

PHILADELPHIA CITY PLANNING COMMISSION
December 9, 2014

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

ABSENT: Patrick J. Eiding

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

Chair Alan Greenberger convened the City Planning Commission Meeting of December 9, 2014 at 1:10pm.

1. Approval of the Minutes for the November 18, 2014 meeting.

Upon motion by Ms. Rogo Trainer, the City Planning Commission approved the minutes for the November 18, 2014 meeting.

2. Executive Director's Update

Mr. Jastrzab stated he has a number of dates he wants to call your attention to:

- **CDR MEETINGS**
The next scheduled CDR Committee meeting is Tuesday, January 6th, 2015.
- **PCPC MEETINGS**
The next scheduled PCPC meeting is Tuesday, January 20, 2015.
- **PHILADELPHIA2035 PUBLIC MEETINGS**
South District Plan meeting was held on Thursday, December 4th at South Philadelphia High School. About 100 people attended, and it received some TV news coverage.
River Wards District Plan – there is a flyer for the 1st River Wards District Plan meeting on January 13, 2015 at “The Loom Philly,” at 3245 Amber Street, from 6 to 7:30 pm.
- **SAVE THE DATE**
We are having our Citizens Planning Institute annual event on January 20, 2015 at the Independence Visitors Center.
- **STAFF RECOGNITION**
Van Dinh, Administrative Unit
Jessica Hammond, GIS Division

45-DAY REQUEST – BILL 140824 is not on our Agenda today

The Commission requested 45-days for Zoning Bill No. 140824 designating Special Committees of the Philadelphia Historical Commission to consider adding properties to the local historic register (Introduced by Councilmember Kenney on October 23, 2014).

The Historic Commission, preservation community, and CM Kenney's Office are working on amendments. No hearing on the bill is to be held in the immediate future. The Commission may see this again after the first of the year.

REDEVELOPMENT ITEMS 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):

1. Redevelopment Agreement with Chaz Williams for the use of an adjacent lot as a residential side yard at 1925 W. Wilt Street (North Philadelphia).
2. Redevelopment Agreement with Urban Roots, a 501 (c)(3), for the development and management of an urban garden at 1606-1610 S. 20th Street (Point Breeze).

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:

1. **Streets Bill No. 140899** legalizes existing external steel stairs to the second and third floors at 1900 East Somerset Street. The encroachment extends three feet four inches (3'-4") into the southerly footway of Jasper Street, with eight feet eight inches (8'-8") remaining for pedestrians. PCPC policy requires a minimum of 6 feet of clear and unobstructed footway for pedestrians on Jasper Street. This proposed encroachment will leave sufficient walking zone for pedestrians.
2. **Streets Bill No. 140900** legalizes the existing one story vestibule encroachment at 4632 North 5th Street. The encroachment extends five feet (5') into the north footway of Luray Street, with seven feet six inches (7'-6") remaining for pedestrians. PCPC policy requires a minimum of 5 feet of clear and unobstructed footway for pedestrians on Luray Street. This proposed encroachment will leave sufficient walking zone for pedestrians.
3. **Streets Bill No. 140905** permits a sidewalk café encroachment at 829-31 Christian Street. Eight tables and sixteen chairs will encroach approximately five feet (5') onto the north footway of Christian Street, leaving about nine feet four inches (9'-4") of clear unobstructed footway for pedestrians. PCPC policy requires a minimum of seven feet six inches (7'-6") of clear and unobstructed footway for pedestrians on Christian Street. This proposed encroachment will leave sufficient walking zone for pedestrians.
4. **Streets Bill No. 140945** permits a sidewalk café encroachment at 601 Jamestown Ave. six tables and twelve chairs will encroach approximately five feet (5') onto the north footway of Henry Avenue, leaving about thirteen feet six inches (13'-6") of clear unobstructed footway for pedestrians. PCPC policy requires a minimum of seven feet (7') of clear and unobstructed footway for pedestrians on Henry Ave. This proposed encroachment will leave sufficient walking zone for pedestrians.

Mr. Jastrzab wished everyone a Happy Holiday.

3. Staff Presentation: Enhancing planning through online interactive mapping.

Darshna Patel demonstrated how the Philadelphia City Planning Commission used online interactive mapping. During the District Plan process, the Philadelphia City Planning Commission has 3 public meetings. GIS has come up with a solution for the public to see what has happened at the public meetings. This benefits everyone. It increases transparency. It is available online and on phones. It is not only 1 application, but a link. If you click on the map, it shows you: development history; existing land use; existing zoning. As the District Plans are completed, you will see they proposed land use for the area. You will be able to see existing zoning and proposed zoning for an area. Each District will have a list that you can click on to. Public comments can be given at "share about".

Ms. Ruiz asked can the different District books be downloaded.

Ms. Patel replied yes.

4. Action Item: Adoption of *Philadelphia2035* Lower Northwest District Plan.

Matt Wysong, Project Manager for the Lower Northwest District Plan, thanked his team: Sarah Chiu, Adityaraji Chavada, Jack Conviser, David Feceatu, Octavia Howell, Pauline Loughlin, Ashley Richards, Alex Smith, and Ian Lazzara. The presentation will focus on major changes to the plan bases on public comments since the draft plan presentation in October 2014. This has been an eleven month process ending today. The area is bounded generally by US-1, the Schuylkill River, the City Limits/Northwestern Avenue, Wissahickon Creek, and Wissahickon Avenue. The neighborhoods are East Falls, Manayunk, and Roxborough. We received comments from many City Agencies: Commerce Department, Parks & Recreation, SEPTA, Streets Department, and the Water Department. And from the following Community Groups: East Falls Development Corporation, Manayunk Development Corporation, Residents of Shawmont Valley Association, Ridge Park Civic Association, and Wissahickon Interested Citizens Association; and other concerned citizens.

The found 4 primary objectives:

- 1) Preserve existing character and densities of single-family neighborhoods;
- 2) Strengthen commercial corridors;
- 3) Increase transit ridership and reduce automobile use;
- 4) Preserve, conserve, or enhance open spaces and environmentally sensitive lands.

Objectives achieved through 2 Focus Areas and 40 Thrive, Connect, and Renew recommendations. The two focus areas are Ivy Ridge and Wissahickon Gateway. We have a lot of under developed land within the District.

The additions and changes to the Ivy Ridge focus area are: We want to create residential and commercial. Make Parker Avenue safer. Make space to extend the Ivy Ridge Trail. The main comments were regarding concerns about traffic from an additional 250 new units. Preliminary analysis by Streets Department traffic engineers: 143 new trips during AM peak. The impact would be felt at Green Lane Bridge/I-76 and Canton Street. Prior to pursuing zoning changes, engage in full traffic study with Streets Dept, SEPTA, and PennDOT to determine impacts from new residential development and possible mitigation actions.

