

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR 8/16/2016

PRESENT:

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

Gary Jastrzab
Eleanor Sharpe

Executive Director
Deputy Executive Director

Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, July 19, 2016, at 1:05 p.m.

1. Approval of the Meeting Minutes.

Upon the motion made by Patrick Eiding, seconded by Cheryl Gaston, the City Planning Commission voted to approve the Meeting Minutes for Tuesday, July 19, 2016.

2. **Executive Director's Update**

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday, September 9, 2016, at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday, September 20, 2016, at 1:00 p.m.

PHILADELPHIA2035 PUBLIC MEETINGS

- **Upper North District Plan, 3rd Public Meeting:** Monday, September 12th from 6:00 until 7:30 p.m. at the Braemer Education Building at Einstein Medical Center, 5501 Old York Road.

The meeting will be an open house to showcase the draft plan and kick off the public comment period. Light refreshments will be served. The location is accessible from the Broad Street Line and free parking is available.

- **Far Northeast District Plan, 1st Public Meeting:** Wednesday, September 21st at the St. John Neumann Center for Rehabilitation and Healthcare, 10400 Roosevelt Boulevard, 6:30 p.m.

PCPC will present its research into existing conditions, as well as solicit feedback from the public using boards and a map exercise. The Far Northeast District Plan combines two planning districts, the Lower Far Northeast District and the Upper Far Northeast District, and includes all area of Philadelphia north of Pennypack Creek Park and west of Frankford Avenue.

CITIZENS PLANNING INSTITUTE

The CPI is gearing up for its 13th semester of classes. The application form for the Fall 2016 semester will be available on the CPI website on August 22nd, and the deadline for applying is September 19th.

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):

- Redevelopment agreement with 1620 Cecil B. Moore, LLC to acquire and construct a four story, 11-unit multi-household project with ground floor commercial at **1620-26 Cecil B. Moore Avenue** (North Philadelphia)
- Redevelopment agreement with 2501 American Real Estate, LLC for the construction of a food warehouse and distribution center encompassing **2501-25 N. American Street, 211-217 W. Cumberland Street, and 2502-2532 N. Phillip Street** (North Philadelphia)

- Redevelopment agreement with Xue X. Chen to acquire and rehabilitate the two story, single-family residential structure at **2324 S. Beulah Street** (no applicable redevelopment area plan)

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:

None.

3. **Action Item: Acceptance of Mt. Airy 2025 Plan (Presented by Brad Copeland and Sarah Blair, Mt. Airy USA).**

Ian Hegarty introduced the Mt. Airy 2025 Plan; the study area is bounded by Stenton Avenue to the East, E. Washington Lane to the South, Lincoln Drive to the West, Carpenter Lane and East Mt. Pleasant Avenue to the North. Brad Copeland, Sarajane Blair and Kim Massare of Mt. Airy USA, presented the plan to the Commission for acceptance.

The Mt. Airy 2025 Plan is the fourth in the graduated process of the plan's development. The Mt. Airy USA team's success in completing the plan is attributed to the guidance of a steering committee made up of neighborhood partners, community input, which played a significant role in the planning process, and funding by the Wells Fargo Reginal Foundation Neighborhood Planning Grant.

The planning process began with various meetings including three community meetings, steering committee meetings, and meeting with focus groups and key community stakeholders. The meetings were well attended and resulted in many big ideas for the district. The community identified six priority areas; a task force was designated to assist in creating recommendations for the identified areas.

The themes of the priority areas are; Retail & Commerce, for the support of a vibrant and clean commercial districts; Home & Housing, to preserve affordable housing and create strategies for blight removal; Safety & Place-making, will utilize the Philadelphia departments to create spaces for positive programs.

Areas that support community life cycles are: senior housing, to look at ways to age in place and match surplus housing with the current need; early childhood education to reinforce 2014 Mt. Airy School Coalition Program; youth engagement, allowing the youth of ages 14-24 to participate in the future of their neighborhood.

The staff recommendation is acceptance.

Upon the motion made by Joseph Syrnick, seconded by Patrick Eiding, the City Planning Commission voted to approve the staff recommendation to accept the Mt. Airy 2025 Plan.

