PHILADELPHIA CITY PLANNING COMMISSION MEETING

January 14, 1999

PRESENT:
Jeffrey S. Batoff, Vice-Chairman
Lynette M. Brown
Duane Bumb, representing Stephen P. Mullin
James L. Coleman, Jr., representing Joseph C. Certaine
Marcia Moore Makadon
Ignatius C. Wang

ABSENT:
Richard Rueda, Chairman
Ben Hayllar
Mamie Nichols

Executive Director Barbara J. Kaplan
Deputy Executive Director David A. Baldinger
Vice Chairman Jeffrey Batoff convened the January 14, 1999 meeting of the Planning Commission to order at 1:05 p.m.

1) Minutes of the Meeting of December 17, 1998.

Upon motion by Mr. Coleman, seconded by Mr. Bumb, the Planning Commission approved the Minutes of the Meeting of December 17, 1998.

2) Adoption of the 2000-2005 Capital Program.

Ms. Barbara Kaplan, Executive Director, stated that the 2000-2005 Capital Program, as recommended by the staff of the City Planning Commission, provides almost $3.6 billion for 157 projects to renew the City's extensive system of public facilities. The total cost for the 130 projects in Fiscal 2000, the first or budget year of the program, is $844 million.

Most of the discussion in this overview focuses on FY 2000 since budget year funding represents actual appropriations and is usually subject to minimal changes. Projects and priorities for the subsequent five years of the Capital Program will be revisited next year and each year thereafter, and may be expected to change significantly.

City tax-supported budget year funding includes $125 million of new loans, and $40 million in reallocations of prior PICA (Pennsylvania Intergovernmental Cooperation Authority) appropriations. City tax-supported funding, including operating revenues, accounts for 22% of budget year funds. Because only tax-supported funding is competitive across City departments and functions, most of the hard decisions focused on projects that require tax-supported funding.

City self-sustaining funds, used for projects which will generate sufficient revenue from provided services to cover debt service, account for the largest portion, 32%, of budget year funding. While Water Department investments are a major factor, the largest element of self-sustaining funding is the major airport expansion program.

Because of the use of bonds issued by the Philadelphia Industrial Development Authority (PAIDA) to fund the project to build two new terminals at the Philadelphia International Airport, the second largest source of funds, 24%, for the budget year is "other governments and agencies," other being exclusive of federal, state, or city. Federal funds, at $103 million, most of which is for SEPTA, comprise the fourth largest funding source, (after tax-supported), 12%, for the budget year.

Ms. Kaplan then commenced an overview of the 2000-2005 Capital Program and highlights of the proposed Capital Budget in each of the major areas of spending.

Neighborhood Improvements

For the Recreation Department, funds are recommended for the improvement and renovation of playgrounds, courts, lighting, and buildings, including roofing, heating, safety systems, and code compliance. Existing swimming pools will continue to be upgraded to improve health and safety, and to minimize water losses due to outdated circulation systems. Over $14 million is recommended for these projects in FY 2000.
The Fairmount Park Commission will continue to renovate and restore its grounds and athletic facilities which serve the City’s neighborhoods. Funding is provided for improvements at Cobbs Creek Recreation Center and Recreation Path, Blue Bell Park, FDR Park, Pennypack Recreation Path, Von Colln fields, Marconi Plaza, and other sites throughout the city.

The Free Library is continuing the major rehabilitation of its branch libraries, using a combination of capital and private funding. City capital funding will provide $4.5 million for code compliance, systems upgrades, and major building renovation. Private funding raised under the “Changing Lives” campaign will be used for new furniture, carpeting, shelving, and interior design features. A total of $1 million is available in the budget year for establishing a new branch to serve east Center City neighborhoods, and for replacement of the Ritner Library branch in South Philadelphia.

