

PHILADELPHIA CITY PLANNING COMMISSION
February 17, 2015

PRESENT:

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

ABSENT:

Executive Director:
Deputy Executive Director:

Gary J. Jastrzab
Alan Urek

Chair Alan Greenberger convened the City Planning Commission Meeting of February 17, 2015 at 1:05pm.

1. Approval of the Minutes for the January 17, 2015 meeting.

Upon motion by Ms. Rogo Trainer, the City Planning Commission approved the minutes for the January 17, 2015 meeting.

2. Executive Director's Update

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

- **PCPC AND CDR MEETINGS UPDATE**

We are having a Special PCPC Meeting on Friday, February 27 at noon to consider the FY2016-2021 Capital Program and Budget.

The next scheduled CDR Committee meeting is scheduled for Tuesday, March 3, 2015. We are not sure whether we are going to have any cases for this meeting. Today is the deadline for submission.

The next scheduled monthly PCPC meeting is on Tuesday, March 17, 2015.

We are pushing back our PCPC April meeting date one week. It is changed to the fourth Tuesday, which is April 28, 2015.

- **PHILADELPHIA2035 PUBLIC MEETINGS**

South District Plan meeting was held on February 9th. It was very well attended.

Also the 2nd **River Wards District** meeting is scheduled for March 30, 2015 at the Horatio B. Hackett Elementary School, 2161 E. York Street, from 6 to 7:30 pm. There is a flyer on the table.

- **CPI UPDATE**

Applications for the spring semester will be available on the CPI website beginning March 1, with the application period running through March 27. Classes will be offered on Wednesday evenings from April 15-May 27. There is a flyer on the table.

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. 150054** authorizing Thomas Jefferson University to construct, own, and maintain lighted bollard right-of-way encroachments within the public right-of-way at 1008 Locust Street (Introduced by Councilmember Squilla on January 29, 2015; Presented by Sarah Chiu).

Mr. Jastrzab announced the January 29th passing of Karen Chin, who served as the PCPC/Office of Strategic Planning Community Relations officer from 2001-2007. Several staff attended a memorial service for her.

Mr. Greenberger stated he had two items he wanted to announce. The first is Beverly Beltz is retiring after 28 years of service to the City. He and the Commissioners thanked Ms. Beltz for all the work that she has done for the City Planning Commission.

Second, we need to add another Zoning Bill to today's agenda. Bill No.150091 was introduced last Thursday, February 12th. The Bill establishes an Overlay District for Washington Avenue west of Broad Street. The staff has been working on zoning issues along this portion of Washington Avenue with Councilmember Johnson's Office, but has not had time to sufficiently examine the Bill in order to make a recommendation to the Commission. As with all Zoning Bills, the Commission has 30 days in which to make a recommendation to the Mayor and City Council, or its approval is presumed. Due to last week's introduction of the Bill, and the fact that the next monthly Commission Meeting is scheduled for March 17th, the 30-day period will expire before we can meet again. For this reason, the staff is recommending that the Commission request an additional 45-days in which to review the Bill. This will provide sufficient time to evaluate the Bill's impacts, and we intend to place this Bill on the Commission Agenda for March 17th for review and a staff recommendation. Can I have a motion to request an additional 45-days to review Bill No. 150091?

Upon motion by Mr. Eiding, seconded by Mr. Citron, the City Planning Commission requests an additional 45-days to review Zoning Bill No. 150091.

3. Staff Presentation: Philadelphia2035 River Wards District Plan Update.

Ashley Richards, Project Manager for the River Wards District Plan, stated this is an introduction to the River Wards District Plan. The River Wards is one of 18 plans to be developed in Phase 2 of the City's Comprehensive Plan, *Philadelphia 2035*. We had our first meeting on January 13, 2015. This plan will apply the goals and strategies from the Citywide Vision to a smaller area bounded generally by North Front Street, Kensington Avenue, Bridge Street, and the Delaware River. The River Wards consist of six Philadelphia neighborhoods, including: Fishtown, East Kensington, Olde Richmond, Port Richmond, Kensington, and Bridesburg. Each of these neighborhoods has its own distinct character and assets. Together, they form a diverse and vibrant district within the City of Philadelphia. Since 2010, the population in the District has grown to a total of 68,749. However, there has been a significant decrease in the senior population from 1990 to 2010 by 46 percent. As stated, the River Wards has become significantly more diverse over time, with more cultural diversity reported in the year of 2010 than any other year thus far. The foreign born population predominantly accounts for the diversity within the District. Concentrations of the foreign born populations are primarily located in Port Richmond and parts of Kensington. The top five origins of foreign born populations include Poland (26%), Vietnam (12.6%), Dominican Republic (11%), Albania (10%), and Mexico (5%) It is also important to note that the Latino population is the 3rd highest within all the Districts in the city. While some socioeconomic indicators show the district as burdened with high poverty, unemployment, and housing costs, there are positive signs of growth. Between 2000 and 2010 the numbers of housing units, the housing occupancy rate,

