

PHILADELPHIA CITY PLANNING COMMISSION  
Tuesday August 18, 2015

PRESENT:

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

Executive Director  
Deputy Executive Director

Gary J. Jastrzab  
Alan Urek

Chair Alan Greenberger convened the City Planning Commission meeting of August 18, 2015 at 1:09pm

**1. Approval of the meeting minutes for July 21, 2015**

Upon motion by Mr. Synchron, seconded by Ms. Ruiz, the City Planning Commission approved the meeting minutes for July 21, 2015,

**2. Executive Director's Update.**

- Next CDR meeting is scheduled for Tuesday, September 1, 2015
- Next PCPC Commission meeting Tuesday, September 15, 2015
- Both meetings will be held in the regular meeting room, One Parkway Building, 18-029 at 1:00 p.m.

Philadelphia2035 Public Meeting Update

- North Delaware District Plan First Public Meeting is scheduled for Thursday, August 13, 6:30-8:00pm, at the Holmesburg Recreation Center, 4500 Rhawn Street. The second meeting will be in October.

CPI Update

- CPI Update—Application period begins August 24 to September 18<sup>th</sup>. Applications for enrollment and class description are available at [citizensplanninginstitute.org](http://citizensplanninginstitute.org). More information can be obtained via e-mail to: [CPI@phila.gov](mailto:CPI@phila.gov)

Staff Recognition

- Summer 2015 Outstanding Staff Award – Sarah Chiu.

Redevelopment Items Recommended for Administrative Approval:

None

Legislative Items for Administrative Approval

None

**3. Action Item: Adoption of the Philadelphia2035 River Wards District Plan (Presented by Ashley Richards).**

Ms. Richards presented the River Wards District Plan to be adopted into the Philadelphia2035: Comprehensive Plan today 8/18/2015. An abridged overview of the plan is given regarding general information on the major neighborhoods and the district boundaries.

An account of the various way of outreach was given, the efforts included contacts through public meetings, Business Association meetings and meeting with community groups as well as social media connections for those who were unable to attend a meeting. There were over 100 comments from the on-line process and the overall public participation was a great success.

Final updates made to the priority recommendations are as follows: updates to the Connect theme included, a sub-recommendation preserving the historic and natural view in the reconstruction of the I-95 sound wall and Tulip Street, Emerald Street and the Viaduct underpass were added to Complete Streets improvements. New recommendations for the Renew theme are the implementation of programs to assist in preserving the immigrant heritage in Port Richmond and amend a recommendation removing Bridesburg/Irvine school, which was demolished, from the historic designation list. The Draft Plan and all of the public meeting summaries are available on the Philadelphia2035 web site.

Staff Recommendation for the Philadelphia2035 River Ward District Plan is Adoption.

Upon motion made by Joseph Syrnick, seconded by Patrick Eiding, the Philadelphia2035 River Wards District Plan was adopted into the Philadelphia2035 Comprehensive Plan.

**4. Staff Presentation: Philadelphia2035 “CONNECT” Implementation Update (Presented by David Kanthor)**

Mr. Kanthor talked about the implementation updates for Philadelphia2035 “Connect,” stating the elements that fall under the connect theme which are transportation and utility, with a concentration on public infrastructure.

DVRPC and MOTU will take part in a process to make improvements along Roosevelt Boulevard on a project that will address safety and frequency for traffic. An enhanced bus system is one consideration for an alternative form of transportation to assist in this initiative.

Other transit improvements include major plans for 30<sup>th</sup> Street Station that will be complete the summer 2016 and a proposed extension of the Broad Street Line to the Navy Yard. The full report will be available for review at the end of this year.

Bike and pedestrian studies have found ways to make improvement to roads for bicyclists and pedestrians through the realignment of roads and minimizing multiple lanes to add bike lanes. Plans for support of these improvements have identified a substantial amount of roads for new installment and repaving.

The unveiling of Dilworth Park was one of this year's highlights and the improvements continued to 15<sup>th</sup> Street Station and the concourse. There are more improvements to come for the new 15<sup>th</sup> Street, City Hall Station, and a major renovation project for Wayne Junction Station will be completed soon.

Some of the traffic and transit improvement projects that are in progress include, adding communication systems to enhance the trolley connections between University City and Center City. There will also be technological improvements on transit signals along Frankford Avenue to improve the flow of traffic.

The implementation of a project through MOTU to make improvements to all of the existing pedestrian transit shelters and to install an additional 300, will take place within the next few years. This effort supports pedestrian use and appeal for public transportation and offers an opportunity promote revenue through advertisement.

Utility recommendations focus on the commitments and agreements with utility providers for continued renewal of the city's interest. The Philadelphia Water Department will be using its resources to develop a plan for sewer and infrastructure improvements. Comcast's improvement focus is on the development of a renewed franchise, which provides the opportunity to expand the city's broadband access.

More information about improvements and implementations for the "Connect" initiative can be found at [Phila2035.com](http://Phila2035.com)

**5. Information Only Presentation: "Live! Hotel and Casino Philadelphia Master Plan at 900 Packer Avenue (Introduced by Marty Gregorski: Presented by Richard Hayden, Saul Ewing LLP)**

Mr. Gregoriski introduced the Live Hotel Casino Master Plan and gave general information on the location, some of the existing conditions and requirements needed to go forward with the proposed plan. He indicated that the development team was available to present the project on greater a detail.

This project is located in the South Philadelphia area at 900 Packer Avenue, the previous location of the Holiday Inn and is bounded by Packer Avenue, 10<sup>th</sup> Street, Darian Street and Hartranft. The Cordish Company is proposing a facility that includes a hotel, casino, dining and entertainment. To proceed with the plan, rezoning to accommodate Special Entertainment use is required and approvals to address some of the draft details in addition to the Master Plan are needed.

Mr. Richard Hayden introduced the project and the partnership between Parx Casino and the Cordish Company, located in Baltimore. Accompanying him was the CEO of

Greenwood Racing, Tony Ricci, COO of the Cordish Company, Zed Smith, and the Primary Architect, Eric Grey of BLT.

As a whole, the team talked about their investment in the project with the city's interest as a priority. A knowledge of the industry is noted by the ownership of major hotels and casinos (Parx, world-class hotel casino). The positive relationship with the city is indicated by their current business involvement, collectively: in the operation of the Turf Club, Xfinity Live, an annual bike race in the city and sponsorship of the Philly Pops. The project's details were presented in-depth and a handout cataloging the details was provided.

The Commission discussed details of the project regarding parking/garage, signage, landscaping and bike facilities.

The public made a few comments with concerns regarding the project. Ms. Peebles and Deacon Smith of Philadelphia Action Network provided a statement and requested communication prior to the review of the project before the commission. Mr. Paul Boni stated his concerns about issues directly related to gambling, such as addiction.

**6. Action item: ZBA Calendar No. 25301 for the construction of a 216 multi-family unit, mixed-use development with below-grade and surface parking at 401 Race Street (Civic Design Review on 7/7 and 8/4/2015; ZBA Hearing Date 8/26/2015: Presented by Ian Litwin).**

Mr. Litwin presented the site context and boundaries, stated there are two variances for height and loading, gave details on the amenities of the project, and proposed elevations. CDR has reviewed the project on two occasions on July 7<sup>th</sup> and August 4<sup>th</sup>. Issuance of compliance of the considerations were acknowledged.

Staff recommendation is for approval.

Upon recommendation made by Ms. Thompson, seconded by Mr. Eiding, ZBA Calendar No. 25301 was approved with a proviso to change the dimension of brick.

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SUMMARY

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**Informational**

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**Approved with proviso**