4. **Action Item: Acceptance of Logan Neighborhood Plan (Presented by Jessie Lawrence, Philadelphia Redevelopment Authority).**

Ian Hegarty introduced the Logan Neighborhood Plan, which is a portion of the Upper North planning district and is located in an area bounded by Germantown Avenue, Stenton Avenue, Logan

Street, SEPTA Chestnut Hill East right-of-way, Wister Street, Chew/Olney Avenues, 6th Street, Roosevelt Boulevard, and Wingohocking Street.

Ian described the plan as a comprehensive economic and physical development plan, designed to guide investment and leverage resources. Jesse Lawrence presented the plan to the Commission for acceptance.

Mr. Lawrence provided demographics and history of the neighborhood's infrastructure and talked about the outreach process and the goals of the plan. He stated that there are three phases of the planning process, and funding is provided through the Wells Fargo Regional Foundation Planning Grant.

The outreach process included community events and three public meetings that were held in November of 2013, March of 2014 and September of 2015. The stakeholders and the steering committee played a key role in assisting the process, and both the Philadelphia Redevelopment Authority and City Planning were involved in the planning process.

The aim of the plan is to build on the assets that drive the neighborhood like LaSalle University, Einstein Medical Center, Central High School, and Philadelphia Girls High School. Areas that are highly utilized but are not in the best condition such as, the commercial corridors and busy SEPTA stations are also a priority.

The vision of the plan will be implemented by applying strategies that support six priority goals that were created to make major improvements in the district. The themes for the goals are; Housing Revitalization, which deals with vacancy; Community Safety & Blight Reduction, addresses crime and a perception of safety; Commercial Corridor Revitalization, Neighborhood Revitalization; involves creating access to fresh, healthy food, and provides access to parks. The redevelopment efforts for Logan Triangle began December 2013.

The staff recommendation is acceptance.

Upon the motion made by Nancy Rogo Trainer, seconded by Saskia Thompson, the City Planning Commission voted to accept the Logan Neighborhood plan.

5. Action Item: Acceptance of 30th Street Station District Plan (Presented by Natalie Shieh).

Martine Decamp introduced the 30th Street Station District Plan for acceptance, Natalie Shieh, and Danelle Hunter presented the plan.

Danelle talked about the effort that went into the implementation of the plans for the 30th Street Station. The plan's two-year process was launched in the summer of 2013 and completed in June of 2016. The steering committee included the City of Philadelphia, City Planning, the Philadelphia Streets Department, and the Office of Transportation and Infrastructure.

The plan is for a fully integrated mixed-use district that will bring the city and the Amtrak station together seamlessly. The plan takes into account that 30th Street Station is the third busiest station in the NE corridor. It houses SEPTA and NJ Transit commuter services, and local and regional bus, subway and trolley car routes.

The 11 million passengers reported in the fiscal year 2014 should double by 2040. The growing population encourages the future planning for 30th Street Station. Other positive contributors are the diverse and growing job market, the significant investment in the urban parks networks, the diverse neighborhoods adjacent to 30th Street Station, Powelton and Mantua, and Amtrak has 88 acres of rail yard available for development.

The outreach process for the plan was very successful. Efforts included the distribution of a newsletter, five open-house events with 200 in attendance at each meeting. The use of a project website resulted in over 15,000 website visits and 19,000 e-mails from the public. Forty-five stakeholders attended the various meetings and the leadership of nine community organizations assisted in gathering information to help identify the community's interests. Small businesses in the community were involved in preparation for future projects and solutions to some of the barriers that they may face.

Natalie Sheih shared the concepts of the vision for 30th Street Station. The main focus is to create a cohesive vision through the use of strategies that will connect the station to the neighborhood. The station has the potential to double its current capacity allowing opportunities such as; adding 40 acres of open spaces, offers 18 million square feet of private development, introduce new roads and bridges to allow a new way to connect to Center City and University City, and create 40,000 new jobs.