The Office of Housing and Community Development uses capital funds to provide site improvements, such as new curbs, sidewalks, and other physical infrastructure to support new low and moderate-income housing developments, and intensive housing rehabilitation. A total of $7.5 million is recommended in the FY 2000 Capital Budget. These funds will continue to support the restructuring of Philadelphia Housing Authority sites, such as Richard Allen, Martin Luther King, and Schuylkill Falls, as well as other neighborhood-based developments, such as the Cecil B. Moore Homeownership Zone.

To continue improvements in the Neighborhood Commercial Centers, the Recommended Capital Budget includes $3.5 million, more than twice the amount of City tax-supported money budgeted in FY 1999. The Capital Budget supports site improvements, consisting of curbs, sidewalks, street trees, signs, lighting, and/or public parking.

The Streets Department is scheduled to receive $17.5 million in City funds in the budget year for basic neighborhood street reconstruction and resurfacing. Funds are also budgeted for the Streets Department to install directional signs for the many historic attractions in Northwest Philadelphia. In addition, improvements are planned for better safety and enhanced connections between the subway station and the many bus routes that serve the area around Broad and Erie.

The Water Department is continuing to invest heavily in the replacement of water and sewer lines serving the City’s neighborhoods, devoting $24 million to each, plus an additional $6 million for new storm water pipes to relieve flooding conditions.

The Health Department continues its plan to upgrade facilities with an FY 2000 allocation of $2,930,000. Significant interior renovations of designated health centers will enable these centers to provide better services and more effectively compete with private sector providers in attracting and maintaining insured customers. Other renovations and site improvements address safety issues.

The Fire Department has undertaken a major capital investment program to improve the working conditions for its fire-fighting personnel, and to insure the continued operational effectiveness of all of its stations. The emphasis of the program is the rehabilitation of existing fire stations with $1.4 million recommended in FY 2000 for heating and air conditioning systems, roof replacements, and interior and exterior renovations.

As a result of a comprehensive survey of the Police Department’s facilities, work has been underway for several years to upgrade the condition of police stations. This program provides $1.8 million in FY 2000 for renovations at neighborhood stations.
Economic Development

The City’s Economic Stimulus Program provides the framework for capital expenditures in economic development. The goals of the Stimulus Program are to retain and attract businesses, provide jobs for Philadelphians, revitalize the City’s neighborhoods as centers of economic activity, and maximize all potential economic development activities. To help meet these goals, the 2000 Capital Budget channels $431 million into three areas of economic development:

_Hospitality and Tourism_

Capital funding for hospitality and tourism is focused in five areas: Philadelphia International Airport—the gateway for many visitors to the City, Avenue of the Arts, the Convention Center area, Independence National Historic Park, and Penn’s Landing.

Philadelphia International Airport’s Capital Improvements Program is bringing the airport up to world-class standards. Major new initiatives include the construction of three new passenger terminals: Terminal One, to be used for international passengers; Terminal F, to provide more modern service for commuter aircraft; and Terminal G. Additionally, both Terminals D and E are to be expanded to provide additional gates.

Visitors to Philadelphia, whether they are tourists or Convention delegates, are a major economic development opportunity for the City. In order to make the City a more attractive place to visit, the City is moving forward with major projects such as the new Performing Arts Center on the Avenue of the Arts, Independence Mall, and the new entertainment complex at Penn’s Landing.

Activity at the Pennsylvania Convention Center continues to surpass pre-construction estimates. The City is appropriating $2.5 million dollars in budget year capital funds for the continued revitalization of the area around the Convention Center to make it more attractive for visitors, and to provide streetscape improvements for new hotel development. Also planned is the rehabilitation of the Chinatown Gate.

Penn’s Landing is enhancing its position as a visitor destination. Work has commenced on the Hyatt-Regency Hotel, to be located adjacent to the Independence Seaport Museum. Work has been completed to refurbish the Market Street Bridge. The focus of the $1.5 million in FY 2000 funds is for a similar upgrade to the Chestnut Street Bridge, the redesign of the Sculpture Garden to accommodate the new hotel, improvements to the marina, and the development of a transportation/signage system to more efficiently shuttle visitors to and from remote parking areas.