The additions and changes to the Wissahickon Gateway focus area are: Transit and trail up grades. Improving streets; Wissahickon Gateway Trail; Intersection of Main Street and

Ridge Avenue – residential and commercial; and expand Wissahickon Station. Added recommendations:

- Develop a unified streetscape along Ridge Avenue for an enhanced pedestrian experience, along with greater connectivity between neighborhoods, transit amenities, the Wissahickon Valley Park, and waterfront areas.
- Improve key intersections with pedestrian safety upgrades, landscaping, gateway treatments, signage upgrades, and green stormwater infrastructure.
- Improve lateral secondary connections to neighborhood and waterfront destinations.
- Create pedestrian and bicycle gateway at Wissahickon Valley Park.
- Create pedestrian access between Rochelle Avenue and relocated Wissahickon Station platforms.

Thrive:

1. Preserve single-family houses with corrective zoning;
2. Allow for growth of Philadelphia University, while balancing the interests of the East Falls community;
3. Guide development in Shawmont Valley in a manner consistent with community goals: conserve natural resources; preserve rural and historic character; and efficiently utilize existing infrastructure.

Added one more recommendation: implement streetscape improvements such as updated hardscape, landscape, and lighting on the 4100 and 4200 blocks of Ridge Avenue in East Falls.

Connect:

1. Relocation and reconstruction of the Wissahickon Station;
2. Implement the following improvement on the Manayunk/Norristown Line: acquire double decker rail cars for greater passenger capacity; and increase train frequency during off-peak hours for passenger convenience;
3. Implement Complete Streets measures along Henry Avenue and Umbria Street to enhance safety, choice, accessibility, stormwater management, and aesthetics for all users.

Added two recommendations: build a connection between the Manayunk Bridge Trail and the Manayunk Towpath; and Set goals, objectives, and concepts for the continued study and implementation of *Complete Streets* improvements along Henry Avenue.

Renew:

1. Complete the Wissahickon Gateway section of the Schuylkill River Trail;
2. Maintain Kendrick and Hillside Recreation Centers to a “state of good repair”;
3. Prepare nominations on the Philadelphia Historic Registry for the following:
 - Roxborough Home for Women
 - Ridge Turnpike structures
 - St. John the Baptist Church
 - Historic stairways
4. Encourage the reuse of Shawmont Station for commercial or other appropriate uses.

Revisions: boat launch – East Falls and Venice Island; and school green space.

Added the following recommendations: Transform the Mifflin schoolyard in East Falls into a green, publicly-accessible park space; and prepare nominations on the Philadelphia Historic Register for the following:

- East Falls Masonic Hall
- Falls Bridge

- Church of the Holy Family
- Structures that best represent the Oak Road
- Structures that best represent Mid-Century Modern style

Final plan will be available at the end of the day on www.phila2035.org. And hardcopies will be available in March 2015. The City Planning Commission staff recommendation is adoption.

Craig Schelter, Development Workshop, replied when these various plans come before the Commission, like the Wissahickon Station, the area is private. Do you have a cost estimate?

Mr. Wysong replied we have been working with SEPTA on it. We don't have a cost estimate. The privately owned land will need to go through a zoning process.

Gina Snyder replied Matt did such a wonderful job. Thanks to East Falls and Wissahickon Gateway, we got rid of one of the bridges over there. As you move forward, she is excited about working with Commerce. Private business, public infrastructure, and moving to work together.

Upon motion by Ms. Thompson, seconded by Mr. Citron, the City Planning Commission adopted the *Philadelphia2035* Lower Northwest District Plan.

Mr. Syrnick abstained.

5. Action Item: ZBA Calendar No. 23916 for the construction of a 300-space accessory parking structure at 145 W. Wildey Street (Civic Design Review on November 25, 2014; ZBA Hearing Date is December 10, 2014).

Jack Conviser stated this is ZBA Calendar No. 23916 for the construction of a 300-space accessory parking structure at 145 W. Wildey Street. It is in the Northern Liberties section of the City. The party at interest is Kushner Associates. The purpose is for the construction of a new 4-story parking garage with 300 automobile parking spaces and 31 bike parking spaces. The garage will provide accessory parking for residents at the existing Piazza at Schmidt's. The site area is approximately 31,000 sq. ft. The parking structure will seek 3 variances for having less than the required amount of open area, not having enough reservoir spaces, and not having a loading space. The façade design will also be reviewed by L*I and may require a variance. The site is bounded by W. Wildey Street, Germantown Avenue, N. 2nd Street, Girard Avenue, and N. Hancock Street. In the current proposal, the former garage lot had been subdivided into 2 lots, Lot 3 and Lot 4. Lot 3 is to be used for the construction of the garage which will be used solely for existing residents at the Piazza at Schmidt's. It will not be used to support future development of either Lot 2 or Lot 4. There is no direct frontage on Germantown Avenue. The proposed site plan has a single point of vehicular entry and exit facing Wildey Street. The street trees rest in a strip that is covered in cobblestones to echo similar streetscape treatments alongside the Boone Building to the east. There are landscape strips both on the east and west ends of the garage which will be used to augment stormwater retention. There is a proposed green roof above the circulation tower on the southwest. Future development along Germantown Avenue may block some views of the western garage façade. The garage is to satisfy an earlier agreement between the developer and the local RCO, the Northern Liberties Neighborhood Association. They made some changes. The CDR Committee

had review comments along some different categories including Landscaping, Night lighting, Architectural Elements, Sustainability and Pedestrian Safety. In most cases they asked the development team to consider minor adjustments to and clarifications of their design proposal. The development team did adopt a number of the suggestions. These included adjustments to the Wildey Street frontage with the elimination of the 18" wide planting strip against the southern face of the building and the installation tree trenches instead of tree pits. They also clarified their Night lighting scheme to show lighting placements that reduced glare and specified a lighting fixture with a cut out hood to reduce light spillage. In the category of sustainability they added the measure of LED lighting and lighting sensors throughout the project to conserve energy. CDR Committee feedback for 27th and Girard:

The project includes a wooden fence along Taney Street that is over 100 feet long. The commission suggested breaking up that length of fence to create a more pleasing experience on Taney Street.

There is a drive-through window located on the southern façade of the mixed use building. This feature is not considered a positive addition to the project by the CDR Committee. If no tenant is signed that specifically requires a drive-through the committee suggested that it be removed from the project.

The retail spaces at grade along Girard Avenue have a relatively low floor to ceiling height of 12'-6" – the committee suggested raising this floor to ceiling height to a minimum of 14 feet to better match the rest of the avenue and accommodate a broader range of retail uses.

Tree pits and row-house stoops currently create a number of pinch points along 27th Street which need to be remedied.

The locations of some ADA parking spaces are not ideal and a route for handicapped individuals through the parking lot is not clear.

A location for tenant signage along Girard Avenue was not provided during the CDR review. The Committee asked that the architect and developer look into a design solution for this missing item.

The City Planning Commission staff recommendation is approval to support this project.

Mr. Greenberger asked is this being built for residents of the Piazza.

Mr. Conviser replied yes.

Ron Patterson, Esq. stated he represents Kushner Associates. In 2004, in the original proposal for the Piazza, there was a proviso for parking. When Kushner purchased this property, we went to the ZBA, and got a change in parking. It will serve Piazza, Boone School, overflow from businesses, and overflow from events at the Piazza.

