establishing 20 scholarships for community; we were recruiting residents.

Ms. Ruiz asked has a traffic impact study been done.

Mr. McKleesh replied about a year ago.

Mr. Greenberger replied that people are parking on the lot. Introduction of parking garage are going to get people off of the street. This is before Council in the fall, and will come back here.

Ms. Rogo Trainer replied there is lack of communication. She ask if Temple and Yorktown could meet before September.

Mr. Greenberger told them to report back to us.

Upon motion by Ms. Ruiz, seconded by Ms. Rogo Trainer, the City Planning Commission approved Temple University IDD Amendment authorizing the construction of a mixed-use parking structure on the block bounded by 11th, Warnock, and Berks Streets, and Montgomery Avenue.

9) Zoning Bill No. 110381: Zoning remapping for the area bounded by 5th, 6th, Master, and Jefferson Streets (Introduced by Councilmember Sanchez on May 12, 2011).

Mr. Gregorski stated this Bill will rezone this entire block from existing zoning designations of “G2” General Industrial and “C2” Commercial to a new designation of “C2” Commercial. This entire block houses the Cruz Recreation Center, which consists of a main multi-use building, a “pool” building, an outdoor swimming pool, baseball fields, outdoor basketball courts, a playground, multi-use fields, and a landscaped passive recreation area. The proposed zoning will also allow the Ludlow Youth Community Center; a neighborhood based non-profit organization, to run an After-School Program. Since this program is not run directly by the City, it is considered a commercial endeavor, thus requiring the “C2” Commercial zoning. It is City-owned property. The Planning Commission staff recommendation is approval. We are going to have to rezone this. After the new code gets put in, it will be rezoned.

A brief question and answer session ensued between Mr. Greenberger and Ms. Gladstein.

Upon motion by Mr. Eiding, seconded by Mr. Lee, the City Planning Commission approved Zoning Bill No. 110381.

10) Zoning Bill No. 110382: Zoning remapping for the area bounded by Dupont and Lawnton Streets, Green Land, and Ridge Avenue (Introduced by Councilmember Jones on May 12, 2011).

Mr. Gregorski stated will rezone certain mid-block parcels in the area described from a zoning designation of “R5” Residential to a new designation of “R9A” Residential. This rezoning Bill would permit the matter-of-right construction of eight new semi-detached single family dwellings. There will be 2 sets of twins on each street frontage. We don’t like these kinds of Bills, and send them to the ZBA. They don’t listen. They went to the ZBA, and the protestors stopped it. The Planning Commission staff recommendation is to hold for 45 days and let the zoning process handle it.

Mr. Greenberger replied there is a Zoning Ordinance in Council to change a series of parcels on a block. They received a refusal from License and Inspection, and the ZBA has a continuance. He asked the developer why do we have an Ordinance and a ZBA case.

Mr. Pollock, representative for the developers, replied it is zoned residential but is burden by an auto body paint shop. We met with the Philadelphia City Planning Commission

for row homes. We were told no, so we pulled back. This neighborhood is a mixed bag. Dupont is a 2-way street with a bus route. “R-5” doesn’t fit, all of the lots are smaller. So we went with an Ordinance remapping.

Mr. Greenberger replied staff doesn’t have housing project, just the process. What is going on?

Mr. Pollock replied we don’t know if we have an existing hardship.

Mr. Greenberger replied if Ordinance is the way to do it, vote on it or let ZBA do it.

Mr. Gregorski replied if you rezone it, it stays and everything comes under “R9A”.

Upon motion by Mr. Syrnick, seconded by Mr. Eiding, the City Planning Commission approves staff recommendation for 45 days to review and to allow ZBA to complete deliberations for Zoning Bill No. 110382.

11) Zoning Bill No. 110678: Amending the Zoning Code by adding a new Section entitled “I-95 Condemnation Corridor,” to permit the relocation of non-accessory advertising signs as part of the widening of the Delaware Expressway (Introduced by Councilmembers DiCicco and Brown on October 21, 2010).