and educational attainment have all increased while the housing vacancy rate has declined. The River Wards District has historically had a high percentage of owner-occupied housing units. As of 2010, 61 percent of the housing units were occupied by homeowners. The River Wards is home to 17,900 jobs and 24,100 resident workers. Only 2,100 residents live and work in the District, and 22,000 commute to jobs in other parts of the city and region. The largest single destination of outbound work commuters is the metropolitan center. The Philadelphia School District is the largest employer, with Northeastern Hospital/Ambulatory Care Center being the second, and the two Police Districts coming in third. We are seeing a resurgence of small manufacturing in the District. The District is predominantly industrial, with industrial uses comprising 35 percent of the total acreage. Residential uses follow, accounting for 19 percent, with vacant land totaling 13 percent. Vacant land consists almost entirely of several large tracts of land that were former industrial areas and railroad uses such as marshalling yards and sidings, particularly along Lehigh Viaduct. Those three uses account for about 70 percent of total land use categories within the District. The remaining 30 percent of land uses fall into transportation, commercial corridor, civic/institutional, cultural/recreation, or park/open space categories. The most predominant facility type are the parks and recreation centers (25 facilities), and in addition to that the District also has (2) Free Library branches, (3) fire stations, (3) municipal support facilities, (7) parking facilities, and (2) police stations.

Under Thrive we have Economic Development - as previously stated there are a total of 24,100 working residents. The makers movement include "The Loom" (where the 1st meeting was held at), La Colombe, Little Berlin, Huntingdon Yarn Mill, and the Philadelphia Brewing Company. Neighborhoods – the River Wards homeownership rate is still higher than the Citywide rate. The poverty rate is a little higher here. The median income is \$34,966 compared to \$37,016 elsewhere.

Under Connect we have Transportation – the River Wards has a total of 12 bus and trolley routes. Most of the residents use private auto with public transit.

Under Renew we have Historic Preservation – we see Trenton Avenue Belgian blocks, Allegheny Avenue church spires, and Textile Mill Adaptive Reuse. Also under Renew, we have the Public Realm - Center City, Riverfront, Allegheny Churches, and the Market-Frankford EI.

Over 100 residents attended the first meeting from all of the neighborhoods. We also had 100 more residents fill out forms online. Table were set-up with maps on them, and we did exercises and asked the attendees to mark on the maps where they live, and asked questions regarding the thoughts on the strengths, weaknesses, barriers, and what they would like to see in this District. The Strengths are Delaware Riverfront, the Market-Frankford EI, Parks, Playgrounds, and Recreation Centers, the Frankford Creek, Neighborhood Commercial Corridor, and Religious Institutions. The Weaknesses are Aramingo Avenue Shopping District, Lehigh Viaduct, Kensington area around the Market-Frankford Line, Bridesburg Brownfields (Philly Coke, Dow Chemical), Monkiewicz Recreation Center, and Front and Girard. The Barriers are Aramingo Avenue, Frankford Creek, and obstructions to the Riverfront Access (industry, lack of connections), Leigh Viaduct, the Market-Frankford EI, and the abandoned Rail Line in Kensington. The results were they see the following opportunities: Frankford Creek, York Street, Lehigh Viaduct, Former Coal Piers (Anderson Site), Allegheny Avenue, Richmond Street, Frankford Avenue, and Port Richmond Industrial Development Enterprise (PRIDE).

We chose two Focus areas: Lehigh Avenue Corridor and the Aramingo Avenue Retail Corridor. These are areas with potential to benefit the District as a whole. They are often underutilized, inappropriately zoned, or has public realm inconsistencies.

There will be a second public meeting on March 30 at the Horatio B. Hackett Elementary School, 2161 E. York Street, from 6 to 7:30 pm. There is a flyer on the table near Bev. The school is fully accessible by public transit.

Mr. Syrnick replied Ashley that was a good report. He wanted to know why Monkiewicz Recreation Center was listed as a weakness.

Ms. Richards replied it is underutilized. We are working with PennDot regarding that area.

Mr. Greenberger replied make sure to have a conversation with Mike Cooper and Councilman Henon.

Ms. Richards replied she is already in contact with them.

4. Action Item: ZBA Calendar No. 24346 for the construction of a 113 residential unit, mixed-use development at 2401 Washington Avenue (Civic Design Review on February 3, 2015; ZBA Hearing Date is on February 18, 2015).