Upon motion by Mr. Citron, seconded by Ms. Ruiz, the City Planning Commission approved to support ZBA Calendar No. 23916 for the construction of a 300-space accessory parking structure at 145 W. Wildey Street.

6. Action Item: Zoning Bill No. 140831 revising regulations relating to home occupations (Introduced by Councilmember O'Neill on October 23, 2014; Commission requested an additional 45-day review period on November 18, 2014).

Paula Brumbelow stated Zoning Bill No. 140831 will revise the regulations to home occupations. This Bill was introduced by Councilman O'Neill on October 23rd. This was presented to you at last month's meeting where the proposed Bill was to have made all Home Business, General not permitted in any residential districts. To review what the three classifications are we have them listed:

- Home Offices are home occupations that are conducted solely by the residents within the home, examples may include web designer, handyman, writer, or artist, and are allowed to work with customers or employees off premises. Or home occupations that are for residents only.
- "Home Business, Professional" are home occupations of doctors, minister, lawyer, psychologist, or architect with one regularly employed assistant. Or home occupations for residents plus one employee.
- "Home Business, General" is a home business where non-resident partners, employees, and customers may engage in the business within the premises that permits up to three persons who are not residents may be present on the premises at one time. Those three people may be employees or customers.

The City Planning Commission staff worked extensively with the Councilmember's office to offer an amendment that would address City Planning Commission's concerns from your last meeting. The bill will be amended as follows:

- Remove the Home Business, General as a permitted use with the "RSD" Residential Single Detached Districts, but it will remain as a special exception in the remaining Residential Zoning Districts.
- Personal services will now be limited to individual instruction of music and tutoring.
- And to prohibit accessory signs for the Home office Classification will remain in place. The 3X5 signs.

The City Planning Commission staff is approval as amended.

Mr. Greenberger asked her to give us examples.

Ms. Brumbelow replied single-family rowhome in Fairmount, Bella Vista, etc.

Mr. Greenberger replied fairly dense communities.

Ms. Rogo Trainer replied because home business, you could not teach the violin.

Ms. Brumbelow replied they would still be prohibited.

Mr. Greenberger asked would that take it out of General.

Mr. Jastrzab replied personal services. We recommended to amend it for music or tutoring be amended.

Ms. Sharpe replied one of the permitted uses of Personal Services. The concern of the Commission at the last meeting was tutoring or music would not be permitted. We changed it so that fitness, health, and well-being.

Ms. Rogo Trainer replied zoned RSA, and you can no longer teach medicine.

Ms. Sharpe replied you can. The biggest change is one extra.

Mr. Greenberger replied this Commission still has concerns that if someone wants to teach violin, they need to get a variance. He would feel better if it remained Special Exception. Some people already have these businesses illegally. Staff has already made compromises. Do we want to recommend approval?

Mr. Syrnick replied to approve it and change it to an "S" or disapprove it.

Upon motion by Mr. Syrnick, seconded by Ms. Rogo Trainer, the City Planning Commission disapproved Zoning Bill No. 140831 because they are unhappy with the compromise.

Cynthia James replied it should be an "S" for Special Exception because children are going into a house and the person should be checked out.

Mr. Greenberger replied the ZBA has no real mechanisms for checking people out, but the neighbors could come and testify about it.

7. Action Item: Zoning Bill No. 140944 amending the Philadelphia Administrative Code by eliminating zoning permit fees for family and group day care uses (Introduced by Councilmembers Reynolds-Brown, Goode and Quiñones-Sánchez on November 20, 2014).

Ms. Brumelow stated this Bill amends Subcode A of Title 4 of the Philadelphia Code, which is also known as the Administrative Code, and will revise zoning fees for day cares. This Bill will eliminate any fees associated with both the zoning permit and ZBA appeals for applications for day care use. While this is not typically the type of Bill that we would present to you from the Administrative Section of the Code because it does not change the Zoning Code. However the Home Rule Charter specifies "the council shall not enact any bill which shall in any manner affect any zoning ordinance without first receiving the recommendation of the city Planning Commission. That is why we are doing a fee schedule for it. The Law Department holds that administrative provisions can have a real, substantive effect on the orderly development of the City by providing incentives, disincentives, or economic barriers to land use types by charging differential fees. For example, eliminating a zoning permit fee may be lowering a barrier or providing an incentive for certain kinds of uses that are regulated in other ways by the Zoning Code. On this basis, the Law Department recommends that this Bill be reviewed by the Commission. The City Planning Commission staff is approval. It eliminates fees for day care uses. The City Planning Commission staff further recommends amending the Commission's regulations to provide that future Bills that address administrative matters go to staff, rather than the full Commission.

Mr. Greenberger replied the intention was for day care use.

Mr. Citron replied he is a little uncomfortable being in the middle of this.

Ms. Ruiz replied she thinks this will make it more affordable for them.

Mr. Citron replied other people may ask for it too.

Mr. Greenberger replied when you do exceptions, you are opening the doors for more.

Upon motion by Ms. Ruiz, seconded by Mr. Lee, the City Planning Commission approved Zoning Bill No. 140944.

Mr. Citron abstained; and Ms. Rogo Trainer recused herself.

8. Action Item: Zoning Bill No. 140895 remapping the area bounded by Tacony Street, Bridge Street, Frankford Creek, Delaware River, and Walbach Street (Introduced by Councilmember Henon on November 13, 2014).

Ms. Brumbelow stated this Bill will amend Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Tacony Street, Bridge Street, Frankford Creek, Delaware River, and Walbach Street. This property is part of the former Frankford Arsenal; and is currently used as The Arsenal Business Center. It is zoned "I-2" Industrial Medium. You recently saw the property adjacent to the northeast to adjust the zoning in May of this year. The site area is an 86 acre property. It is currently used as a business center that is comprised of over 1.4 million sq. ft. of office, educational and light industrial space. This property is on the National Register of Historic Properties with several of the buildings listed on the Local Registry also. The owners of the site have requested the zoning changes to reflect the actual uses and proposed uses of the property. After working closely with the applicant, the Council Office and the Commerce Department, it was determined that "IRMX" Industrial Residential Mixed Use reflected the current and future uses for this property. The applicant has indicated that they would like to have educational facilities, office use, artist studio live/work units, and household living in the existing buildings on the site, all of which are permitted by right in the "IRMX" District. The applicant has presented the Master Plan for the remaining Arsenal Site. The City Planning Commission staff is approval to change the zoning from "I-2" to "IRMX".

Mr. Greenberger replied his sense of this is a series of historic buildings, and it needs to be loosen up. There are properties that are owned by PAID for industrial use.

Mark Hankin, representing Condominium Arsenal or Business Condominium, replied we don't intend to construct any more buildings except the ones in blue. He explained what they would do with each colored areas. They intend to make it an interactive community, with industrial, residential, school, and recreation.

Upon motion by Ms. Miller, seconded by Mr. Syrnick, the City Planning Commission approved Zoning Bill No. 140895.