A new visitor center, the Gateway Visitors Center, a new Liberty Bell Pavilion, and a National Constitutional Center will be built on the newly redesigned and relandscaped Independence Mall. The budget year includes funds for the National Constitutional Center, Mall landscaping, and for streetscape improvements to the surrounding blocks. Significant funding for the Independence Mall projects has been provided by the Pew Charitable Trusts, the Annenberg Foundation, the William Penn Foundation, and the National Park Service.

The recent federal transportation legislation earmarked funds to improve intermodal access to Independence Mall. This will include improvements to the 5th Street subway station entrances to make them handicapped accessible.

The first phase of the reconstruction of Chestnut Street, from 6th Street to Broad Street, has gone out to bid. Both phases, extending from 5th to 22nd Streets, are on track
to be completed by the summer of 2000. The new plan will return traffic and parking to Chestnut Street, and will replace sidewalks, trees, and street lighting. This project is a key element of the Planning Commission's plan for Off Broad East, vital to making the connection between the Convention Center area and the Avenue of the Arts.

Defensive Conversion

The City's goals in defense conversion are to create job opportunities and to find new economic uses for former defense sites such as the Navy Base and the Defense Personnel Supply Center. Although the City's Office of Defense Conversion has secured funding from a variety of sources, the City must commit capital funds for environmental remediation and the development and improvement of support infrastructure. In FY 2000, $6 million of City tax-supported funds is appropriated for demolition, utility and security improvements, and other work necessary to bring the former Navy Base into economic reuse.

A new project, Delaware Avenue Extension to the Navy Yard, will take advantage of federal funds set aside in the recent federal transportation bill through City matching funds.

Industrial Development

The City supports industrial development in both the older, inner city industrial areas, and in the newer City-managed industrial parks, primarily in the Far Northeast and Southwest sections of the city.

In the Enterprise Zones (American Street, the Port, Hunting Park West, and West Parkside) and the federal Empowerment Zone, funds are recommended for acquiring, clearing, and improving abandoned industrial sites. In the City-managed industrial parks, tax-supported funds, matched by revolving funds from the City's Industrial and Commercial Development Fund, are recommended for renewing or building roadways and utility lines in order to maintain and increase the number of available industrial sites. A new project, for neighborhood industrial districts, will provide site improvements in the old neighborhood industrial areas, such as Port Richmond. At the Food Distribution Center, budget year funds are scheduled for the clearance and environmental clean-up of the incinerator site at 7th Street and Pattison Avenue, thereby opening up additional industrial land for an adjacent user.

One of the earmarks in the recently passed federal transportation bill was for the extension of Delaware Avenue in Bridesburg, from Lewis to Bridge Streets. This will allow for the development of industrial parcels in Bridesburg, while diverting truck traffic away from the residential neighborhood.

Infrastructure Renewal

This area of investment includes those facilities that serve all Philadelphia residents, regardless of the specific neighborhood they live in.

The City will continue to maintain and improve Veterans Stadium. Most of the $500,000 recommended for the budget year will be used for structural renovations, and electrical and security renovations.

This year's infrastructure renewal priorities for the Art Museum are for the replacement of the HVAC monitoring and control system, and continuing work on the replacement of the perimeter heating system. More than $7 million is allocated for these purposes.
This fiscal year the Zoo will receive $1 million from City capital funds toward the demolition of the monorail, and the installation of a new communications network following the former path of the monorail. The Zoo Shop will be renovated and expanded. In addition, funds are recommended for many small but critical renovation projects, including sprinkler and alarm systems, plumbing improvements, and mechanical and utility systems upgrades.

Improvements will be made at the Horticultural Center and at six of the Fairmount Park’s historic mansions. Interior improvements will continue at Memorial Hall and its dome will be resealed. Improvements begun in FY 1999 at Eakins Oval on the Benjamin Franklin Parkway will be completed. Funds are recommended for continuing the improvement and extension of recreation paths in Manayunk, and along Cobbs Creek and the Schuylkill River.