Matthew Pickering stated this is ZBA Calendar No. 24346 for the construction of a 113 residential unit, mixed-use development at 2401 Washington Avenue. It is currently zoned I-2 Medium Industrial. They will need variances for the following:

| | Required | Proposed |
|------------------|------------|--|
| Use: | Industrial | Residential Multi-family |
| Loading Space: | 1 Space | 1 Space (now proposed, not originally) |
| Rear Yard Depth: | 8 feet | 0 feet |

There will be creating 57 surface parking spaces including with 3 accessible spaces, for the creation of 53 bicycle spaces, and vacant commercial space as permitted as in I-2 industrial district at first floor with lobby/fitness center, and 113 dwelling units for multi-family household living from 2nd through 5th floors. There will be 2nd floor amenities. The development team has completed Civic Design Review process as of February 3, 2015, with the provision that the project team meet with near neighbors to discuss their concerns about the development project. Several topics of recommendations were provided to the project team at the CDR hearing:

1. Meeting with near neighbors
2. Storefront design
3. Landscape design and street trees
4. Facade materials
5. Carshare
6. Public bicycle parking
7. LEED certification
8. Location of retail space
9. Signage at garage exit

The City Planning Commission staff is approval.

Mr. Greenberger asked what is on the site now.

Mr. Pickering replied it is a vacant lot with a billboard.

Mr. Greenberger how does this tie in with the Washington Overlay.

Mr. Jastrzab replied we knew a couple of years ago that this area have undergone change. A year ago there was a proposal for residential at 16th and Washington. We are seeing these kinds of uses transitioning from what was there 40 to 50 years ago. We are working with the Councilman's Office. It is transitioning, and they are asking for residential and retail in the area.

Ms. Rogo Trainer asked have any of the CDR recommendations been met.

Hercules Grigos, attorney for the developer, replied we met with the group last week, and we are going to meet with them again. SOSNA has given us a letter of support. We are looking at LEED certification. We are looking to activate that corner with residential. As the Washington Avenue corridor catches up, we will put retail there.

Ms. Rogo Trainer replied thank you that is what we wanted.

Mr. Grigos replied we are working with SOSNA. The movement is toward a mixed-use residential. Looking at what is there, the rear yard depth is 10 feet from property line, and other times it is 30 feet.

Lauren Vidas, Chairperson for SOSNA, replied this is consistent with SOSNA's vision. We are not going back to industrial. They have been working with us neighbors.

Mr. Syrnick asked Mr. Pickering if the lay by lane along Washington Avenue is existing.

Mr. Pickering replied yes.

Mr. Syrnick asked what does that do for the sidewalk.

Mr. Grigos replied SOSNA asked us to setback the retail.

Ms. Miller asked Mr. Grigos who the other community group was.

Mr. Grigos replied North of Washington Coalition.

Mr. Citron asked what the height is.

Mr. Grigos replied 60 feet.

Mr. Greenberger replied this is a pretty good example of the changes that are happening faster than the City can move on.

Upon motion by Ms. Rogo Trainer, seconded by Ms. Thompson, the City Planning Commission approved ZBA Calendar No. 24346 for the construction of a 113 residential unit, mixed-use development at 2401 Washington Avenue.

5. Institutional (SP-INS) Master Plan Amendments:
 - a. Action Item: University of Pennsylvania: To construct two additions to the Ronald O. Perelman Center for Political Science and Economics (PSPSE), also known as the “Mellon Building”, at 133 S. 36th Street.
 - b. Action Item: Temple University: To add the former William Penn High School and Edberg Olson practice facility sites, a new Library, a proposed athletic practice facility, and additions to Weiss Hall and the School of Engineering to the campus Master Plan.

Anthony Santaniello stated these are two separate SP-INS items.

- a. The first is a Special Purpose – Institutional District (SP-INS) Master Plan amendment for the University of Pennsylvania to construct two additions to the Ronald O. Perelman Center for Political Science and Economics (PSPS) aka the “Mellon Building”. It is located at 133 S. 36th Street. The project will involve a complete renovation to the “Mellon Building” and two additions to form one cohesive academic center. Total SP-INS is 8,088,862 sq. ft. (185.6 acres). The existing GFA is 13,517,365 sq.ft.; and the Proposed GFA net increase is 51,442 sq.ft. The SP-INS total GFA (FAR) is 13,568,807 sq.ft. (168%: 400% maximum). The occupied area is 3,202,065 sq.ft. (40%: 70% maximum). The parking spaces required is 3,396 spaces. The Total SP-INS parking is 7,562 spaces. The City Planning Commission staff recommendation is approval.

Mr. Eiding asked why the change is so different here.

Mr. Santaniello replied massing and height.

Mr. Greenberger replied it is a lot easier living next to glass walls.

Upon motion by Mr. Syrnick, seconded by Ms. Mill, the City Planning Commission approved Institutional (SP-INS) Master Plan Amendments for the University of Pennsylvania: To construct two additions to the Ronald O. Perelman Center for Political Science and Economics (PSPSE), also known as the “Mellon Building”, at 133 S. 36th Street.