9. Lower North Philadelphia Zoning Remapping Bill (Introduced by Councilmember Greenlee for Council President Clarke on November 13, 2014):
 - a. Action Item: Zoning Bill No. 140887 remapping the area bounded by 33rd, Cumberland, 22nd, Glenwood, Dauphin, Sedgley, 25th, Dauphin, 29th, and Diamond Streets.

- b. Action Item: Zoning Bill No. 140888 remapping the area bounded by 33rd Street, Lehigh Avenue, 18th Street, Glenwood Avenue, 22nd Street, and Cumberland Avenue.
- c. Action Item: Zoning Bill No. 140889 remapping the area bounded by 33rd Street, Diamond Street, 29th Street, Dauphin Street, 25th Street, Diamond Street, Glenwood Avenue, Oxford Street, and the Railroad right-of-way.

David Fecteau stated these remapping Bills are in the areas west of Broad Street in certain areas of the Strawberry Mansion neighborhood. These rezoning Bills follow the recommendations of the Lower North District Plan, which the Commission adopted in May 2014, and the Council President has latched on to the it. In 2004 the Commission released the Strawberry Mansion Plan. These recommendations are not new.

Bill 140887 remapping the area bounded by 33rd, Cumberland, 22nd, Glenwood, Dauphin, Sedgley, 25th, Dauphin, 29th, and Diamond Streets. It is in the middle of Strawberry Mansion. Strawberry Mansion High School is on Ridge Avenue. There is multi-family along 33rd Street. The blocks within the interior are protected.

Bill 140888 remapping the area bounded by 33rd Street, Lehigh Avenue, 18th Street, Glenwood Avenue, 22nd Street, and Cumberland Avenue. In this section we have C.B. Moore Rec Center and Dobbins. It is single-family residential and multi-family zoning along Lehigh.

Bill 140889 remapping the area bounded by 33rd Street, Diamond Street, 29th Street, Dauphin Street, 25th Street, Diamond Street, Glenwood Avenue, Oxford Street, and the Railroad right-of-way. This is the southern portion of Strawberry Mansion.

These bills will do the following:

- Downzone blocks of primarily single family homes to RSA-5;
- Preserve blocks of multi-family zoning as RM-1;
- Remove obsolete commercial zoning where commercial activity is no longer taking place;
- Reintroduce commercial zoning on one block of Ridge Avenue and one block of N 29th Street;
- Upzone former mansions on 33rd Street, including the historic Coltrane house, to encourage their reuse;
- Remove all general industrial (I-2) zoning and replace it with IRMX (industrial-residential mix) or ICMX (industrial-commercial mix);
- Correctively rezones the Cecil B Moore Recreation Center.

The City Planning Commission staff recommendation is approval.

Mr. Greenberger replied these homes were built as single-family homes.

Mr. Fecteau replied he didn't go back to the old Commission minutes. If you go back to the 1960's, Philadelphia was growing; and they may have thought that Strawberry Mansion needed them. But Strawberry Mansion didn't grow; instead it collapsed.

Mr. Greenberger replied that could be a good reason.

Ms. Rogo Trainer asked if the property owner is using the property, is it grandfathered in.

Mr. Fecteau replied yes.

Mr. Lee asked about commercial in the area.

Mr. Fecteau replied we are looking at the area across 29th Street. The buildings traditionally have store fronts with family upstairs. On Ridge and Diamond, which is not currently zoned for commercial development, the Council President felt it was good for commercial.

Mr. Greenberger replied this makes a lot of sense. Dave and Council is trying to correct the zoning here. It is a smart plan.

Upon motion by Ms. Thompson, seconded by Mr. Citron, the City Planning Commission approved Zoning Bills No. 140887, 140888, and 140889.

10. Action Item: Zoning Bill No. 140901 remapping the area bounded by Adams Avenue, Castor Avenue, Roosevelt Boulevard, Cheltenham Avenue, Harbison Avenue, Aramingo Avenue, the Northeast Corridor Railroad right-of-way, Orthodox Street, Torresdale Avenue, and Ruan Street (Introduced by Councilmember Quiñones Sánchez on November 13, 2014).

Ian Litwin stated this Bill implements both corrective rezoning and zoning to advance the plan recommendations from the Lower Northeast District Plan. It is in the Frankford section of the City. The amount of "CMX-3" is being reduced on Frankford Avenue. The proposed area includes both commercial and residential properties. There are four different zoning from the Lower Northeast District Plan. This bill represents implementation of many zoning recommendations from the Frankford neighborhood in the Lower Northeast District Plan including:

Corrective Rezoning:

- War Memorial Field
- Simpson Recreation Center
- Large Street Commercial
- East Frankford Commercial

Zoning to Advance the Plan:

- FTC Neighborhood Center
- East Frankford Industrial

The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Citron, seconded by Mr. Syrnick, the City Planning Commission approved Zoning Bill No. 140901.

- 11) Action Item: Zoning Bill No. 140936 remapping the area bounded by Market Street, 48th Street, Haverford Avenue, and 46th Street (Introduced by Councilmember Blackwell on November 20, 2014).

Brian Wenrich stated this item is for the proposed Police-Health Headquarters and the existing Youth Study Center. The existing zoning is "RSA-2" and "RSA-3". The proposed zoning is for "CMX-3" and "RSA-2".

Jim Lowe from Public Property, stated this is to relocated the Philadelphia Police Headquarters Building, the Medical Examiner facilities, and the Department of Health. As part of our team we have selected the Ballinger Group.

Eric Swanson, from Ballinger, stated what surrounds our site is residential and commercial on Market Street. The two primary programs: Police Headquarters replacing the roundhouse; and the Health Department, Medical Examiner's office and morgue. The 48th Street side service will need to be demolished. They are using some of the building. A great asset to the site is the transit station. We will be using 48th Street for the Police Department. Market Street will be for MEO and families that need to access it. There will be a buffer along Haverford Avenue. We have been reaching out to the public. We had meetings on August 14, October 23, and will have another one on December 11.

Mr. Wenrich replied this was a focus area in the Southwest/University District Plan. The City Planning Commission staff recommendation is approval.

Mr. Greenberger replied remapping "CMX-3" basically allows the uses proposed here.

Mr. Wenrich replied residential.

Ms. Ruiz asked are there any other green elements.

Mr. Swanson replied they are preserving the area along 46th Street. This plan allows us to have another building along 48th Street.

Mr. Lowe replied it will be a LEED certified building. They are going to have a sustainability charrette.

Mr. Greenberger suggested a sustainability charrette to find out how to go to a high level LEED.

Mr. Lee asked is it City-owned property.

Mr. Lowe replied it will be for the Police Administration and the Medical Examiner's office, and the Health Department.

Mr. Lee asked is it currently vacant.

Mr. Lowe replied yes.

Lucia Esther replied she was on the *Philadelphia2035* Plan. They made a mention but we never knew what it was that was going to be here. The community has not been informed. There is a meeting this Thursday. The Philadelphia City Planning Commission should not be

rushed. The 4601 project is a City project, and should be a public involvement. The Philadelphia City Planning Commission and City Council should wait to approve it before the public has a chance to see it.