As part of the City’s efforts to prepare the future workforce to meet the needs of the rapidly changing workplace, capital funding is being used for the acquisition of property for a new satellite campus for Philadelphia Community College in Northwest Philadelphia. Funding of $1.85 million in the budget year represents the second and final phase of this project.

The major capital spending commitment for the Prisons Department is for a replacement of the House of Corrections. Appropriations from previous years will be used for construction, and no additional funding is being provided in the budget year. Substantial progress has been achieved in completing the court-mandated improvements in the Ten-Year Capital Improvements Plan for the Detention Center. Budget year funding of $2.4 million will continue this effort and also implement projects at the Philadelphia Industrial Correction Center and the Cannery.

In addition to the $6 million federal aid program in the Streets Department for the improvement of the City’s major arterials, over $7.1 million will be budgeted in city, federal, and state funds for bridge reconstruction, including $1.5 million to complement an effort by PennDOT and Amtrak to reconstruct the expansion joints and drainage on the streets and driveways surrounding 30th Street Station. In addition, $800,000 in city funds is budgeted for street lighting, and $1.4 million for traffic control signs and signals. The traffic control project will be expanded to include $350,000 to begin replacing old and obsolete traffic controllers throughout the city. A separate $6 million project is directed at replacing all the traffic signals in Center City with modern equipment.

Capital funding will be used to rehabilitate the transit system in order to improve safety, ensure reliability and efficiency of operations, and retain and build ridership. An attractive and smooth-running transit system is vital to the quality of life in Philadelphia, and is an important component in the City’s plan to draw more visitors. The more than $4.5 million of city funds in the FY 1999 budget will leverage $136 million of federal, state, and other sources to provide a total level of funding which is more than 27 times greater than the city share.

The largest projects in the budget year are the acquisition of new light rail transit vehicles and associated infrastructure improvements on Girard Avenue, construction of the new Frankford Transportation Center, a consolidated control center for surface transit, and replacement of the rail bridges and systems between Suburban and Thirtyith Street Stations.

In addition, the Department of Public Property plans a series of improvements to City-owned public concourses which provide access to the subway and commuter rail systems, and rehabilitation of the underground service road under Penn Center. This year’s funding of $600,000 will provide improvements to the Locust Street Concourse. The Department of Public Property is undertaking renewal projects in its Buildings and
Communications Divisions. Funding of $3.5 million will be available for Phase II renovations at Family Court, part of a multi-year renovation program.

At City Hall, budget year funding is targeted to two communication projects: the installation of panic alarms, and replacement of the municipal telephone system switchboard. Exterior restoration and life safety code-related renovations at City Hall will continue under previous years’ appropriations. The City has completed a major office space consolidation project, the renovation of the One Parkway Office Building. Capital funds will continue to be needed to improve this building, as well as others in the triplex of buildings clustered around City Hall: Municipal Services Building, the Criminal Justice Center, and One Parkway.

The Office of Fleet Management is continuing renewal programs at its facilities throughout the city, and $320,000 is programmed for several projects at the garage at 51st Street and Grays Ferry Avenue. In addition, capital funding of $400,000 will be used for the installation of a computerized fuel dispensing and inventory system, a multi-year project that should be completed with this allocation.

The Police Department’s Internal Affairs Division will be relocated from the deteriorated and unsafe quarters that it now occupies on Race Street to a pair of renovated buildings at Rhawn Street and Dungan Road.

**Health and Safety**

Riverview continues to improve the residential living accommodations at its cottages for seniors. Funding of $745,000 will continue the replacement of air conditioning units, the roof, and the heating distribution system, as well as ongoing modifications to the sleeping wings of the cottages to enhance privacy and provide more storage space.

The Office of Emergency Shelter and Services will use $1.12 million in capital funding for improvements at Stenton and Woodstock Shelters. These funds will permit continuation of multi-year window replacement and electrical improvement projects, as well as begin shower room renovations. In addition, $1,900,000 is allocated to equipment purchases and renovations at the Philadelphia Nursing Home.

