

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR 7/19/2016

PRESENT:

Anne Fadullon, Chair
Duane Bumb, Representing Harold T. Epps
Christopher Rupe, Representing Michael DiBerardinis
Peilin Chen, 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 on Tuesday, July 19, 2016, at 1:10 p.m.

1. Approval of the Meeting Minutes.

Upon the motion made by Cheryl Gaston, seconded by Maria Gonzalez, the City Planning Commission voted to approve the Meeting Minutes for Tuesday, May 17, 2016, and Tuesday, June 14, 2016.

2. **Executive Director's Update**

PCPC and CDR Meeting Update

- The next CDR meeting is Tuesday, August 2, 2016, at 1:00 p.m.
- The next PCPC meeting is Tuesday, August 16, 2016, at 1:00 p.m.
- RCO Registration: The deadline for RCO registration application is July 31st.

Philadelphia2035 Public Meetings

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):

There are no Redevelopment Agreement recommendations for administrative approval.

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. 160672 authorizing a sidewalk café at 1523-27 Frankford Avenue (Introduced by Councilmember Greenlee for Council President Clarke on June 16, 2016).

PCPC Outstanding Staff Award for Spring 2016

I am very pleased to announce that there are dual winners for the Spring 2016 Outstanding Staff Award. They are David Fecteau and Jack Conviser. This is a joint award to Dave and Jack for their efforts to consolidate agency materials and manage floor reorganization prior to and during the Historical Commission's move.

Staff Presentation:

3. **Philadelphia2035 Upper North District Plan Update (Presented by Matt Wysong).**

Matt presented the Upper North District Plan Update. He gave details of the Upper North District's neighborhoods, provided information from the public meetings that were held, and shared some of the priority recommendation for the district.

The district is located on the far north end of Broad Street, and borders Montgomery County; it shares a shopping corridor with Cheltenham. Some of the neighborhoods are Olney, Logan, and Cedarbrook.

The core of the district is institutional, it includes; LaSalle University, Einstein Medical Center, Central, and Girls High School. The three main community centers and retail areas are Broad and Olney, the Fifth Street commercial corridor, and One and Olney Plaza. There is also the transportation hub at Broad and Olney which is the 2nd busiest in the city.

The strengths of the district are One and Olney Plaza, LaSalle University, Fern Rock Transportation Center, and Einstein Medical Center; the weaknesses are; Broad and Olney, Logan Triangle, and Tacony Creek Park. The focus areas are indicated as Broad Street and Old York Road throughout the district, and three nodes: Logan business area, Broad and Olney, and Broad and 66th Avenue.

The priority recommendations for the district under the themes Thrive, Connect, and Renew were given. A few of these recommendations are to stabilize and renew housing, address dangerous intersections, and to create open space and protect historic assets.

The final public meeting will be held in middle September; the meeting will have an open house format, and the focus will be on the final draft plan for the district.

4. **Action Item: Acceptance of Walnut Hill Community Plan (Presented by Martine Decamp).**

The Walnut Hill neighborhood is located in The University City/Southwest District and is bounded by Market Street, 45th Street, Spruce Street, and 52nd Streets.

From time to time, neighborhoods will initiate their own plan. PCPC works with the neighborhoods to make sure the plans are consistent with the city's goals. Members of the Planning staff played a role on the steering committee for the Walnut Hill Neighborhood Plan.

Various community meetings were held in addition to three public meetings for the Walnut Hill Community Plan, of which, over 500 people attended. Research conducted in the district shows that there are environmental issues of abandoned properties and blight; however, the crime rate has gone down. One of the goals for improvements to the community is commercial corridors, in particular, the 52nd Street commercial corridor.

The staff recommendation is acceptance.

Upon the motion made by Patrick Eiding, seconded by Duane Bumb, the City Planning Commission voted to accept the Walnut Hill Community Plan.

5. **Action Item: ZBA Calendar 27634 for 4300-4326 Ridge Avenue (CDR Committee review on 5/31/2016; ZBA Hearing: August 10, 2016; Presented by Jack Conviser).**

Jack Conviser presented ZBA Calendar 27634 that will allow several variances for a development proposed by the applicant to be 6 stories, 206 units, ground floor retail and 194 accessory parking spaces.

The building will be constructed in the East Falls neighborhood at 4300-4326 Ridge Avenue, bounded by Ridge Avenue, Calumet Street, and Kelly Drive. Four variances are being requested for width, lot coverage, use, and access that were explained in detail.

The CDR Committee noted that the strengths of the project were the three sides of active frontage, concealed parking, and the use of green walls; the concerns recommended more windows, a reduction in the length of the building, more color to reduce the building monotony, and more accessible bike storage. The zoning for this project was changed from Commercial Mixed Use 2.5 to Commercial Mixed Use 3 since the Civic Design Review was conducted on May 31, 2016.

The proposed development is consistent with the recommendation of the district plan; it encourages new development that adheres to the community vision and uses zoning to incentivize mixed-use development along commercial corridors and near public transportation.

The staff recommendation is approval.

