MINUTES

PHILADELPHIA CITY PLANNING COMMISSION

September 24, 1963

Present: Messrs.
Philip Klein, Vice-Chairman
Joseph F. Burke
Murray G. Isard
Kos Semonski, Deputy for Fredric R. Mann
Kurt A. Solmssen
Tina V. Weintraub, Deputy for Fred T. Corleto

Absent: G. Holmes Perkins, Chairman
Fred T. Corleto
Fredric R. Mann
Edward A. Martin, Acting Director of Finance
William B. Walker

Staff Present: Edmund N. Bacon
Paul F. Croley
Graham S. Finney
R. Damon Childs
I. Milton Karabell
Charles A. Pitts
Paul H. Depman
Irving Wasserman
Edwin H. Knapp
Joanne A. Rinehart

Others Present: Megan Evans, Citizens' Council on City Planning
Nancy Phillips, Philadelphia Housing Association
Matthew W. Bullock, Jr., Law Department
M. C. Rose, Esq.
Stephen Butterfield, Department of Streets
Albert W. Moser, Department of Streets

Reporters: William A. Forsythe, Philadelphia Bulletin
George Kiseda, Philadelphia Daily News
Donald A. McDonough, Philadelphia Inquirer

The Vice-Chairman declared the meeting in session at 2:35 p.m.

Request of Department of Public Property - Parking Site - 709-11-13-15
League Street

Displayed: Pertinent Land Use Map.

Communication Presented: Memorandum of September 6, 1963, from
Samuel C. Flood, Deputy Commissioner,
Department of Public Property to Paul F. Croley.
Mr. Croley presented to the Commission a request from the Department of Public Property for a recommendation on the proposed acquisition of property at 709-11-13-15 League Street for use as a residential parking site, to contain 12 parking spaces.

He stated that the staff recommended that the proposed acquisition be approved.

With discussion, upon motion duly seconded and carried unanimously, the Commission recommended that the proposed site be acquired.

Request of Department of Public Property - Parking Site - East Side of Martha Street, approximately 100' North of Ann Street

Displayed: Pertinent Land Use Map.

Communication Presented: Memorandum of September 6, 1963, from Samuel C. Flood, Deputy Commissioner, Department of Public Property, to Paul F. Croley.

Mr. Croley presented to the Commission a request from the Department of Public Property for a recommendation on the proposed acquisition of property on the east side of Martha Street, approximately 100' north of Ann Street, for use as a residential parking site to contain 91 cars. He stated that the staff recommended that the proposed acquisition be approved.

With discussion, upon motion by Mr. Semonski, seconded by Mr. Isard and carried unanimously, the Commission sustained the staff recommendation.
Messrs. Burke and Solmssen noted their concern over the projected cost to the City of the Residential Parking Program.

Bill #2683: Authorizing the purchase of a plot of ground with the buildings and improvements thereon, situate at the northeast corner of Delaware and Snyder Avenues, from the United States of America, and authorizing the Commissioner of Public Property to lease premises situate and known as 37-39 South Second Street, for a period of seven (7) years, and to sub-lease these premises to the United States of America, under certain terms and conditions.

Displayed: Pertinent Land Use Map.

Mr. Croley presented to the Commission Bill #2683, explaining that this Bill would authorize the City of Philadelphia to purchase a warehouse at the northeast corner of Delaware and Snyder Avenues, from the Federal Government, for use by the Port for the sum of $302,000. He continued that this Bill would also authorize the City to lease the building at 37-39 South Second Street for a period of seven years, at a sum of $30,000 per year, and to sub-let this building to the Federal Government at a rent of one dollar per year. He further stated that the staff believed that Bill #2683 should be recommended for approval. Mr. Pitts stated that these projects were proposed to be self-sustaining, on the basis of the expected rentals which the Department of Commerce would receive for the warehouse space.

With discussion, upon motion by Mr. Isard, duly seconded and carried unanimously, the Commission recommended that Bill #2683 be approved.

Zoning Ordinance

Bill #2659: To amend the Philadelphia Zoning Maps, by changing the designation of the following area of the City from Class "R-3 Residential" to Class "R-14 Residential": area on northwest side of School House lane; one hundred sixty-four feet ten inches southwest of Morris street; frontage of four hundred twenty-six feet five and three-eighths inches.

Displayed: Pertinent Land Use and Zoning Maps

Mr. Croley presented to the Commission Bill #2659, stating that the staff believed that the Bill should not be recommended for approval, as it believed that the intensity of development at this site should not exceed that allowed under "R-12 Residential".