The City continues to make substantial investments in environmental remediation to meet federal and state mandates. The $1.617 million targeted in the budget year for remediation projects will be used for asbestos mitigation in City-owned facilities through the Capital Program Office, and for underground automotive tank replacement programs in the Office of Fleet Management. The City has complied with the December, 1998 EPA deadline for replacement of active tanks that hold automotive fuels and related fluids. Funding in the budget year will treat underground tanks that are now out of service.

The City will also be retiring a 51-year-old fireboat with the purchase of a new boat through Fleet Management.

Under the Capital Program, the City has made substantial progress toward bringing City facilities into compliance with the Americans with Disabilities Act (ADA). Increasingly, accessibility improvements are accomplished as City agencies undertake specific renovation projects. However, the Capital Program Office continues to initiate ADA improvements on an as-needed basis, and $100,000 has been allocated for this in the budget year.
**Government Effectiveness**

Projects funded by the Capital Program are helping to achieve greater effectiveness in delivering government services through the consolidation of City functions and the application of new technology. The Capital Budget, while not the only source of funding for projects in these areas, is often a critical component in the funding package. In the program year, the Capital Program supports communication and computer modernization projects in several departments.

The Mayor’s Office of Information Services will be receiving $3.7 million for two such projects. One continues a previously funded initiative that would install a server for the Geographic Information System (GIS) network. The server will provide enhanced capacity to store and access the information layers that are being developed by several departments. The second project, an upgrade of the MOIS mainframe funded at $3 million, will provide a reliable emergency energy source for the office’s citywide computer services. In addition, $470,000 will be allocated for projects at the Central Library to continue automation system upgrades.

In another application of new technology, the Municipal Energy Office has been spearheading efforts to make the City’s use of energy more efficient. MEO is participating in two partnership programs sponsored by the federal government. The City has been involved for several years in the EPA Greenlights Program in which energy efficient lighting fixtures are installed in City facilities. This year $1.4 million has been allocated for lighting upgrades at Riverview Home, the Free Library, and the Curran Fromhold Correction Center. In the Energy Star Program, an initiative of the U. S. Department of Energy, MEO is developing comprehensive energy management programs for individual facilities. Energy Star building upgrades are funded for $794,000 in the budget year, the two largest projects will be undertaken at One Parkway and at Curran Fromhold. The Capital Program is committed to these and similar projects because they generate substantial paybacks in the form of reduced energy costs.

A new forensic laboratory for the Police Department will be located in the former Wister School at 8th and Poplar Streets, with $8.65 million being included in the FY 2000 budget.

The staff of the City Planning Commission believes that the Recommended 2000-2005 Capital Program and the 2000 Capital Budget will allow the City to continue on the course laid out at the beginning of this Administration to revitalize the City’s neighborhoods and its economic base by continued renewal of our physical plant. The Capital Program provides for a high level of investment in Philadelphia’s future, and at the same time strategically allocates limited resources so as to ensure the City’s capacity to effectively and efficiently deliver needed public services.

Mr. Ernest Leonardo, Chief of Comprehensive Planning, made a slide presentation which illustrated the many projects that have benefitted from Capital funding, or are in the Program for future funding.

Upon motion by Mr. Wang, seconded by Mr. Coleman, the Planning Commission adopted the 2000-2005 Capital Program.

Mr. Martin Gregorski explained that the location of this application is at the southwest corner of Eighth and Catharine Streets in the Queen Village neighborhood of South Philadelphia, as shown on the land use map in the area bounded by Swanson Street, Queen Street, Christopher Columbus Boulevard, and I-95. The lot area, presently vacant, is comprised of 13,250 square feet, and the applicant is Louis Orocofsky, Esquire. The proposed 11-story structure will include an accessory swimming pool on the first floor roof, and an accessory resident recreation area on the second floor. A variance is needed for this use because “dwellings” are not permitted in the G-2 General Industrial District. A second variance is also needed because 65 parking spaces would be required under terms of the “G-2” classification, and not that many are required to support this residential use.