- b. The second is for a Special Purpose – Institutional District (SP-INS) Master Plan amendment for Temple University to add the former William Penn High School and Edberg Olson practice facility sites, a new library, a proposed athletic practice facility, and additions to Weiss Hall and the School of Engineering to the campus Master Plan. The project will involve the rezoning of the following to SP-INS: William Penn HS, as well as athletic fields in the vicinity of North Broad Street and Oxford Street (9.8 acres), and an Edberg Olson athletic practice facility in the vicinity of North 10th Street and West Susquehanna Avenue (3.7 acres). This will also add to the Master Plan a new library building, a new building at North 15th and Montgomery Streets, and additions to the School of Engineering and Weiss Hall (total new library and building additions = 1,056,722 sq. ft. or 24.3 acres). The existing total SP-INS area is 4,268,008 sq. ft. (97.98 acres). The proposed total SP-INS area is 4,826,071 sq.ft. (111.48 acres). Net increase is 13.5 acres. The existing GFA is 5,483,167 sq. ft. The proposed GFA net increase is 1,056,722 sq.ft. The SP-INS total GFA (FAR) is 6,348,686 sq.ft. (129%: 400% maximum). The occupied

area is 1,942,353 sq.ft. (31%: 70% maximum). The required parking spaces are 1,558 spaces. The total SP-INS parking is 3,075 spaces. The first building to be constructed will be the new library, which will require CDR Review. The City Planning Commission staff recommendation is approval.

Mr. Greenberger replied he is not concerned with the buildings on campus, but the one on N. Broad.

Tom McCreesh, Director of Regulatory Compliance and Special Projects with Temple University, stated we are looking at the grassfield. We are looking to build an indoor facility at Montgomery and 15th Streets. We will have to come back. The numbers you see are included in the SP-INS District.

Mr. Greenberger asked about the William Penn High School.

Mr. McCreesh replied we will demolish it. We can't use it as it is now.

Mr. Greenberger asked about the status of William Penn High School. We are moving it over to Temple. Is that on its own or Temple?

Mr. McCreesh replied we want it to be Temple.

Ms. Rogo Trainer asked what are the other steps required.

Mr. Greenberger replied the new library will require CDR. He asked have the plans you are discussing regarding William Penn been discussed with the RCOs.

Mr. McCreesh replied we will be doing that.

Mr. Greenberger replied we would like you to come back when you decide what you are going to do with it.

Upon motion by Mr. Citron, seconded by Mr. Eiding, the City Planning Commission approved the Institutional (SP-INS) Master Plan Amendments for Temple University: To add the former William Penn High School and Edberg Olson practice facility sites, a new Library, a proposed athletic practice facility, and additions to Weiss Hall and the School of Engineering to the campus Master Plan.

6. Action Item: Zoning Bill No. 140906 amending the Zoning Code to add a new section entitled 'UED Urban Experiential Display Overlay Control District' (Introduced by Councilmember Squilla on November 13, 2014; Commission requested an additional 45-day review on December 9, 2014; Information only presentation on January 29, 2015).

Paula Brumbelow stated Zoning Bill No. 140906 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 location of the /UED, Urban Experiential Display Overlay Control District, including both sides of all included and bordering streets, is the area bounded by Arch, Broad, Race, 13th, Arch, 12th, Chestnut, Juniper, Locust, Broad, Chestnut, 15th, and Arch Streets (as amended). Within these district boundaries, Bill No. 140906 identifies three specific

sub-areas in which UEDs would be permitted: 1) Convention Center Area (east side of North Broad Street, between Arch and Race Streets); 2) Reading Terminal Area (North 12th Street, between Arch and Filbert Streets), and; 3) Avenue of the Arts Area (South Broad Street, between Walnut and Locust Streets). For any additional UEDs to be installed within the Overlay Control District, Bill 140906 would have to be amended to include new sub-area boundaries. Zoning is "CMX-5", and the Convention Center "CMX-4". The party at interest is Catalyst Outdoor Advertising. The purpose of this Bill is 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. They may exhibit full motion video, animation, or other special effects, primarily through the use of lighting. The City Planning Commission staff has recommended both technical and substantive amendments to the bill. The technical amendments addressed issues with conflicting codes, rules of measurement, grammar, numbering, and procedural concerns. The substantive changes covered a wide range of issues, as follows:

1. District Boundary Reduction from 20th Street to 15th Street for the western edge of the district (boundary reduction initiated by applicant based on community discussions).
2. Remove the ability to locate on City sidewalks and rights of way.
3. Remove the specific language addressing municipal properties for permitted signs, which was unclear on the process for these approvals.
4. Add a requirement that a UED can only be located on lots that are fully developed with occupied buildings. This will now not permit a UED to be located on a surface parking lot.
5. Require that when a UED is attached to an existing structure it will not create an obstruction from existing windows for the life of the UED.
6. Adjusted the distance that a UED can be located away from the Ben Franklin Parkway, Vine Street Expressway, and Interstates 76 and 95. It will be increased from 500 feet to 660 feet to match regulations for non-accessory signage within the city.
7. Adjusted the level of "nits" (a unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter. Nits are used to describe the brightness of computer displays, such as LCD and CRT monitors) from 7,500 nits during day time to 2,500 daytime nits, and 250 nits during nighttime which will match the existing language from the Market East Sign Regulations.
8. Adjusted the classifications of what constitutes "visual communication technology" by removing the list of technology types, so as not to exclude future display technologies.
9. Removed the "Plan of Development" language from the approval process, to establish that both Art Commission and City Planning Commission and CDR Committee approvals are necessary, along with any necessary street encroachment legislation prior to permitting.
10. Removed the agreements between the applicant and non-profit organizations, and introduced a "Public Realm Improvement Plan" within the district that is similar to the Market East Sign Regulations, but will have a greater impact on the entire public realm of the district instead of individual properties.

The City Planning Commission staff recommendation is approval with amendments recommended by the Law Department and the City Planning Commission.

Mr. Greenberger asked her what is this Ordinance asking from the Commission.

Ms. Brumbelow replied it is asking that these signs be approved for our Code and three locations.

Mr. Greenberger replied it will need CDR, Art Commission, and Philadelphia City Planning Commission approval.

Mr. Syrnick asked now none of them are on the street.

Ms. Brumbelow replied none of them are in the public right-of-way. The belief is that we could get two more. We wanted them to stay with existing public property.

Mr. Greenberger asked about the State Mandate Authority.

Mr. Jastrzab replied we felt that any revenue should go to a public authority; like the Redevelopment Authority. They would be the administrator for the spending of these funds. Public improvements are not the forte of an advertising company.

Ms. Rogo Trainer asked has there been a public input process.

Ms. Brumbelow replied she thinks that they met with RCOs.

Carl Primavera, Esq., attorney for the applicant, replied the 18 month period has been talking to stakeholders – Paul Levy, the Reading Terminal, and the Convention Center. The idea was that the Convention Center has no place to put something like “Comcast Welcomes...” or the Flower Show. We went to some residents, but we went to the principle stakeholders. This is not homeowners. It is about arts, businesses, etc.

Ms. Rogo Trainer asked why make it so complicated.

Mr. Primavera replied we are trying to make it as part of the Zoning Ordinance – that is a legislation Ordinance. We needed to have City Council’s okay. It is like when the State said we could have casinos. We didn’t have zoning for casinos. The first step is – “Are these uses that City legislation will allow in the City?” Then we will show you where we would like to display it in the City.

Mr. Greenberger replied Nancy, you are correct in that there aren’t a lot of places they can do this at.

Ms. Rogo Trainer replied we are being asked about these three locations.

Mr. Greenberger replied those three locations, through this Ordinance, would then be allowed to get the approvals. If there was a fourth, they would need to come back for approval.

Mr. Lee asked is there a fee.

Ms. Brumbelow replied yes. It is in Bill 140907.

Mr. Greenberger asked the amount of revenue this would support for public improvements.

Thaddeus Bartkowski replied in the first year of construction (the base year) the amount would be \$125,000; with increases a year over 25 years to have a long term total of \$5.2 million that this UED is operational.

Mr. Primavera replied this is intended to work as a communication with 8% for the City of Philadelphia, and 3% for general public service announcement requirements of the amount of time it can be display. We can't calculate the value of this; but groups could use this.

Mr. Greenberger replied if this moves ahead and we see a specific Ordinance, it will come back to the Art Commission, CDR, and the Philadelphia City Planning Commission. It will involve some residents, businesses, and traffic.

Mr. Eiding replied these look like they are in the public's way.

Mr. Greenberger replied both of those properties are pulled back at 12th and Arch Streets, and the Convention Center.

Mary Tracy asked why are we doing this. Why are we wasting everyone's time? It looks like we are giving them carte blanche to do whatever they want. It violates all of the codes we have passed. The Highway Beautification Act – if we don't comply with the Act we will lose 10% of the State money. She strongly encourages them not to approve it. She said she can get info and alerts on her phone. The conventional billboard has 100 nits. The regular sign has spot lights.

Ms. Brumbelow replied we have already held it for 45 days. It will go to Rules on February 24. We could approve it with recommendations.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Eiding, the City Planning Commission disapproved Zoning Bill No. 140906. Mr. Lee and Ms. Ruiz opposed their recommendation.

Mr. Greenberger left at 2:41pm. Mr. Syrnick resumed the meeting.