Paula Brumbelow, Development Planning Division, stated the purpose of this Bill is to amend Title 14 of The Philadelphia Code entitled, “Zoning and Planning” by adding a new Section 14-1642 entitled, “I-95 Condemnation Corridor” to permit the relocation of certain structures and outdoor advertising signs in connection with the PennDOT project to widen portions of I-95 that pass through the City. The City Planning Commission considered this item in November 2010, and requested an additional 45 days to review the policy and technical issues posed by the bill. Since that time, the City’s Law Department and PennDOT jointly prepared amendments to the original bill (attached), which were proposed at City Council’s Rules Committee hearing on June 7, 2011. A second amendment proposed at the hearing on behalf of Councilmember Krajewski removes properties from Rhawn to Allegheny, which are located in the 6th City Council District from the provisions of the bill. The bill, as amended, was reported of out of the Rules Committee with a favorable recommendation. Billboards along I-95 are regulated under Federal Regulations. In this area they come under PennDot. They have changed the name from I-95 Condemnation Corridor to I-95 Acquisition Corridor. The amendment limits the areas available for relocation of signs, require that they relocate to parcels zoned commercial or industrial only, and further require that they meet other restrictions in the City’s current zoning code. Under the bill and its proposed amendment, only currently lawful billboards may be relocated, and they may only be relocated to properties zoned commercial or industrial and within the corridor designated by the bill. In addition, they must remain spaced at 500 feet apart and may not be closer to any residential property than they are at present. Relocated billboards also are not allowed to become “electronic variable message” signs, commonly known as digital signs. With the proposed amendment, this bill does not permit any additional billboards. We made sure language matched PennDot’s. Bill was reported out favorably. The Planning Commission staff recommendation is non-opposition with Bill amendment presented to Rules Committee of City Council.

Mr. Jastrzab gave a brief background of the Bill. He testified last Tuesday at Council that we would give you the recommendation of non-opposition of this Bill.

A brief question and answer session ensued between Mr. Greenberger, Ms. Brumbelow, Mr. Syrnick, Mr. Mondlak.

Mary Tracy, from SCRUB, stated the presentation was really great. The Bill has been rewritten from what it was before. There has been no public hearing here. PennDot and billboard representative have met. She gave out handout photos. She believes property owners should be able to protect their properties. We need to fairly treat property owners, and give them a 90-day notice about the possible billboard. (see Exhibit 11A)

Another brief question and answer session ensued between Mr. Greenberger, Ms. Rogo Trainer, Ms. Brumbelow, Ms. Tracy, Mr. Syrnick, Ms. Ruiz, Mr. Eiding, and Mr. Abernathy.

Upon motion by Ms. Ruiz, seconded by Mr. Eiding, the City Planning Commission approved Zoning Bill No. 110678 with the additional amendment to prohibit relocation of any sign support structure or sign face within 300 ft. of any residentially-zoned property.

12) Zoning Bill No. 100720: Creation of a "Commercial Advertising District" to permit large format signs along Market Street between 7th and 13th Streets (Introduced by Councilmember DiCicco on October 28, 2010).

Mr. Lee recused himself.

Mr. Gregorski stated this Bill is to create a Commercial Advertising District between 7th and 13th along both sides of Market Street. This Bill contains a number of provisions regarding commercial advertising:

It amends Section 9-602, Outdoor Advertising, of the Philadelphia Code:

-By requiring a fee of $650 for commercial signs, with no-fee required for non-commercial signs.

It amends Section 14-1604, Outdoor Advertising and Non-Accessory Advertising Controls:

-By relieving signs in a designated Commercial Advertising District from the spacing, distance, area, height, sign face, illumination, and "take-down provisions," contained in the Section;

-By stating that outdoor advertising signs will be allowed as an additional main use;

-By creating new Penalties for Outdoor Advertising and Non-Accessory signs, within the District.

The Bill also creates a new Section 14-1604.2 The Market Street East Advertising District which is designated as a Commercial Advertising District This will include all properties on Market Street from 7th to 13th Streets, subject to the following:

-Only properties either with 100 feet of street frontage or belonging to a contiguous set of buildings under common ownership/management with a collective frontage of 100 feet are included.

-For properties with frontage on any street that intersects with Market Street, only the first 100' from along that intersecting street shall be included in the District.

-The provisions of this District will not apply to signs on or abutting a parking garage or surface parking lot with frontage on Market Street.

-No free standing outdoor advertising signs will be permitted.

-No sign shall be greater than 1,600 sq. ft., and the aggregate sign area for any property will be no more than 24 times the properties frontage on Market Street.

-The top edge of the sign shall be no more than 90' above the street level, unless a sign above was located there prior to Jan. 1, 1950.