Upon the motion made by Patrick Eiding, seconded by Maria Gonzalez, the City Planning Commission voted to approve the staff recommendation. Nancy Rogo Trainer opposed the vote on this item.

6. **Action Item; ZBA Calendar 28112 for 600-24 North 5th Street (CDR Committee review on 7/5/16; ZBA August 10, 2016; Presented by Jack Conviser).**

Jack Conviser presented ZBA Calendar No. 28112 for two use variances and variances for bicycle and handicapped parking.

The site is located in the Northern Liberties and West Popular neighborhood and is between Fairmount Avenue, and Spring Garden, 5th and 6th Streets. It is approximately 1.3 acres and the current zoning is Commercial Industrial Mixed-Use (ICMX). Green Street is stricken but is still an easement in the former right-of-way.

Jack provided the details of access to pedestrian walkways, common open space and common drives available to residents. He noted the favorable feedback that RCO's received from their community meeting in June. Some of the concerns of the proposed plan were the lack of access for emergency vehicles, the placement of egress wells, elimination of blind turns, green certification such as Leadership in Energy and Environmental Design (LEED).

The Plan is consistent with the Citywide Vision in its repositioning former industrial sites for new users.

The staff recommendation is approval.

Upon the motion made by Nancy Rogo Trainer, seconded by Patrick Eiding, the City Planning Commission voted to approve the staff recommendation. Maria Gonzales opposed the vote on this item.

7/19/16

7. **Action Item; Zoning Bill No. 160516 remapping to the “SP-INS” Special Purpose Institutional district an area bounded by Henry Avenue, Coulter Street , School House Lane, Wissahickon Avenue, and Lincoln Drive; and an area bounded by Henry Avenue, Warden Drive, Calumet and Merrick Streets, Gypsy and School House Lane; and adopting a Master Plan for Philadelphia requested an additional 45 days to review on June 14, 2016; CDR Committee review on 7/5/2016; Presented by Paula Brumbelow).**

Paula Brumbelow presented Zoning Bill No. 160516 that will change the zoning of the Philadelphia University campus to Institutional Special Purpose (SP-INS) and adopt the University’s Master Plan.

Ms. Brumbelow explained the process for implementing a master plan and the standards used by the City Planning Commission when reviewing a master plan. She indicated that future building projects must comply with all other associated regulations, for example, district area boundaries, gross floor area, and stormwater management, erosion and sediment control along with any environmental overlays including the Wissahickon Watershed and steep slopes etc.

At the CDR on July 5, 2016, the Committee provided several findings for the proposed development; a few of the considerations were under the following headings: site context, traffic and transportation, environmental regulations. Ms. Brumbelow noted that the master plan refers to the building box, not the specific design of buildings at this early stage. A new buildings will need to go before the CDR process.

The applicant received support from the East Falls Community Council

The staff recommendation is approval.

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

8. **Action Item; Zoning Bill. 160680 remapping an area bounded by Jackson and Broad Streets, the Schuylkill Expressway (I-76), Vare and Passyunk Avenues, and 24th Street (Introduced by Councilmember Johnson on June 16, 2016; Presented by Paula Brumbelow).**

Paula Brumbelow presented Bill No. 160680 to remap areas in the Girard Estates, South Planning district. The staff worked with the community to come up with proposed zonings. One of the significant zoning changes will strengthen residential neighborhoods by removing vacant corner stores. Making corrective zoning by changing Residential Multi-Family (RM-1) properties to the current zoning of Residential Single Attached (RSA-5) will protect single-family neighborhoods; changing to Commercial Mixed-Use (CMX-3) will reflect the current business use.

The recommended changes are in accord with the recommendation of the South District Plan. Therefore, the staff recommendation is approval.

Upon the motion made by Patrick Eiding, seconded by Nancy Rogo Trainer, the City Planning Commission voted to approve the staff recommendation.

7/19/16

9. **Action Item; Zoning Bill No. 160681 remapping an area bounded by Front, York, Howard, and Berks Streets (Introduced by Councilmember Quñiones Sánchez on June 16, 2016; Presented by David Fecteau).**

David Fecteau presented Zoning Bill No. 160681 to remap areas in the Norris Square/West Kensington, Lower North Planning District. The remapping will focus on areas under the Market-Frankford Line, changing some Neighborhood Commercial Mixed-Use (CMX-2) to Neighborhood Commercial Corridor Mixed-Use (CMX 2.5).

One of the ways the remapping will be used is to facilitate the development of former banks and vacant lots. The bill advances the goals of the Philadelphia2035 Lower North District Plan.

The staff recommendation is approval.

Upon the motion made by Patrick Eiding, seconded by Maria Gonzalez, the City Planning Commission voted to approve the staff recommendation.

10. **Action Item; Streets Bill No. 160616 authorizing metal railing encroachments at 1002-16 South 17th Street (Introduced by Councilmember Johnson on June 9, 2016; Presented by Sarah Chiu).**

Sarah Chiu presented Bill No. 160616 that will allow the property owner of the building located at 1002-16 South 17th Street to construct a metal railing around the egress wells of the building. This proposal creates less than six feet of walking space and does not comply with the complete streets standard.