7. Action Item: Zoning Bill No. 150007 remapping an area bounded by Front Street, Oxford Street, Frankford Avenue, Norris Street, Aramingo Avenue, Fletcher Street, Moyer Street, Berks Street, Girard Avenue, Columbia Avenue, Beach Street, Delaware Avenue, Frankford Avenue, and Girard Avenue (Introduced by Councilmember Greenlee for Council President Clarke on January 22, 2015).

David Fecteau stated this Bill remaps certain areas of the Fishtown neighborhood in the River Wards Planning District. The general boundaries, following the boundaries of the 5th Council District, are Front Street, Girard Avenue, Columbia Avenue, Frankford Avenue, Delaware Avenue/Beach Street, Columbia Avenue, Girard Avenue, Berks Street, Moyer Street, Fletcher Street, Girard Avenue, Norris Street, Frankford Avenue and Oxford Street. It is in the

Fifth Council District, and in the Fishtown neighborhood of the City. The purpose of this Bill is to rezone follows five community meetings over five years since 2009, and many hours of volunteer surveys conducted by PCPC staff and Fishtown Neighborhood Association volunteers. This bill will do the following:

- Rezone blocks of primarily single family homes to RSA-5;
- Increase the number of blocks zoned CMX-2 on Frankford Avenue to encourage more commercial redevelopment and reflect new commercial development that has already occurred;
- Remove obsolete commercial zoning where commercial activity is no longer taking place;
- Upzone commercial blocks on Front Street to CMX-3 to encourage a wider range of activity;
- Rezone two former mills to IRMX to encourage their reuse as neighborhood-compatible residential properties;
- Upzone parcels on Delaware Avenue to encourage more density in accordance with the *Master Plan for the Central Delaware*;
- Remove obsolete industrial zoning from the interior of the neighborhood.

An amendment to the bill changes the zoning of a parcel at Frankford Avenue and Belgrade Street from I-2 to RSA-5 to reflect pre-existing single family houses. The City Planning Commission staff recommends approval of the amended bill.

Mr. Eiding asked is that a vacant property.

Mr. Fecteau replied it is residential.

Mr. Citron replied you are doing this before the River Wards District Plan.

Mr. Fecteau replied we have been trying to do this before the River Wards.

Ms. Miller asked does the Council person approve it.

Mr. Fecteau replied yea.

Upon motion by Ms. Miller, seconded by Mr. Citron, the City Planning Commission approved Zoning Bill No. 150007.

8. Action Item: Zoning Bill No. 150050 remapping the area bounded by Montrose, 17th, Carpenter, and 18th Streets (Introduced by Councilmember Johnson on January 29, 2015).

Andrew Meloney stated this Bill will amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Montrose Street, 17th Street, Carpenter Street, and 18th Street. It is a vacant lot. The existing zoning is "RM-1" and "CMX-1". The proposed zoning is for SP-PO-A. The proposed use is for public open space. Carpenter Green, as this open space is known, has been an ongoing project in the South of South neighborhood for a number of years. The community has worked with the

PRA and the Councilmember's office to have vacant dilapidated properties demolished, and cleared the way for the creation of a neighborhood passive park space. The park is currently going through Phase 1 work on the infrastructure for drainage and utilities, and has funding in place to work on Phase 2, creating the landscaped open space. There will be space for programming and a spray ground when finished, as well as other passive features. This is in the Central District. The City Planning Commission staff recommendation is approval.

Mr. Syrnick replied might move to ownership of Parks and Rec.

Lauren Vidas replied they raised money and they are fully committed to it. She thinks Parks and Rec will take it back. It is a matter of when not if.

Ms. Miller replied this has been a really good process.

Ms. Vidas replied this is one of the last large blocks to do this with.

Upon motion by Ms. Ruiz, seconded by Ms. Thompson, the City Planning Commission approved Zoning Bill No. 150050.

Ms. Ruiz left at 2:57pm.

9. Action Item: Zoning Bill No. 150056 amends the Philadelphia Administrative Code by exempting mobile food vendors from zoning permit requirements when operating on private property (Introduced by Councilmember Squilla on January 29, 2015).

Ms. Brumbelow stated Zoning Bill No. 150056 amends Subcode "A" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Administrative Code," by amending Chapter 3, entitled "Permits"; and Title 9 of The Philadelphia Code, entitled "Regulation of Businesses, Trades and Professions," by amending Chapter 9-200, entitled "Commercial Activities on Streets," to add an exemption, add definitions, and provide for the use and regulation of mobile food vendors. The purpose of this Bill is to amend the Administrative Code Section A-301.2.5 Zoning and Use Registration Permits, which will state that a zoning or use registration permit shall not be required for Mobile Food Vendors licensed under §9-203 of this Code, and operating on privately-owned property, provided that such vendors comply with all of the requirements of § 9-203(10). The bill also amends the Title 9 "The Streets Code," by establishing the definition for mobile food vendor:

"A self-contained food service operation, located in a readily movable motorized vehicle with wheels, or in a vehicle with wheels capable of being towed by a motorized vehicle, designed for the preparation, display and service of food and beverages to patrons; but not including pushcarts."