-The Commission may allow signs display video, moving images, or mechanically or electronically changing messages if it determines that the sign will not create a material distraction or hazard to drivers nor interfere with the peaceful enjoyment of the neighborhood. The Commission may adopt regulations to support these efforts.

-No sign shall project more than 3 feet onto the public right of way and the top nor bottom edge shall create an acute angle with the vertical wall from which it projects more than 60 degrees, nor shall any edge be perpendicular to the wall.

-No antenna may be attached to a projecting sign.

-The provisions shall only apply to owners who have committed to use the gross proceeds, in whole or in part, from the erection or maintenance of such sign, to offset the costs of rehabilitation, repair, or maintenance of the property, as long as the PCPC certifies such repairs and the commitment includes:

-A minimum investment of $10 million dollars is required.

-To have been completed prior to issuance of the certification.

-To materially improve the façade in a manner that has a public benefit or to materially improve any publically accessible interior areas of the property.

-The provisions will expire 20 years after the Commission issues the certification.

-The provisions apply only when:

-60% of the property is occupied or the Commission determines that the space is being actively marketed (which doesn't include properties vacant for 3 years)

-all of the property owners City taxes are up to date, and there are no Code violations.

-The owner must remove the sign after the time expires or if they do not comply with these provisions.

-The “Limitations” are not severable from the rest of Section 14-1604.2, if a Court were to find portions of the subsection invalid, the whole Ordinance will be null and void.

-No within 1,000 feet of a school, playground, or recreation center, child-care center, or library may advertise any tobacco product.

It had a favorable reading at the Rules Committee hearing last Wednesday. The Planning Commission staff recommendation is approval.

Mr. Greenberger stated at the Rules Committee last week, he testified as Deputy Mayor in favor of it. The intention behind this is to create economic development. This staff and Commission are going to have to set-up regulations for this thing. We need to have some regulations defining public benefit.

A brief question and answer session ensued between Ms. Syrnick, Mr. Gregorski, Ms. Ruiz, and Mr. Greenberger.

John Gallery, Executive Director of the Preservation Alliance, asked the City Planning Commission to recommend this Bill be amended on Historical building in this area. The proponents of this Bill said he wouldn’t have to worry about this because it would have to go to the Historical Commission. He asked the Commission to make a simple amendment that large format signs will not be allowed on building in the Historic Registry. There were 150 e-mails sent to Councilman DiCicco that the amendment be added to this Bill.

Mr. Greenberger pointed out that historically this building had a sign across the top of this building.

Mr. Gallery replied that it was an accessory sign for the store.

Mr. Greenberger replied the Reading House didn’t have anything on it and the guitar came along.

Mr. Gallery replied it is an accessory sign. It is independent of the building. This Bill is stupid. There are lots of things that are wrong with this Bill.

Mary Tracy, from SCRUB, stated one of the things she would like to point out, again this plan had no public comment. There are a lot of people going to be effected by this. Giant TV screens on the wall. We don’t understand why the whole block will have it. As Mr. Gallery pointed out, you have a block that is beautiful that doesn’t need this. What about the alcohol, fast food impact. Study on 3 cities about the impact on fast food, tobacco, and obesity. The City needs to have change happen. We are in a tough spot here, and all over the country. We don’t want to have this mistake for 20 years. There is a lot we haven’t considered. We are looking to make money. (Also submitted letter from Stephanie Kindt, SCRUB – see Exhibit 12A)

Brian McHale stated he is perfectly fine with this plan. He felt there was a public comment about this. If you cannot have large format signs here, where can you have it? He

thinks it is directed towards pedestrians. He doesn't think we should kill it. Market Street is a disaster. If this is what it takes to get the ball rolling, he is fine with that.

Gabriel Gottleb asked why is it going from 7th to 13th Streets. He thinks it would be better from 8th to 12th Streets. At 7th Street there are a lot of nice historic buildings. You would want to revitalize 8th and Market, the Girard Estates Buildings. If it would be at all possible to amend the Bill to 8th and 12th, it would fix the problem and would not have a detrimental effect on the historic buildings.

A brief question and answer session ensued between Mr. Syrnick, Mr. Mondlak, Mr. Gregorski, Ms. Rogo Trainer, Mr. Greenberger, Ms. Miller, Mr. Gallery, Mr. Eiding, and Ms. Ruiz.