Maseo Cummings, resident of West Philadelphia and community participant, replied we had several meetings every two months, and we are going to continue it. He would like to go over some numbers. This project should be the litmus test of what goes on in the City. There has been 28,000 hours worked on this job of which 63 hours have been residents; people of color – 70% African/American, Hispanic, and Asian, and 4% of women. The City cannot establish goals for people.

Mr. Wenrich replied this is the last chance for public comment.

Mr. Lowe replied we are in the process of demolishing some of it. We started with the meeting in August to listen to the public. We are planning these meetings for all of the community groups surrounding the site – not just a certain group. We are listening to all input.

George Stevens, President of Lancaster Avenue Business Association, replied this is going to impact Lancaster Avenue. It will help anyone willing to invest in Lancaster Avenue. This is a great project. It will have a tremendous impact. He has been around since the 1950's, and to see someone use this building is good.

Mr. Lowe replied that they finished the Youth Study Center. They were dealing with the Lancaster businesses.

Mr. Greenberger replied the three properties that are being vacated will have a better place here. We are here for the rezoning.

Upon motion by Mr. Synchron, seconded by Ms. Thompson, the City Planning Commission approved Zoning Bill No. 140936.

12. Action item: Streets Bill No. 140896 striking the easternmost ten feet of the Broad Street right-of-way from Geary Street to a point one-hundred five feet to the south and reserving a utility right-of-way (Introduced by Councilmember Johnson on November 13, 2014).

Sarah Chiu stated Bill 140896 authorizes the revision of lines and grades on a portion of City Plan No. 44-S by striking from the City Plan and vacating the easternmost ten feet wide portion of Broad Street from Geary Street to a point approximately one-hundred five feet southwardly therefrom and reserving and placing on the City Plan a right-of-way for water main purposes and public utility purposes within the portion of Broad Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions. This action has been requested by the owners of the abutting property at #1340 Geary Street, who wish to add this 10 feet wide portion to their parcel in order to create a buildable lot. The parcel in question is portion of public open space, and community is opposed to the conveyance of this public asset to privately-owned land. The City Planning Commission staff recommendation is disapproval. This 10 ft. wide area is part of Geary Park, which is maintained by the Sports Complex Special Services District. The park is an asset benefiting the community, and actively used by local residents and the larger community.

Ms. Ruiz left at 3pm.

Mr. Syrnick asked would there be any compensation.

Ms. Chiu replied yes.

Upon motion by Mr. Citron, seconded by Ms. Rogo Trainer, the City Planning Commission moved not to approve Streets Bill No. 140896.

13. Action item: Streets Bill No. 140902 striking from the City Plan and vacating Cayuga Street from Whitaker Avenue to its eastward terminus and reserving a utility right-of-way (Introduced by Councilmember Johnson on November 13, 2014).

Ms. Chiu stated this Bill authorizes the revision of lines and grades on a portion of City Plan Nos. 224 and 232 by striking from the City Plan and vacating Cayuga Street from Whitaker Avenue to its terminus eastwardly therefrom and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the lines of Cayuga Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions. It is in the Juniata Park neighborhood. This action has been requested by the abutting owners in order to provide opportunity for business expansion and additional area for parking. This section of Cayuga Street is neither physically paved nor open to public traffic. The City Planning Commission staff recommendation is approval with the condition that the railroad right of way be reserved for future trail development.

Mr. Greenberger asked what form the trail would take.

Ms. Chiu replied if the trail comes through, it would be along the railroad right-of-way.

Mr. Greenberger asked it would be divided equally and we would say how much the dimension would be.

Ms. Chiu replied yes we would do it.

Mr. Syrnick asked has this future trail been discussed with them.

Ms. Chiu replied no.

Mr. Syrnick replied they should be told.

Mr. Greenberger replied we should say we have a future plan for it.

Mr. Jastrzab asked wouldn't the right-of-way revert back to the railroad.

Ms. Chiu replied no.

Mr. Greenberger replied that piece that crosses the railroad property is City property.

Mr. Syrnick replied most streets are easements, and someone owns it. Where are we showing them that we are planning to build a trail here?

Mr. Greenberger replied the recommendation is to state the City's proposal to build a trail at this location.

Upon motion by Mr. Syrnick, seconded by Ms. Thompson, the City Planning Commission approved staff's recommendation of striking and vacating Cayuga Street from Whitaker Avenue to its eastward terminus on the City Plan, but also insisted that the railroad right-of-way be used for the future trail.

14. Action Item: Property Bill No. 140940 authorizing the conveyance of 2600-26 N. 3rd Street to the Philadelphia Authority for Industrial Development for further conveyance (Introduced by Councilmember Quiñones Sánchez on November 20, 2014).

Mr. Fecteau stated this Bill authorizes conveyance of 2600 N 3rd Street to P.A.I.D. for further conveyance to COMHAR Inc for \$79,800. The site is currently a public parking lot. Once transferred, the new owners will continue to use the site for parking. The site is zoned I-2. No change in zoning is anticipated. It is in the West Kensington section of the City. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Syrnick, seconded by Ms. Rogo Trainer, the City Planning Commission approved Property Bill No. 140940.

15. Action Item: Property Bill No. 140946 authorizing the conveyance of 1043-47 and 1049-69 N. Front Street to the Philadelphia Authority of Industrial Development for further conveyance (Introduced by Councilmember Squilla on November 20, 2014).

Mr. Fecteau stated this Bill authorizes conveyance of 1043-47 N Front Street and 1049-69 N Front Street to P.A.I.D. for further conveyance to Core Equity L.P. for \$1.25 million. The site is currently a vacant lot. Once transferred, the new owners intend to develop a mixed commercial and residential project. The site is zoned I-2, so either a rezoning or variances will be required. It is in the Fishtown neighborhood of the City. It is currently vacant land. The party at interest is Core Equity, L.P. It will be sold for fair market value for over one million dollars. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Syrnick, seconded by Ms. Rogo Trainer, the City Planning Commission approved Property Bill No. 140946.

16. Action Item: Property Bill No. 140949 authorizing the conveyance of 2308 E. Tucker Street to the Philadelphia authority for Industrial Development for further conveyance (Introduced by Councilmember Squilla on November 20, 2014).

Mr. Fecteau stated this Bill authorizes conveyance of 2308 E Tucker Street (a.k.a. 2311 E Albert Street) to P.A.I.D. for further conveyance to Cedar Street Homes LLC for \$280,000. The site is currently a public basketball court. Once transferred, the new owners intend to develop single-family homes. The site is zoned RSA-5, so variances might not be required

depending on how the applicant subdivides the property. The site is not part of the Department of Parks and Recreation's inventory. It is owned by Public Property. It is in the Olde Richmond section of the City. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Miller, seconded by Mr. Citron, the City Planning Commission approved Property Bill No. 140949.

17. Action item: Property Bill No. 140885 authorizing the City to lease land on the south side of Baltimore Avenue between 39th and 41st Streets to the Philadelphia Authority for Industrial Development for further sublease (Introduced by Councilmember Blackwell on November 13, 2014).