The bill permits mobile food vendors to operate on private property, including the property of a university, school or hospital, with the permission of the property owner or lessee. This Bill had a companion zoning bill that would define and regulate mobile food vendors within the zoning code. However, because mobile food vendors are not permanent structures; and therefore not under the scope of the zoning code, the companion bill will not be moving forward. The City Planning Commission staff recommendation is approval.

Mr. Citron replied we are removing zoning fees. Please explain.

Ms. Brumbelow replied because the food trucks are movable they will not need a zoning or use registration permit; but they will still come under the Health Department.

Mr. Eiding asked do they have to move because they have wheels.

Ms. Brumbelow replied the goal is that they are supposed to move.

Eleanor Sharpe replied Councilman Squilla introduced two Bills in the Zoning Code. This is not a zoning issue.

Mr. Jastrzab replied the Law Department wanted us to bring it to you.

Ms. Sharpe replied mobile food trucks are regulated, but it is not a zoning issue.

Upon motion by Ms. Rogo Trainer seconded by Ms. Thompson, the City Planning Commission approved Zoning Bill No. 150056.

10. Action Item: Streets Bill No. 150003 authorizing the University of Pennsylvania to construct, own, and maintain a temporary pedestrian bridge right-of-way encroachment at 3400 Civic Center Boulevard and 1 Convention Avenue (Introduced by Councilmember Blackwell on January 22, 2015).

Sarah Chiu stated this Bill authorizes the Trustees of the University of Pennsylvania to construct, own, and maintain a temporary pedestrian bridge right-of-way encroachment within the public right-of-way at 3400 Civic Center Boulevard and 1 Convention Avenue. The purpose of this Bill is for a temporary pedestrian bridge, extending at its longest point within the Convention Avenue right-of-way a maximum length of one hundred thirteen feet (113'-0"), and with a centerline located:

- Over the northerly curb line of Convention Avenue, approximately fifty eight feet (58'-0") east of the easterly curb line of 34th Street.
- Over the southerly curb line of Convention Avenue, approximately ninety six feet (96'-0") east of the easterly curb line of 34th Street. The bridge will have a minimum of twenty feet (20'-0") of clearance and a maximum height of forty feet (40'-0").

The existing PCAM bridge will be demolished, and the temporary bridge will be use for approximately five years until a new, permanent bridge is constructed. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Thompson, seconded by Mr. Citron, the City Planning Commission approved Streets Bill No. 150003.

- 11) Action Item: Streets Bill No. 150012 striking the southeastern half of Krams Avenue from Silverwood Street to a point 65 feet southwest (Introduced by Councilmember Jones on January 22, 2015).

Ms. Chiu stated this Bill authorizes the revision of lines and grades on a portion of City Plan No. 231 by striking from the City Plan the southeasterly half of Krams Avenue from Silverwood Street to a point approximately sixty-five feet southwestwardly therefrom, under certain terms and conditions. The purpose of this Bill is to strike from the City Plan the southeastern half (15 feet) of Krams Avenue, from Silverwood Street to a point approximately 65 feet to the southwest. There is a City-maintained stairway along the northwestern side of the street right-of-way provides for pedestrian traffic. The City Planning Commission staff recommendation is approval.

Mr. Syrnick asked who is the real party of interest.

Ms. Chiu replied the developer. In 1899, Krams Street was open by affidavit.

Mr. Syrnick replied because it was open by affidavit they don't have to pay for it.

Ms. Miller asked is there a way to ask the new owner to take care of the stairway for the public.

Mr. Syrnick asked could we ask how he is going to treat this. Does he have a landscape design?

Mr. Jastrzab replied if this developer is receiving this land at no cost, there should be a public give back.

Upon motion by Ms. Miller, seconded by Mr. Citron, the City Planning Commission approved Streets Bill No. 150012. Ms. Rogo Trainer and Mr. Syrnick opposed it.

12. Action item: Streets Bill No. 150053 legalizing an existing retaining wall encroaching on the public right-of-way at 1806 Emerson Street (Introduced by Councilmember O'Neill on January 29, 2015).