Mr. Abernathy left at 4:15pm.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Eiding, the City Planning Commission approves Zoning Bill No. 100720.

Ms. Miller and Mr. Syrnick opposed it.

13) Property Bill No. 110441: Authorizing the Commissioner of Public Property to convey 1628 Fitzwater Street to PAID for subsequent resale (Introduced by Councilmember Tasco for Council President Verna on May 26, 2011).

Martine Decamp, Development Planning Division, stated this Bill will permit the City to transfer a property for fair market value for the development of a single-family dwelling. If it doesn't get developed over a year, it reverts back to the City. The Planning Commission staff recommendation is approval.

Upon motion by Mr. Lee, seconded by Mr. Eiding, the City Planning Commission approves Property Bill No. 110441.

14) Streets Bill No. 110311: Authorizing 600 North Broad Associates, L.P. to construct, own, and maintain various encroachments in the right-of-way adjacent to the south footway of Mount Vernon Street between Broad and N. 15th Streets (Introduced by Councilmember Clarke on April 14, 2011).

Ms. Chiu stated the Commission saw this Bill last month. The Bill stays as it is. Since the last meeting we have met with the developers. There will not be a handicapped ramp. Streets Department is making them fix the cracked sidewalk. There will be a handrail and a buzzer for wheelchair access.
22 ft. or less

The Planning Commission staff recommendation is approval.

Mr. Greenberger asked why the vestibule is sticking out.

Ms. Chiu replied in order to have the double doors to open out for wheelchairs.

Mr. Syrnick replied it was better than what he saw last month.

Mr. Greenberger replied it is a dead block, and it is interested in fixing up a dead block.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approves Streets Bill No. 110311.

Ms. Rogo Trainer opposed it.

15) Final Plat Revision for the Naval Yard: To subdivide 5- acre (7II) and 2.4-acre (7JJ) tracts of land from Parcel 7, and a 7.6-acre (8E) tract of land from Parcel 8 for the development of a commercial office building.

Mr. Lee recused himself and left at 4:43pm.

Ms. Chiu stated the purpose of this Final Plat Revision to create 3 parcels. It will create more subdivisions for Glasko Smith Kline will be moving down to this site, a future hotel, and proposed office building. The parking lot will have 900 parking spaces and LEED standards. The Planning Commission staff recommendation is approval.

Mr. Greenberger replied we will be seeing more of this as the Navy Yard has more development.

Upon motion by Mr. Syrnick, seconded by Mr. Eiding, the City Planning Commission approves the Final Plat Revision for the Naval Yard: To subdivide 5- acre (7II) and 2.4-acre (7JJ) tracts of land from Parcel 7, and a 7.6-acre (8E) tract of land from Parcel 8 for the development of a commercial office building.

Mr. Syrnick adjourned the City Planning Commission Meeting of June 14, 2011 at 4:45pm.

SUMMARY

1) Approval of the Minutes of the May 17, 2011 and June 7, 2011 meetings. Approved

2) Executive Director's Update.

3) Presentation of *Get Healthy Philly Partnership Efforts: Year 1* (Presented by Clint Randall). Presented

4) Presentation of the *Upper Holmesburg Neighborhood Goals and Strategies Report* (Presented by Ian Litwin). Presented

5) *Information Only: Mixed-use development proposal for the former AAA Building at 2040 Market Street* (Presented by Stephen Varenhorst Architects) Presented

6) Streets Bill No. 110436: Authorizing Kimmel Center, Inc. to construct, own, and maintain various encroachments in the public right-of-way on the south sidewalk of Spruce Street between Broad and 15th Streets (Introduced by Councilmember Tasco for Council President Verna on 5-26-11; Presented by Sarah Chiu) Approved

7) Blight Recertification for East Mill Creek section of West Philadelphia (Presented by Andrew Meloney). Approved

8) Temple University IDD Amendment authorizing the construction of a mixed-use parking structure on the block bounded by 11th, Warnock, and Berks Streets, and Montgomery Avenue (Presented by Martin Gregorski) Approved

9) Zoning Bill No. 110381: Zoning remapping for the area bounded by 5th, 6th, Master, and Jefferson Streets (Introduced by Councilmember Sanchez on 5/12/11; Presented by Martin Gregorski) Approved