Martine Decamp stated this Bill authorizes the Commissioner of Public Property on behalf of the City of Philadelphia to enter into a lease with the Philadelphia Authority for Industrial Development for the lease of a certain parcel of City-owned land on the South side of Baltimore Avenue between 39th and 41st Streets, for further sublease, all under certain terms and conditions. Presently it is a Trolley Portal. The entrance is at 40th Street between S. Woodland Avenue and N. Baltimore Avenue in the West Philadelphia section of the City. It is buffered by 38th and 41st Streets. The nature of the improvements is similar to those made at "The Porch" at 30th Street Station. UCD plans to sublease for the operation of a café at this location, which will require a zoning variance. They also plan to improve pedestrian movement, reduce conflicts, add plantings, and program the space to improve the experience for its users. There will be no changes to the present use, but enhanced landscaping and a proposed café. The City Planning Commission staff recommendation is approval.

Mr. Syrnick asked is that the main entrance to the Woodland Cemetery.

Ms. Decamp replied yes.

Mr. Syrnick asked is there any plan to make any changes to make it easier for pedestrians to cross.

Ms. Decamp replied no.

Mr. Syrnick asked is there any part of the plan, maybe not you but someone should do it.

Ms. Decamp replied they have talked to Jessica from the Woodlands about it. We agreed to make it more walkable.

Mr. Greenberger replied this is a very good project.

Upon motion by Ms. Miller, seconded by Ms. Thompson, the City Planning Commission approved Property Bill No. 140885.

Ms. Rogo Trainer recused herself.

18. Action Item: Property Bill No. 140948 authorizing the City to accept 1114-18 Locust Street, 1127-31 Waverly Street, and 831-839 South

Street on behalf of the Department of Parks and Recreation (Introduced by Councilmember Squilla on November 20, 2014).

Mr. Litwin stated this Bill authorizes the City to accept 1114-18 Locust Street, 1127-31 Waverly Street, and 831-839 South Street on behalf of the Department of Parks and Recreation. The location is in the Washington Square West neighborhood of the City. These are the neighborhood's gardens:

- Sartain Community Garden at 1114-18 Locust Street
- Waverly Garden at 1127-31 Waverly Street
- South Street Garden at 831-839 South Street

The purpose of this Bill is to authorize the Commissioner of Public Property to accept deeds from PRA and other parties. It places 1114-18 Locust Street, 1127-31 Waverly Street, and 831-839 South Street under the jurisdiction of the Department of Parks and Recreation. And it authorizes the Commissioner of the Department of Parks and Recreation to enter into a lease agreement with the Washington Square West Civic Association (approval from City Solicitor is required). The City Planning Commission staff recommendation is approval.

Ms. Miller asked why is Parks and Rec interested in taking over community gardens.

Mr. Litwin replied they would have legal guardianship.

Mr. Greenberger replied it has happened that much.

Mr. Jastrzab replied it would remain in the Urban Gardens.

Upon motion by Ms. Thompson, seconded by Mr. Citron, the City Planning Commission approved Property Bill No. 140948.

19. Action Item: Zoning Bill No. 140857 remapping the area bounded by South, 15th, Kater, and 16th Streets (Introduced by Councilmember Johnson on October 30, 2014; Commission requested an additional 45-day review period on November 18, 2014).

Ian Litwin stated this Bill amends the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by South Street, 15th Street, Kater Street, and 16th Street, by amending Section 14-500 of the Zoning Code, entitled "Overlay Zoning Districts," under certain terms and conditions. The purpose is to rezone portions of the block bounded by South Street, 15th Street, Kater Street, and 16th Street from "CMX-2" to "CMX-3". And to create the South Street West area as a subsection of the /CTR Center City overlay to modify the requirements for reservoir spaces and off street loading for lots zoned "CMX-3" within the South Street West area. It establishes the South Street West area as a subsection of the /CTR Center City overlay. In the original Bill had the following:

- The requirement of §14-803(2)(c) Motor Vehicle Parking Standards – Reservoir Space is not applicable for lots zoned CMX-3 located within the South Street West area.

- The provision for off-street loading required for buildings on a property that is abutting two or more streets in accordance with Table 14-806-1 is not applicable for lots zoned CMX-3 located within the South Street West area.
- The maximum occupied area for lots zoned CMX-3 located within the area shall be one hundred percent (100%) of the area of the lot.

The Amendment Bill is as follows:

- The requirement of a 24 feet wide minimum aisle width of Table 14-803-1, Dimensional Standards for Parking Spaces and Aisles, shall be reduced to 20 feet in the South Street West Area.

The community involvement with SOSNA:

- August, SOSNA & Near Neighbors: A meeting was convened by SOSNA with near neighbors along Kater Street, a representative from the SSWBA, and the Dranoff development team. Following this initial meeting, a number of modifications were made to the plans based upon input from near neighbors.
- October 1, SOSNA Architectural Review Committee (ARC):
 - At the request of near neighbors, ARC members met with near-neighbors immediately prior to the ARC meeting which was held on October 1st.
 - The Dranoff Development team presented an updated project plan at the ARC meeting, again based on feedback received at the previous meetings.
 - Additional changes to the plans were made based on the feedback received at the ARC meeting.
- October 8, SOSNA General Membership Meeting: The Dranoff Development team presented its modified plans to the neighborhood in an informational session open to the public.
- November 20 Open Public Meeting: Development Team provided notice of the meeting to near neighbors within 500 feet of the project at least 7 days prior to the meeting.

There were 30 attendees who voted to approve it; and 8 attendees voted to oppose it. All 8 voted that they could support the project should changes be made to the plans. The Bill went to Rules Committee. This proposal will need to go to CDR and needs Historical Commission approval. The City Planning Commission staff recommendation is approval of the remapping.

Peter Kelsen, Esq., attorney for the developer, stated when we were here last month we a presentation. It was held for 45-day review so that we could work with the neighbors. The Bill went to Rules Committee and it was voted out with favorable recommendation. We proposed a 6 ft. setback from Kater Street, and we were asked to consider an additional 4 ft. We don't have a deal at this time, but we will continue to have dialogues. We cannot set it back any more.

Darryl Carrington, from Dranoff, showed renderings of the proposal with the setbacks. He was asked to come up with an overall 6 ft. setback. The garage makes it difficult. They haven't had adequate time to make a new site plan, so they used the old one showing the new suggested plan.

Ms. Thompson left at 3:34pm.

Mr. Greenberger replied so effectively, when you walk down Kater Street you will see the planters and 5 ft. walls.

Mr. Carrington replied you will see the 5 ft. wall with the planter on top.

Mr. Greenberger replied his general sense is this is a good project, but the going back and forth with the residents of Kater Street is to make people happy. He thinks this is fine.

Ms. Miller asked you were trying to accommodate a 6 ft. setback.

Mr. Kelsen replied what you are seeing now is a 6 ft. setback and they want another 4 ft. setback.

Mr. Greenberger asked about the stoop.

Mr. Carrington replied 7 ft. stoop.

Mr. Greenberger replied don't have the stoop come over the property line; the stoop with a 4 ft. stair area. It seems weird to have this monstrous stoop on a little street.