The Zoning Board of Adjustment had previously granted a variance for the erection of 16 dwelling units at this site on November 28, 1981, but the buildings were never constructed. Planning Commission staff have been informed that the Queen Village Neighbors Association will request a continuance from the scheduled hearing date of January 26, 1999. Also, the community will be requesting that the area around this property be considered for rezoning since much of the area is zoned G-2 General Industrial and there is little likelihood that the land would be developed in accord with the “G-2” classification. The Planning Commission staff supports the community’s request for a continuance and for the zoning remapping.

Mr. Batoff asked if tabling this item affects the viability of the project; Mr. Gregorski responded that the developer did want to proceed. The community group does seem to want the structure built, but instead of each site coming back to the Zoning Board for zoning in a piece meal fashion, the community prefers a remapping of the area.

Ms. Kaplan added that staff believes an agreement can be reached quickly so that the development can go ahead and that staff can then continue with the remapping. Staff has met with at least one other developer who owns property in this area, and he is concerned that the Zoning Board of Adjustment will not approve his development proposal if it hinders the view of the River from residents of the proposed high-rise apartment building. Staff evaluated this issue, and believes that development could take place on Columbus Boulevard and still allow views of the River for residents of the proposed apartment building. The future of this area is not in industrial use and it is now time to deal with this remapping issue. Hopefully, an accommodation can be reached.

Mr. Batoff inquired if the developer was present today; Mr. Gregorski replied that no, he was not.

Mr. Wang asked if this area is included in Councilman DiCicco’s district; Mr. Lombardo, Chief of Projects Planning, confirmed this fact, and added that in his conversation with Councilman DiCicco, the Councilman also concurs with staff’s recommendation, and believes that everyone’s interests can be accommodated.

Mr. Batoff asked that if the continuance is granted, will there be a negative effect on the project; Mr. Gregorski responded that the answer was not known.

Mr. Batoff stated that he would like to know if there is any negative impact on this project, because the zoning remapping could be done at any time.

Ms. Kaplan stated that the developer has not been conscientious in communicating with staff, and did not seek our support for this construction.

Mr. Wang was concerned about jeopardizing the opportunity for the developer.
Mr. Baldinger added that Commission staff was recommending the zoning remapping in order to ensure a “level playing field” for all development in this area.

Mr. Batoff asked if the length of time can be extended without any impact; Ms. Kaplan responded that staff wanted to come to some prompt agreement on the land uses and future zoning for the area, and be able to support the project on its merits. Also, it should be noted that the Zoning Board of Adjustment is not going to sustain this case indefinitely.

Mr. Gregorski commented that it had been necessary for staff to contact the developer for the plans.

Mr. Batoff stated that staff should ascertain what the developer’s answer is regarding the impact of a delay on this development.

Upon motion by Ms. Brown, seconded by Ms. Makadon, with Mr. Wang abstaining, the Planning Commission voted to support the Planning Commission staff’s recommendation for a continuance of Zoning Board of Adjustment Calendar No. 98-1309, and a zoning remapping of the area.

4) Routine

a) Minor modifications to the Penn’s Landing Master Plan.

Mr. David Baldinger, Deputy Director, explained that the Planning Commission is being asked to approve several minor modifications to the Penn’s Landing Master Plan which was last amended by the Planning Commission on April 23, 1998, to include the development of the Family Entertainment Center by the Simon Development Group. Since that time, the Simon Development Group and the Penn’s Landing Corporation have significantly advanced the design of the Family Entertainment Center, and as a result, several minor modifications to the Penn’s Landing Master Plan are necessary. These modifications include:

- Including a children’s museum as a permitted use in the Family Entertainment Center. While the master plan permits entertainment uses in the Family Entertainment Center, a children’s museum is not specifically identified.