The staff recommendation is not to approve Bill No. 160616.

Upon the motion made by Nancy Rogo Trainer, seconded by Joseph Syrnick, the City Planning Commission voted to approve the staff recommendation, not to approve Bill No. 160616.

11. **Action Item: Streets Bill No. 160684 striking Webb Street from Huntingdon Street to a point 100 feet to the southwest (Introduced by Councilmember Squilla on June 16, 2016, Presented by Sarah Chiu).**

Sara Chiu presented Bill No. 160684 involving changes in the city street plans for a proposal of eleven single-family homes. The property was previously occupied by a church, and a subsequent club, but is now being demolished.

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 recommendation. Nancy Rogo Trainer voted to oppose the bill.

7/19/16

12. **Action Item: Streets Bill No. 160685 authorizing an elevated patio encroachment in two parts at 1549 South 13th Street (Introduced by Councilmember Squilla on June 16, 2016; Presented by Sarah Chiu).**

Sarah Chiu presented Bill No. 160685 allowing the construction of two sets of elevated patios on the sidewalk at 1549 S. 13th Street with 36-inch railings. The patios will leave six feet of sidewalk space; the structure will be permanent unlike tables and chairs, and will be located one block away from the Broad Street Line subway and near a public bus stop. It was indicated by the Commission that the patio did not offer wheelchair access.

The staff recommendation is not to approve Bill No. 160685.

Upon the motion made by Nancy Rogo Trainer, seconded by Patrick Eiding, the City Planning Commission voted to approve the staff recommendation, not to approve Bill No. 160685.

13. **Revision of Final Plat: Proposed Parcel "7 V V" for Philadelphia Navy Yard Central Green (Presented by Keith Davis).**

Keith Davis presented the revision of a final plat to create parcel "7V V"/Central Green from parcel 7. The parcel is 4.9 acres and currently zoned Commercial Mixed-Use (CMX-3). The area has many amenities for nearby businesses: bocce ball court, a walking course, benches, and landscaping.

The staff recommendation is approval.

Upon the motion made by Nancy Rogo Trainer, seconded by Patrick Eiding, the City Planning Commission voted to approve the staff recommendation.

SUMMARY

1. Approval of the Meeting Minutes for Tuesday, May 17, 2016 and Tuesday, June 14, 2016

Recommendation Is Approval
2. Executive Director's Update.
3. **Philadelphia2035 Upper North District Plan Update (Presented by Matt Wysong).**

No Action Required
4. **Action Item: Acceptance of Walnut Hill Community Plan (Presented by Martine Decamp).**

Recommendation Is Acceptance
5. **Action Item: ZBA Calendar 27634 for 4300-4326 Ridge Avenue (CDR Committee review on 5/31/2016; ZBA Hearing: August 10, 2016; Presented by Jack Conviser).**

Recommendation Is Approval
6. **Action Item; ZBA Calendar 28112 for 600-24 North 5th Street (CDR Committee review on 7/5/16; ZBA August 10, 2016; Presented by Jack Conviser).**

Recommendation Is Approval
7. **Action Item; Zoning Bill No. 160516 remapping to the "SP-INS" Special Purpose Institutional district an area bounded by Henry Avenue, Coulter Street, School House Lane, Wissahickon Avenue, and Lincoln Drive; and an area bounded by Henry Avenue, Warden Drive, Calumet and Merrick Streets, Gypsy and School House Lane; and adopting a Master Plan for Philadelphia requested an additional 45 days to review on June 14, 2016; CDR Committee review on 7/5/2016; Presented by Paula Brumbelow).**

Recommendation Is Approval
8. **Action Item; Zoning Bill. 160680 remapping an area bounded by Jackson and Broad Streets, the Schuylkill Expressway (I-76), Vare and Passyunk Avenues, and 24th Street (Introduced by Councilmember Johnson on June 16, 2016; Presented by Paula Brumbelow).**

Recommendation Is Approval
9. **Action Item; Zoning Bill No. 160681 remapping an area bounded by Front, York, Howard, and Berks Streets (Introduced by Councilmember Quiñones Sánchez on June 16, 2016; Presented by David Fecteau).**

Recommendation is Approval

10. **Action Item; Streets Bill No. 160616 authorizing metal railing encroachments at 1002-16 South 17th Street (Introduced by Councilmember Johnson on June 9, 2016; Presented by Sarah Chiu.**

Recommendation is not to Approve

11. **Action Item: Streets Bill No. 160684 striking Webb Street from Huntingdon Street to a point 100 feet to the southwest (Introduced by Councilmember Squilla on June 16, 2016, Presented by Sarah Chiu).**

Recommendation Is Approval

12. **Action Item: Streets Bill No. 160685 authorizing an elevated patio encroachment in two parts at 1549 South 13th Street (Introduced by Councilmember Squilla on June 16, 2016; Presented by Sarah Chiu).**

Recommendation is not to Approve

13. **Revision of Final Plat: Proposed Parcel "7 VV" for Philadelphia Navy Yard Central Green (Presented by Keith Davis).**

Recommendation Is Approval