Mr. Kelsen replied clearly this is confusing. Out of fairness to the architectural team, it is not complete. We are coming back to the Historical Commission and for Civic Design Review. His purpose today is to inform the Commission where we are today.

Paul Toner, representative for the near neighbors, replied we just saw this plan 10 minutes ago in the hallway. We have not been able to make a comment on it. This is an ordinance that is going to strip our rights. They are going to ask for a variance for a full 100% lot coverage; to rezone from "CMX-2" to "CMX-3". Under "CMX-3" usages they can have night clubs, etc. As we can see their plans can change. This is a master plan. They should have a plan that says that plan cannot fail. If they pull out, then we are stuck with this plan. Nothing binds the developer from changing the plan. He has a copy of the Bill. How do we know it is corrective zoning? It is zoned in the Center City Master Plan, see page 28 – zoning appendix, "CMX-2". The Royal Theater is not shown for corrective zoning. Let's get a plan that binds the developer, and one that takes time to plan and develop. His client has gotten a petition (see Exhibit "19A"). He asked the Commission not to approve this Bill.

Mr. Syrnick asked what would happen with our recommendations since this was heard out of Rules.

Lauren Vidas, from South of South Neighborhood Association, replied that Mr. Litwin replied it has done a fantastic job, as well as, the community. People want to see it built. It is corrective zoning. This is part of a larger remapping plan. She doesn't want to see a good project dies because it cannot move forward. She understands the concerns with the neighbors on Kater Street. She doesn't know at the end of the day if it can be worked out. This is not a fly by night outfit.

Steve Cobb, from Councilman Johnson's office, replied SOSNA has voted not to oppose it. Since then there was a Rules Hearing. One of the major concerns was the bulk of the building. One of the conditions was setting the bulk back an additional 4 ft. The developer would continue to work with the neighbors. This isn't last minute planning. We have been working on it since late July.

Mr. Kelsen replied the developer has frequently offered into a Memorandum of Understanding. At this point it has not happened.

Mr. Greenberger replied the narrow issue here is a proposal for rezoning, and there is a proposal in front of us. There is an old theater there. It is an old building. It is confined by the Royal Theater. This is out of Rules. It will make it or not, we have nothing we can do about it. It will come back to CDR. It is a small street.

Ms. Rogo Trainer replied she likes to see scale drawings at CDR.

Mr. Greenberger replied Councilman Squilla does have a change that this site should be "X"ed out of it. It should come back to CDR.

Mr. Syrnick replied what Peter said about a memorandum for bait and switch is still on the table. They should do it.

Mr. Kelsen replied yes it is.

Upon motion by Mr. Citron, seconded by Ms. Rogo Trainer, the City Planning Commission approved Zoning Bill No. 140857.

20. Action item: Zoning Bill No. 140906 amending the Zoning Code to add a new "/UED Urban Experiential Display Overlay Control District" (Introduced by Councilmember Squilla on November 13, 2014).

Mr. Litwin stated this Bill amends the Zoning Code to add a new "/UED Urban Experiential Display Overlay Control District" in Center City that will allow special advertising installations. The City Planning Commission staff recommendation is to request an additional 45 days for review. It is anticipated that this Bill will be placed on the Commission's meeting Agenda for January 20, 2015. This Bill amends the Zoning Code to create a special district in Center City in which unique, three dimensional advertising installations may be located, upon the further approval of the City Planning Commission and Art Commission. These installations, termed "Urban Experiential Displays," may be either free-standing, "sculpture-like" structures, or may be attached to a building or wall on public or municipal property. They may exhibit full motion video, animation, or other special effects, primarily by the use of lighting. The /UED District would extend along the Market Street corridor (Arch to Chestnut) between 12th to 20th Streets, and along the Broad Street corridor (Juniper to 15th) between Race to Locust Streets. The Bill regulates the height, placement (e.g. separation distance between installations and from specified roadways and residentially-zoned districts), luminance, hours of operation, and other aspects of UED operation. The Bill further establishes a City Planning Commission "Plan of Development" (POD) approval process for the location of a limited number of individual UED installations. This is a complex and detailed bill that requires further review and discussion. The Law Department has identified several procedural and substantive concerns with Bill 140906, and it is likely the bill will need to be amended to address these concerns.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Citron, the City Planning Commission approved staff's recommendation for an additional 45 days to review Zoning Bill No. 140906.

Mr. Greenberger adjourned the City Planning Commission Meeting of December 9, 2014 at 4:04pm.

SUMMARY

1. Approval of the Minutes of the November 18, 2014 meeting. Approved
2. Executive Director's Update.
3. *Staff Presentation:* Enhancing planning through online interactive mapping (Presented by Darshna Patel).
4. *Action Item:* Adoption of *Philadelphia2035* Lower Northwest District Plan (Presented by Matt Wysong). Adopted
5. *Action Item:* ZBA Calendar No. 23916 for the construction of a 300-space accessory parking structure at 145 West Wildey Street (Civic Design Review on 11/25/2014; ZBA Hearing Date 12/10/2014; Presented by Jack Conviser). Approved to support
6. *Action Item:* Zoning Bill No. 140831 revising regulations relating to home occupations (Introduced by Councilmember O'Neill on October 23, 2014; Commission requested an additional 45-day review period on November 18, 2014; Presented by Paula Brumbelow). Not be approved
7. *Action Item:* Zoning Bill No. 140944 amending the Philadelphia Administrative Code by eliminating zoning permit fees for family and group day care uses (Introduced by Councilmembers Reynolds Brown, Goode, and Quiñones-Sánchez on November 20, 2014; Presented by Paula Brumbelow). Approved
8. *Action Item:* Zoning Bill No. 140895 remapping the area bounded by Tacony Street, Bridge Street, Frankford Creek, Delaware River, and Walbach Street (Introduced by Councilmember Henon on November 13, 2014; Presented by Paula Brumbelow). Approved

9. Lower North Philadelphia Zoning Remapping Bills (Introduced by Councilmember Greenlee for Council President Clarke on November, 13, 2014; Presented by David Fecteau):
 - a) *Action Item:* Zoning Bill No. 140887 remapping the area bounded by 33rd, Cumberland, 22nd, Glenwood, Dauphin, Sedgley, 25th, Dauphin, 29th, and Diamond Streets. Approved
 - b) *Action Item:* Zoning Bill No. 140888 remapping the area bounded by 33rd Street, Lehigh Avenue, 18th Street, Glenwood Avenue, 22nd Street, and Cumberland Avenue. Approved
 - c) *Action Item:* Zoning Bill No. 140889 remapping the area bounded by 33rd Street, Diamond Street, 29th Street, Dauphin Street, 25th Street, Diamond Street, Glenwood Avenue, Oxford Street, and Railroad Right-of-Way. Approved
10. *Action Item:* Zoning Bill No. 140901 remapping the area bounded by Adams Avenue, Castor Avenue, Roosevelt Boulevard, Cheltenham Avenue, Harbison Avenue, Aramingo Avenue, the Northeast Corridor Railroad Right-of-Way, Orthodox Street, Torresdale Avenue, and Ruan Street (Introduced by Councilmember Quiñones Sánchez on November 13, 2014; Presented by Ian Litwin for Larissa Klevan). Approved
11. *Action Item:* Zoning Bill No. 140936 remapping the area bounded by Market Street, 48th Street, Haverford Avenue, and 46th Street (Introduced by Councilmember Blackwell on November 20, 2014; Presented by Brian Wenrich). Approved
12. *Action Item:* Streets Bill No. 140896 striking the easternmost ten feet of the Broad Street right-of-way from Geary Street to a point one-hundred five feet to the south and reserving a utility right-of-way (Introduced by Councilmember Johnson on November 13, 2014; Presented by Sarah Chiu). Not be approved
13. *Action Item:* Streets Bill No. 140902 striking from the City Plan and vacating Cayuga Street from Whitaker Avenue to its eastward terminus and reserving a utility right-of-way (Introduced by Councilmember Johnson on November 13, 2014; Presented by Sarah Chiu).
Approved the street striking and vacating on City Plan, but the railroad right-of-way must be used for the future trail.
14. *Action Item:* Property Bill No. 140940 authorizing the conveyance of 2600-26 North 3rd Street to the Philadelphia Authority for Industrial Development for further conveyance (Introduced by Councilmember Quiñones Sánchez on November 20, 2014; Presented by David Fecteau). Approved