10) Zoning Bill No. 110382: Zoning remapping for the area bounded by Dupont and Lawnton Streets, Green Lane, and Ridge Avenue (Introduced by Councilmember Jones on 5/12/11; Presented by Martin Gregorski)
Request 45 days to review & to allow ZBA to complete deliberations

11) Zoning Bill No. 100678: Amending the Zoning Code by adding a new Section entitled "I-95 Condemnation Corridor," to permit the relocation of non-accessory advertising signs as part of the widening of the Delaware Expressway (Introduced by Councilmembers DiCicco and Brown on 10/21/10; Presented by Paula Brumbelow) Approved w/additional amendment to prohibit relocation of any sign support structure or sign face within 300 ft. of any residentially-zoned property.

12) Zoning Bill No. 10720: Creation of a "Commercial Advertising District" to permit large format signs along Market Street between 7th and 13th Streets (Introduced by Councilmember DiCicco on 10/28/10; Presented by Martin Gregorski). Approved as amended

13) Property Bill No. 110441: Authorizing the Commissioner of Public Property to convey 1628 Fitzwater Street to PAID for subsequent resale (Introduced by Councilmember Tasco for Council President Verna on 5/26/11; Presented by Martine Decamp). Approved

14) Streets Bill No. 110311: Authorizing 600 North Broad Associates, L.P. to construct, own, and maintain various encroachments in the public right-of-way on the south sidewalk of Mount Vernon Street between Broad and N. 15th Streets (Introduced by Councilmember Clarke on 4/14/11; Presented by Sarah Chiu). Approved

15) Final Plat Revision for the Naval Yard: To subdivide 5-acre (7II) and 2.4-acre (&JJ) tracts of land from Parcel 7, and a 7.6-acre (8E) tract of land from Parcel 8 for the development of a commercial office building (Presented by Sarah Chiu) Approved

EXHIBIT 8A

W. CURTIS THOMAS, MEMBER
301 IRVIS OFFICE BUILDING
P.O. BOX 202181
HARRISBURG, PENNSYLVANIA 17120-2181
PHONE: (717) 787-9471
FAX: (717) 787-7297

530 WEST GIRARD AVENUE
PHILADELPHIA, PENNSYLVANIA 19123
PHONE: (215) 560-3261
FAX: (215) 560-2152

House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

CHAIRMANSHIP
DEMOCRATIC CHAIRMAN,
HOUSE URBAN AFFAIRS COMMITTEE
COMMITTEES
DEMOCRATIC POLICY COMMITTEE
COMMERCE COMMITTEE
GAMING OVERSIGHT
SPECIAL APPOINTMENTS
MEMBER, EXECUTIVE COMMITTEE, NATIONAL CONFERENCE OF STATE LEGISLATURES
MEMBER, NCSL, COMMITTEE ON COMMERCE, TECHNOLOGY AND FINANCIAL INSTITUTIONS
MEMBER, SPEAKER'S LEGISLATIVE REFORM COMMISSION, PA HOUSE OF REPRESENTATIVES
MEMBER, COUNCIL ON STATE GOVERNMENTS
TRUSTEE, LINCOLN UNIVERSITY
MEMBER, JOINT STATE GOVERNMENT COMMISSION ON REAL PROPERTY
MEMBER, JOINT STATE GOVERNMENT COMMISSION ON STROKE PREVENTION

June 14, 2011

Mr. Alan Greenberger, FAIA
Chairman, Philadelphia City Planning Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: Agenda item # 8 for June 14, 2011 – Temple University IDD Amendment

Dear Chairman Greenberger:

The purpose of this letter is to express my strong opposition to Agenda item # 8 scheduled for the June 14th meeting of the Philadelphia City Planning Commission. I am very concerned that this item, which would authorize the construction of a mixed-use parking structure on the block bounded by 11th, Warnock, and Berks Streets, and Montgomery Avenue, will cause serious harm to residents in the community surround the proposed development.

The site in question was originally included in a Charrette agreement between Temple University and the Norris Homes community. Subsequent to that agreement, construction of student residential parking facilities has disrupted the established neighborhood and many residents have been forced to find other living arrangements. If Temple's plan is allowed to proceed as proposed, it will irreparably alter the aesthetics of the community and further cut off and isolate long time residents.