Natalie provided a site plan and described the proposed improvements that call for a series of enhancements intended to make the 30th street a special place to visit. Connection and traffic improvements include a new "front door" on Arch Street, improved traffic circulation at the I-76 access point, safety for easy access for pedestrian and cyclist, long-term transit service from 30th Street Station to Drexel Park, to the zoo. Public realm investments include a dedication of open space, a promenade, and a station plaza to balance passenger access and social interaction.

The completion date for the plan is 2050; it is a seven-phase project, the first phase has a 15-year timeline. Support from the partnerships is the key to completion of the project by the timeline.

The staff recommendation is approval.

Upon the motion made by Cheryl Gaston, seconded by Patrick Eiding, the City Planning Commission voted to approve the staff recommendation. Joseph Synchronick and Nancy Rogo Trainer recused themselves from the vote on this item.

6. **Action Item: ZBA Calendar 27644 for 2621-27 Frankford Avenue (CDR Committee reviews on July 5 and August 2, 2016; ZBA Hearing: August 24, 2016; Presented by Matt Pickering).**

Matt Pickering presented ZBA Case # 27644 that proposes a five-story Residential-Commercial Mixed Use project. Matt provided the details of the proposed building that includes four floors of residential units above ground floor retail.

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The site has been rezoned recently from I-2 to IRMX, but the application is being evaluated under its former zoning, and the proposed building will require additional variances for use, parking, and loading. Changing the zoning to industrial Residential Mixed Use makes several of the requested variances moot.

The staff recommendation is approval.

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

7. **Action Item; ZBA Calendar 28104 for 4514-22 Woodland Avenue (CDR Committee reviews on August 2, 2016; ZBA Hearing August 17, 2016; Presented by Jack Conviser).**

Jack Conviser presented ZBA 28104 that proposes a six-story dormitory building with retail use on the ground level. The current zoning is Residential Multi-Family; several variances for use, dimension, parking & loading and signage are being requested to complete the proposed project.

The proposed building will be adjacent to the University of the Science campus; there are plans to change the zoning of the university to Special Purpose Institutional Master Plan District.

The proposed project strengthens the neighborhood centers which is consistent with the goals of the Citywide Vision theme, thrive.

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The staff recommendation is approval.

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

8. **Action Item; Property Bill No. 160617 authorizing the acquisition of 20.8 acres of land known as "Parcel G," bounded by Island and Bartram Avenues and I-95 (Introduced by Councilmember Johnson on June 9, 2016; Presented by Martine Decamp).**

Martine Decamp presented Property Bill No. 160617, authorizing 20.8 acres of vacant land to be acquired Philadelphia International Airport for future development possibilities.

The development of vacant land enhances the Lower Southwest District Plan and conforms to the Citywide Vision.

The staff recommendation is approval

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

Ms. Fadullon Adjourned the City Planning Commission of August 16, 2016, at 3:05 p.m.

SUMMARY

1. Approval of the meeting minutes for Tuesday, July 19, 2016

Recommendation Is Approval

2. Executive Director's Update.

3. Action Item: Acceptance of Mt. Airy 2025 Plan (Presented by Brad Copeland and Sarajane Blair, Mt. Airy USA).

Recommendation is Acceptance

4. Action Item: Acceptance of Logan Neighborhood Plan (Presented by Jessie Lawrence, Philadelphia Redevelopment Authority).

Recommendation Is Acceptance

5. Action Item: Acceptance of 30th Street Station District Plan (Presented by Natalie Shieh).

Recommendation Is Acceptance

6. Action Item: ZBA Calendar 27644 for 2621-27 Frankford Avenue (CDR Committee reviews on July 5 and August 2, 2016; ZBA Hearing: August 24, 2016; Presented by Matt Pickering).

Recommendation Is Approval

7. Action Item: ZBA Calendar 28104 for 4514-22 Woodland Avenue (CDR Committee review on August 2, 2016; ZBA Hearing: August 17, 2016; Presented by Jack Conviser).

Recommendation Is Approval

8. Action Item: Property Bill No. 160617 authorizing the acquisition of 20.8 acres of land known as "Parcel G," bounded by Island and Bartram Avenues and I-95 (introduced by Councilmember Johnson on June 9, 2016; Presented by Martine Decamp).

Recommendation Is Approval