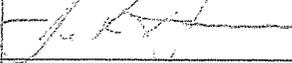
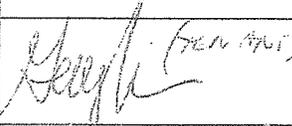
15. *Action Item:* Property Bill No. 140946 authorizing the conveyance of 1043-47 and 1049-69 North Front Street to the Philadelphia Authority for Industrial Development for further conveyance (Introduced by Councilmember Squilla on November 20, 2014; Presented by David Fecteau). Approved
16. *Action Item:* Property Bill No. 140949 authorizing the conveyance of 2308 East Tucker Street to the Philadelphia Authority for Industrial Development further conveyance (Introduced by Councilmember Squilla on November 20, 2014; Presented by David Fecteau). Approved
17. *Action Item:* Property Bill No. 140885 authorizing the City to lease land on the south side of Baltimore Avenue between 39th and 41st Streets to the Philadelphia Authority for Industrial Development for further sublease. (Introduced by Councilmember Blackwell on November 13, 2014; Presented by Martine Decamp).
18. *Action Item:* Property Bill No. 140948 authorizing the City to accept 1114-18 Locust Street, 1127-31 Waverly Street, and 831-839 South Street on behalf of the Department of Parks and Recreation (Introduced by Councilmember Squilla on November 20, 2014; Presented by Ian Litwin). Approved
19. *Action Item:* Zoning Bill No. 140857 remapping the area bounded by South, 15th, Kater, and 16th Streets (Introduced by Councilmember Johnson on October 30, 2014; Commission requested an additional 45-day review period on November 18, 2014; Presented by Ian Litwin). Approved
20. *Action Item:* Zoning Bill No. 140906 amending the Zoning Code to add a new "/UED Urban Experiential Display Overlay Control District" (Introduced by Councilmember Squilla on November 13, 2014; Presented by Ian Litwin). Request add'l 45 days for review

EXHIBIT "19A"

PETITION

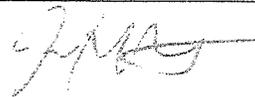
We, the undersigned residents of the 1500 block of Kater Street continue to have concerns regarding the plans for development proposed by Dranoff Properties/Universal Companies and the process being used to avoid having to commit to and present specific plans for review by the Zoning Board of Adjustment. Of particular concern, we object to the passage of Zoning Bill #140857, changing the zoning classification of these parcels of land from CMX-2 to CMX-3 and the elimination of the typical requirement that a development include "open area." We are especially concerned that, after the elimination of the "open area" requirement, any project may be developed by Dranoff—or another developer—without any "open area" or a reasonable transition to the small scale character of our block. We believe that, given more time and a willingness of Dranoff to bind itself to its promises, it may be possible for Dranoff to commit to acceptable compromises for the near neighbors. We support Friends of 1500 Kater, which represents and understands the interests and concerns of the residents on our block.

ADDRESS:	NAME:	SIGNATURE:	DATE:
1501 Kater Street	Rozina Fisher Ryan Fisher	<i>Rozina Fisher</i>	12/6/14
1505 Kater Street	Eldon Peters Mary Peters	<i>Eldon Peters</i>	12/6/14
1508 Kater Street	Jane Puttanniah Suraj Puttanniah	<i>Jane Puttanniah</i>	12/6/14
1510 Kater Street	Darryl McMillan Coy Smith	<i>Darryl McMillan</i> <i>Coy Smith</i>	12/6/14 12/6/14
1511 Kater Street	Jennifer Parress Rafi Caroline	<i>Jennifer Parress</i> <i>Rafi Caroline</i>	12/6/14 12/6/14
1512 Kater Street	John Fischer Rebecca Fischer	<i>John Fischer</i> <i>Rebecca Fischer</i>	12/6/14 12/6/14
1513 Kater Street	Shirley Anderson	<i>Shirley Anderson</i>	12/6/14
1514 Kater Sreet	Jason Winig Jessica Braverman	<i>Jason Winig</i> <i>Jessica Braverman</i>	12/6/14

ADDRESS:	NAME:	SIGNATURE:	DATE:
1515 Kater Street	Kamilah Jackson		12/6/14
1517 Kater Street	Matt Johnson Maggie McElwain		12/6/14
1519 Kater Street	Bokyung Shin Andy Nguyen		12/6/14
1532 Kater Street	Michael Gross EllenSue Gross		12/6/14
1534 Kater Street	Deena Kobell David Sorensen	 	12/6/2014 12/6/2014
1536 Kater Street	Cindy Park Kent Smetters		
1541 Kater Street	Shivin Kindra GARY BUKNOH	 (see also)	12/6/2014
610 South 15 th Street (front on Kater)	Matt Hyde		12/3/14
613 South 16 th Street (front on Kater)	Heather Coforio Chris Coforio		12/6/14

1507 K. St. Street

Justin Williams

 12/6/2014

PETITION

We, the undersigned residents of the 1500 block of Kater Street continue to have concerns regarding the plans for development proposed by Dranoff Properties/Universal Companies and the process being used to avoid having to commit to and present specific plans for review by the Zoning Board of Adjustment. Of particular concern, we object to the passage of Zoning Bill #140857, changing the zoning classification of these parcels of land from CMX-2 to CMX-3 and the elimination of the typical requirement that a development include "open area." We are especially concerned that, after the elimination of the "open area" requirement, *any* project may be developed by Dranoff—or another developer—without any "open area" or a reasonable transition to the small scale character of our block. We believe that, given more time and a willingness of Dranoff to bind itself to its promises, it may be possible for Dranoff to commit to acceptable compromises for the near neighbors. We support Friends of 1500 Kater, which represents and understands the interests and concerns of the residents on our block.

ADDRESS:	NAME:	SIGNATURE:	DATE:
1536 Kater St.	Kent Smetters (and Shin Young Park)		12-7-14