Although Temple University has begun outreach to select community leadership in these neighborhoods, it is still too soon to approve this project. I am respectfully requesting that the Philadelphia City Planning Commission table this proposal until such time as a substantive public conversation has been held regarding Temple University's long and short term expansion plans and what steps will be taken to mitigate their impact on long term residents in the surrounding communities. As the State Representative of the proposed expansion site and adjacent areas, I am prepared to step forward and facilitate a public conversation before this project should be approved.

I will be able to support this proposal after Temple's long and short-term expansion plans have been publicly vetted and arrangements to preserve the integrity of well established communities in the area have been reached. Although Temple has made positive steps towards being a good neighbor and community partner, I must request that Agenda item # 8 be indefinitely tabled.

Thank you for your consideration.

Sincerely,

Representative W. Curtis Thomas
State Representative,
181st Legislative District

PRINTED ON RECYCLED PAPER

Cc:
Joseph Syrnick, Vice-Chairman, PCPC
Rob Dubow, Commissioner, PCPC
Patrick J. Eiding, Commissioner, PCPC
Bernard Lee, Esq, Commissioner, PCPC
Elizabeth K. Miller, Commissioner, PCPC
Richard Negrin, Commissioner, PCPC
Nilda Iris Ruiz, Commissioner, PCPC
Nancy Rogo Trainer, AIA, AICP, LEED™ AP, Commissioner, PCPC
Gary J. Jastrzab, Executive Director, PCPC
Ann Weaver Hart, President, Temple University
Priscilla Woods, Executive Director, Yorktown CDC

EXHIBIT 8B

NORRIS HOMES TENANTS ASSOCIATION
1950 North 10th Street
Philadelphia, PA 19122

June 6, 2011

Gary Jastrzab, AICP, Executive Director
Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Dear Mr. Jastrzab:

As the President of the Norris Homes Tenants Association, I am offering support to Temple University for its plans to build a mixed use garage on the block bound by Montgomery Avenue, 11th Street, Berks Street and Warnock Street. I respectfully request that the Planning Commission approve Temple's request for the amending of its Institutional Development District (IDD) designation to accommodate this project.

I represent Norris Homes, the residential community closest to the parcel of land that will be used for the garage. I wholly support this project because it will result in additional parking for the students and staff on Temple University's North Philadelphia Parking. The increase in on-campus parking will decrease the parking by students in the Norris Homes area.

In conclusion, I respectfully ask again that the Planning Commission support Temple's request to amend its Institutional Development District designation.

Sincerely,

Diane L Gass

Diane Gass

President

EXHIBIT 8C

JEFFERSON MANOR HOMEOWNERS' ASSOCIATION

1529D N. Eleventh Street
Philadelphia, PA 19122

Ruby Miller, Vice-President *Roberta Faison, President* *Donna H. Jones, Treasurer*
Gussie Martin, Secretary *Shirley Duncan, Board Member*

June 6, 2011

Gary Jastrzab, AICP, Executive Director
Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Dear Mr. Jastrzab:

As the President of the Jefferson Manor Homeowners Association, I am offering support to Temple University for its plans to build a mixed use garage on the block bound by Montgomery Avenue, 11th Street, Berks Street and Warnock Street. As such, I respectfully request that the Planning Commission approve Temple's request for the amending of its Institutional Development District (IDD) designation to accommodate this project.

I support this project because there is a vital need to create additional parking for Temple staff and students. The increase of student population at the university has resulted in problems with off-campus parking issues in Jefferson Manor. The construction of the garage will greatly alleviate these concerns, as the students and staff will have additional parking resources on Temple's Main Campus.

In conclusion, I thank you for your consideration of this matter and again urge the Planning Commission to favorably consider the amending of Temple's Institutional Development District designation.

Sincerely,

Roberta Faison

Roberta Faison

President

EXHIBIT 8 D

BEECH COMPANIES

Beech Interplex, Inc.
Beech Business Bank
Beech Community Services
Alston-Beech Foundation

June 6, 2011

Gary Jastrzab, AICP
Executive Director
Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

RE: Temple University IDD Amendment

Dear Mr. Jastrzab:

As the President of Beech Interplex, I am offering support to Temple University for its plans to build a mixed use garage on the block bound by 11th, Berks and Warnock Streets and Montgomery Avenue. As such, I respectfully request that the Planning Commission approve Temples request to amend its Institutional Development District (IDD) designation to accommodate this project.