Ms. Chiu stated Bill 150053 legalizes an existing retaining wall encroaching on the public right-of-way at 1806 Emerson Street, Philadelphia, PA 19152, all under certain terms and conditions. The purpose of this Bill is that the retaining wall encroaches five and one half feet into the southerly footway of Emerson Street, with eight feet six inches footway space remaining. The retaining wall, being three feet seven inches high, with four decorative columns extending to four feet ten inches high above the Emerson Street sidewalk, extends approximately three feet below grade, as shown on plan titles "Site Plan Wall Detail" as prepared by Richard Brown, RA, and dated May 7, 2014. Within this retaining wall were also constructed five lateral retaining walls and steps (3'-9" wide), extending from the parcel to the retaining wall, and situated at each of one property boundary, two sides of the existing steps, one side of an existing driveway, and one side of an existing driveway and property boundary. Emerson Street is classified as Low Density Residential Street by Complete Street Types, with a recommended sidewalk width of 10 feet or greater. The encroachment will leave an 8'-6" sidewalk width, which is under the recommended width. The City Planning Commission staff recommendation is disapproval for the following reasons:

- The existing retaining wall was constructed without a review of plans and without permits;
- It is not known if there are underground utilities in the area being encroached upon, and the impact of the encroachment on any utilities;
- The encroachment creates a substandard sidewalk width;

- The weeps in the retaining wall could present a hazardous wintertime risk to the public, as well as a liability to the City and property owner;
- Such encroachments, created without a plan review and permits, sets a precedent to permit and/or encourage further encroachments of a similar character.

Mr. Syrnick asked did this Ordinance come about.

Ms. Chiu replied the Councilman's Office drafted it.

Mr. Citron replied he is unclear about what the City is going to do about it. He is not sure what we are going to do.

Upon motion by Ms. Rogo Trainer, seconded by Ms. Miller, the City Planning Commission moved not to approve Streets Bill No. 150053. Ms. Thompson opposed it.

Mr. Syrnick adjourned the City Planning Commission Meeting of February 17, 2015 at 3:22pm.

SUMMARY

1. Approval of the Minutes of the January 20, 2015 meeting. Approved
2. Executive Director's Update.

Item not on the Agenda: Action Item: Zoning Bill 150091 establishes an overlay District for Washington Avenue west of Broad Street. (Introduced by Councilmember Johnson on February 12, 2015; Presented by Alan Greenberger) Request an add'l 45 days to review
3. *Staff Presentation: Philadelphia 2035 River Wards District Plan Update* (Presented by Ashley Richards). Presented
4. *Action Item: ZBA Calendar No. 24346 for the construction of a 113 residential unit, mixed-use development at 2401 Washington Avenue (Civic Design Review on 2/3/2015; ZBA Hearing Date 2/18/2014; Presented by Matthew Pickering).* Approved
5. Institutional (SP-INS) Master Plan Amendments (Presented by Anthony Santaniello):
 - a. *Action Item: University of Pennsylvania: To construct two additions to the Ronald O. Perelman Center for Political Science and Economics (PSPSE), also known as the "Mellon Building," at 133 South 36th Street.* Approved
 - b. *Action Item: Temple University: To add the former William Penn High School and Edberg Olson practice facility sites, a new Library; a proposed athletic practice facility, and additions to Weiss Hall and the School of Engineering to the campus Master Plan.* Approved
6. Action Item: Zoning Bill No. 140906 amending the Zoning Code to add a new section entitled 'UED Urban Experiential Display Overlay Control District (Introduced by Councilmember Squilla on November 13, 2014; PCPC requested an additional 45 days to review on December 9, 2014; Information only presentation on January 20, 2015; Presented by Paula Brumbelow). Disapproved
7. Action Item: Zoning Bill No. 150007 remapping an area bounded by Front Street, Oxford Street, Frankford Avenue, Norris Street, Aramingo Avenue, Fletcher Street, Moyer Street, Berks Street, Girard Avenue, Columbia Avenue, Beach Street, Delaware Avenue, Frankford Avenue, and Girard Avenue (Introduced by Councilmember Greenlee for Council President Clarke on January 22, 2015; Presented by David Fecteau). Approved
8. Action Item: Zoning Bill No. 150050 remapping an area bounded by Montrose 17th Carpenter and 18th Streets (Introduced by Councilmember Johnson on January 29, 2015; Presented by Andy Meloney). Approved

9. Action Item: Zoning Bill No. 150056: amending the Philadelphia Administrative Code by exempting mobile food vendors from zoning permit requirements when operating on private property (Introduced by Councilmember Squilla on January 29, 2015; Presented by Paula Brumbelow). Approved
10. Action Item: Streets Bill No. 150003 authorizing the University of Pennsylvania to construct, own, and maintain a temporary pedestrian bridge right-of-way encroachment at 3400 Civic Center Boulevard and 1 Convention Avenue (Introduced by Councilmember Blackwell on January 22, 2015; Presented by Sarah Chiu). Approved
11. Action Item: Streets Bill No. 150012 striking the southeastern half of Krams Avenue from Silverwood Street to a point 65 feet southwest (Introduced by Councilmember Jones on January 22, 2015; Presented by Sarah Chiu). Approved
12. Action Item: Streets Bill No. 150053 legalizing an existing retaining wall encroaching on the public right-of-way at 1806 Emerson Street (Introduced by Councilmember O'Neill on January 29, 2015; Presented by Sarah Chiu). Approved staff recommendation to Disapprove it