- While the Penn’s Landing Master Plan does not impose any height restrictions on development at Penn’s Landing, the proposed Family Entertainment Center consists of a three-story building with a maximum height of 91 feet. (In the earlier design for the Family Entertainment Center, the maximum proposed height was 85 feet.) The only exceptions to this height are the large format theater which has a maximum height of 117 feet, and the architectural accents of the project which include the central dome and the project signage.

The Penn’s Landing Corporation has approved these minor modifications to the Penn’s Landing Master Plan at its meeting of December 30, 1998. The Planning Commission staff recommendation is for approval of the minor modifications.

Upon motion by Mr. Coleman, seconded by Mr. Bumb, the Planning Commission approved the minor modifications to the Penn’s Landing Master Plan.
b) Approval of a Redevelopment Agreement between the Redevelopment Authority and Nello Construction Co., Inc., in the Aramingo Redevelopment Area, East Venango Industrial Urban Renewal Area to allow for the expansion of an existing business.

Mr. David Knapton, Community Planner, stated that this proposal includes three parcels on East Victoria Street, currently vacant lots, containing a total area of 24,728 square feet, to be used as a paved, fenced storage area for temporary storage of construction materials. The disposition price is $24,500 and the development cost is $30,000. The Redevelopment Authority approved this Redevelopment Agreement at its Board Meeting of November 24, 1998. The Planning Commission staff recommendation is for approval.

Upon motion by Mr. Bumb, seconded by Ms. Brown, the Planning Commission approved the Redevelopment Agreement.

5) Items In Accord With Previous Policy

   a) Confirmation Plan No. 308 - to confirm the revision of the line and grades of the 900 block of Rodman Street by relocating the southerly curb line of Rodman Street, from 9th Street to 10th Street, by widening the cartway by 4 feet, and reducing the southerly footway by the same 4 feet. (Previous PCPC action 5/21/98.)

   b) Confirmation Plan No. 120 - to confirm the striking from the City Plan and vacating the legally open portions of Sharswood Street, from 18th Street to 19th Street; the widening of Harlan Street, from 18th Street to 19th Street; and the placement on the City Plan of Gratz Street, from Jefferson Street to Harlan Street. (Previous PCPC action 4/23/98.)

   c) Confirmation Plan No. 146 - to confirm the striking from the City Plan and vacating the legally open portions of both Morse Street, from Beach Street to Allen Street; and Allen Street from Morse Street northeastwardly 88 feet to a dead-end. (Previous PCPC action 4/23/98.)

   d) Confirmation Plan No. 307 - to confirm the revision of the lines and grades of City Plan No. 307 by widening 11th Street on the westerly side, from Arch Street to a point approximately 229 feet southwardly therefrom. (Previous PCPC action 1/15/98.)

   e) Confirmation Plan No. 382 - to confirm the placing on the City Plan of Anna Drive, from Worthington Road at a point approximately 173 feet southwest of Michelle Drive, and extending in a southeastwardly direction the approximate distance of 250 feet to a dead-end turnaround. (Previous PCPC action 10/23/97.)

   f) Confirmation Plan No. 55 - to confirm the striking from the City Plan and vacating the legally open portions of Pearce Street, from Church Street to Adams Avenue. (Previous PCPC action 12/4/97.)
Ms. Kaplan commented that all of these items are in the same form as when they were previously reviewed by the Commission, but a presentation would be given at the request of any Commissioner. (A presentation was not requested.)

Upon motion by Mr. Wang, seconded by Mr. Coleman, the Planning Commission approved items 5 (a) through (f).

Upon motion by Mr. Wang, Vice Chairman Batoff adjourned the Planning Commission meeting of January 14, 1999 at 2:10 p.m.
### SUMMARY

<table>
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<td>3) <strong>Zoning Board of Adjustment Calendar No. 98-1309</strong> - variance application for the erection of an 11-story, 18-unit apartment building at 800-20 S. Swanson Street, with 27 accessory parking spaces. Zoning: G-2 Industrial. Hearing: January 26, 1999.</td>
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