I support this project because there is a critical need to create additional parking for Temple staff and students. The increase in the student population in the Main Campus area has exacerbated parking issues. The construction of the 1,070 space garage should reduce parking problems, because students and staff will have additional parking resources on temple's Main Campus.

In conclusion, I thank you for your consideration of this matter and again urge the Planning Commission to favorably consider Temple University's request to amend its Institutional Development District.

Sincerely,

Kenneth Scott

Kenneth Scott
President

Cc: The Honorable Darrell Clarke
Kenneth E. Lawrence, jr.

1510 CECIL B. MOORE AVENUE, SUITE 300, PHILADELPHIA, PA 19121
(215) 762-8824 * FAX (215) 763-6822
www.beechinterplex.com

TEMPLE
UNIVERSITY

EXHIBIT 8E

June 7, 2011

Office of Community Relations
1509 Cecil B. Moore Avenue, 2nd Floor
Entertainment and Community
Education Center (ECEC)
Philadelphia, PA 19121

phone 215-204-7913
fax 215-204-6676
web www.temple.edu

Gary Jastrzab, AICP
Executive Director
Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: **Temple University IDD Amendment**

Dear Mr. Jastrzab:

This correspondence is provided in response to the letter dated May 16, 2011 from Priscilla Woods concerning the amendment to the Institutional Development District, which would allow for development on the block bounded by 11th, Warnock, and Berks Streets, and Montgomery Avenue.

As Temple proceeds with implementation of the 20/20 framework we are making every effort to inform the surrounding communities and secure their input and feedback concerning development plans. In Fall 2010, Temple University met on several occasions with community stakeholders to share information regarding the 20/20 framework. We specifically focused on the proposed developments that are likely to have the most immediate impact on the community, namely the residence hall and dining facility at Broad Street and Cecil B. Moore Avenue, and the Montgomery Street parking structure. The specific meetings at which the proposed parking structure was discussed include the following:

- September 1, 2010. William Bergman, Chief of Staff and Andrea Swan, Director of Community and Neighborhood Affairs for Temple met with Willie DeShields, President of the Yorktown Community Organization and Priscilla Woods.
- September 13, 2010. The university hosted a Community Campus Council (east side) meeting that was attended by 18 resident leaders and stakeholders.
- September 14, 2010. The university hosted a Community Campus Council (west side) meeting that was attended by 17 stakeholders.
- October 5, 2010. The Jefferson Manor Homeowners' Association hosted a meeting for the university that was attended by approximately 55 people.
- October 7, 2010. The Yorktown Community Organization hosted a meeting for the university that was attended by approximately 45 people.

To document that local civic organizations are in support of the parking structure, attached please find letters of support from the Jefferson Manor Homeowners' Association, Norris Homes Tenants' Council and Beech Interplex. Rather than having concerns about the proposed development, other community organizations are enthusiastic because existing parking challenges should be alleviated.

In addition to maintaining open lines of communications with the community, Temple is committed to exerting a positive economic impact on its North Philadelphia neighborhood. As a result, the university is developing several initiatives or strategies that will benefit the surrounding community. We are establishing the 20/20 Scholarships to help increase the number of students residing in the area immediately surrounding Main Campus who have college degrees. Similarly, we desire to promote and facilitate employment of residents residing in the university area and will place an emphasis on recruiting area residents for the South Gateway project. These are just two examples of the many ways in which Temple seeks to be a good neighbor.

I hope this letter allays any concerns you have about the parking structure, and that the Planning Commission will vote to approve amendment of the IDD.

Sincerely,

Beverly Coleman
Assistant Vice President
Community Relations and
Economic Development

cc: The Honorable Darrell Clarke
Kenneth E. Lawrence, Jr.

EXHIBIT 11A

SCRUB
PUBLIC VOICE for PUBLIC SPACE

1315 Walnut Street, Suite 1605
Philadelphia, PA 19107
215.731.1775
215.732.5725 fax
publicvoiceforpublicspace.org

June 14th, 2011

Alan Greenberger, FAIA, *Chairman &*
Members Philadelphia City Planning Commission
Philadelphia City Planning Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, Pennsylvania 19102

Re: Bill # 100678 Recommended Amendment

Dear Chairman and Distinguished Members of Philadelphia City Planning Commission;

Thank you for your careful consideration of Bill #100678, the I95 Expansion bill. The recent amendments accomplish much in applying the current zoning code to the relocated structures. Although we are very pleased with the amendments to this bill (see comments below), we have a few concerns, along with a suggested solution.

Positive impact of amendments;

-Maintaining the distancing requirement between outdoor advertising structures at 500 feet
-Maintaining static illumination vs. digital, changing message signs
-Ensuring that there is no interference with Penn DOT signage or distracting factors for drivers

What's missing

-Distancing from residential areas
-Distancing from parks, churches, schools
-Community input/involvement

This bill could have the unintended consequence of placing a billboard in an industrial or commercial zoned area that happens to sit adjacent to a residential neighborhood, park, church or school. Without distancing requirements, a billboard that was adjacent to a home will be allowed to relocate potentially to a more noisome location, as long as that location is as far from residentially zoned property as the sign before relocation. The bill does not reference the distancing requirements of a billboard currently situated next to a park, school or church.

SCRUB would propose an additional amendment as a solution to some of the areas not addressed. We recommend a requirement of 90 day notice in the form of a letter to any resident, park, church or school within 1000 feet of property intended for acquisition for outdoor advertising use. Notice should also be posted at the site to ensure neighbors and community groups have the opportunity to inquire and ask questions regarding the relocation and reconstruction.

In addition SCRUB has some concerns regarding the long term strategy being applied in this instance. One of our concerns is the remainder of I95. Does this mean the same for the remainder of I95? There are many billboards along I95 as one drives in from the airport...does keeping billboards fit within the city's plan for the major gateways of our city?

Our final concern is with regards to the eventual removal of the signs. If it is found by the neighbors, local community groups, parks groups that billboards are blighting neighborhoods or particular parcels of land,how will get these signs be removed, from a legal perspective. Indeed, as the 2006 Baker inventory of outdoor advertising structures in the city of Philadelphia determined, over ten percent of outdoor advertising in the city is not evidently permitted. What legal effect this bill would have on such relocated structures as were illegal or nonconforming before relocation needs to be clarified. SCRUB suggests adding language that any and all claims available against the legality of outdoor advertising prior to relocation remain available notwithstanding relocation.

Thank you for your consideration,

Mary Tracy

EXHIBIT 12A

June 14th, 2011

SCRUB
PUBLIC VOICE for PUBLIC SPACE

1315 Walnut Street, Suite 1605
Philadelphia, PA 19107

215.731.1775
215.732.5725 fax

publicvoiceforpublicspace.org

Alan Greenberger, FAIA, *Chairman &*
Members Philadelphia City Planning Commission
Philadelphia City Planning Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, Pennsylvania 19102

Re: Bill # 100720 Request for additional time

Dear Alan and Distinguished Members of Philadelphia City Planning Commission;

Thank you for your careful consideration of Bill #100720. This is an exciting time for Philadelphia with the upcoming improved new zoning code, the implementation of Plan 2035 as well as the ongoing work of the Mayor's office and the Planning commission bringing Philadelphia into it's future with sustainability, environmental focus and continuous investment in our cities treasures (Fairmount park, the Parkway, the Naval Yard, the visitor's center, Washington's house to name just a few).

SCRUB has several concerns regarding Bill # 100720, we have briefly outlined them below and request that more time be given prior to the passage of this bill to address these concerns.

- Lack of community input to the process – check with citizens to ensure that whatever is built will attract them
- Lack of any type of Health Impact Assessment (there's no legal requirement for this; therefore you need to explain why it is necessary and the harm of not doing it)
- Contrary to the process and proposal of Plan2035, as well as the district planning process recently underway, thus circumventing meaningful neighborhood input on the controversial issue of signage
- Lack of energy utilization estimates, gages on brightness, and the estimated cost of owning and operating one of the large format signs. there's no legal requirement for this; therefore you need to explain why it is necessary and the harm of not doing it & since the city doesn't have to pay the electric bill, why should it matter?)
- Inconsistent with recommendations proposed by the ZCC signage committee.
- Lack of clear standards regarding the removal of signs if residents and citizens determine that large format signs are not the future of Market East
- Lack of clear standards to remedy trespass by light or nuisance created by billboards Note that St. James Place and other properties will potentially have very bright signage directed at their windows 24/7.

We request additional time to work through the outstanding issues and propose solutions. One of which may be a pilot approach, allowing large format signs on the neediest structures or on select target blocks along the Market Street corridor.

Regards,
Stephanie Kindt