With discussion, upon motion by Mr. Isard, seconded by Mr. Solmssen, and carried unanimously, the Commission sustained the staff recommendation.
Bill #2630: To further amend an ordinance approved November 29, 1962, entitled "An Ordinance to adopt a Capital Program for the six years 1963 to 1968, inclusive", by rescheduling, increasing, and decreasing amounts for capital projects in the Water Department.

Bill #2631: To further amend an ordinance approved November 29, 1962, entitled "An Ordinance to adopt a Capital Budget for the year 1963", by increasing appropriations for capital projects in the Water Department.

Mr. Pitts presented to the Commission Bills #2630 and #2631, stating that they contained amendments to the 1963-68 Capital Program and 1963 Capital Budget involving accelerated public works projects and the engineering items relating thereto in the Water Department. He stated that the staff recommended that the above-noted Bills be approved, as they were in accordance with Commission policy relative to the Federal Public Works Acceleration Program.

With discussion, upon motion by Mrs. Weintraub, seconded by Mr. Burke, the Commission recommended that Bills #2630 and #2631 be approved.

Bill #2653: To further amend an ordinance approved November 29, 1962, entitled "An Ordinance to adopt a Capital Program for the six years 1963 to 1968 inclusive", by increasing, adding, decreasing, and deleting amounts for capital projects in certain departments.

Bill #2654: To further amend an ordinance approved November 29, 1962, entitled "An Ordinance to adopt a Capital Budget for the year 1963", by increasing, adding, decreasing and deleting appropriations for capital projects in certain departments.

Mr. Pitts presented Bills #2653 and 2654 to the Planning Commission, stating that these bills would amend the 1963-68 Capital Program and 1963 Capital Budget in the following ways:

a) Department of Commerce - Port Improvements:
   inclusion of the new project "Pier 19 North Delaware Wharves - Second Deck Replacement" - $275,000; and decrease of $124,643 from the project "Piers 96, 98, and 100 South Delaware Wharves - purchase and rehabilitation".

b) Fire Department - Fire Stations:
   addition of $50,000 in the 1963 Capital Budget to the project "711-23 South Broad Street".

c) Department of Public Health - Health Centers:
addition of $17,688 for the project "District No. 5 - Northwest corner of Twentieth and Berks Streets" to the 1963 Capital Budget.

d) Department of Recreation - Playgrounds, Centers and Other Facilities:
inclusion of $35,000 for the new project "Mollbore Terraces - improvement - between Beulah Street, Johnston Street, Iseminger Street, and Oregon Avenue", and inclusion of $67,000 in the 1963 Capital Budget for the new project "Play facilities - Northwest corner of Mascher Street and Lehigh Avenue - including land acquisition".

e) Department of Recreation - Fairmount Park Commission:
an addition of $15,934 to the project, "John B. Kelly Playhouse-in-the-Park Toilet-Facilities".

f) Department of Recreation - Zoological Garden:
the inclusion of $38,880 for the new project "Rare mammal house-isolation annex".

g) Redevelopment Authority:
additions to five projects in the amount of $1,456,956 and decreases to four projects in the amount of $1,390,298, in the 1963 Capital Budget.

h) Water Department
an addition of $1,506,000 to the project "Distribution system rehabilitation (City-wide)" and decreases totaling $3,723,000 in the project categories "Sewage Collection and Treatment", "Sewers and Drainage", "Waterworks Improvements".

Mr. Pitts further stated that the staff recommended that Bills #2653 and #2654 be approved.

With discussion, upon motion by Mrs. Weintraub, duly seconded and carried unanimously, the Commission recommended that Bills #2653 and #2654 be approved.

Bill #2632: Authorizing the Mayor on behalf of the City of Philadelphia to accept a Grant Offer from the Housing and Home Finance Agency of the United States Government to aid in financing of certain water projects under the Accelerated Public Works Program.

Mr. Pitts presented to the Commission Bill #2632, stating that it was in accordance with the Federal Public Works Acceleration Program, and the staff recommended that it be approved.

With discussion, upon motion by Mr. Isard, seconded by Mrs. Weintraub and carried unanimously, the Commission sustained the staff recommendation.
Bill #2650: To authorize the creation of a loan in the sum of $20,200,000 for and towards the improvement, development and extension of various municipal projects including the acquisition of land, property and equipment therefor, etc...

Bill #2651: To authorize the creation of a loan in the sum of $16,980,000, to be invested in the City's water supply system and for and towards the betterment, improvement, replacement, construction and extension thereof; and the acquisition of land, property and equipment therefor; to be invested in the sewers, sewerage system and sewage treatment works of the City of Philadelphia, etc.

Bill #2652: To authorize the creation of a loan in the sum of $5,000,000, for and towards enlargements, additions, extensions and improvements to and the acquisition, renewal and replacement of property and equipment for the Philadelphia Gas Works, etc.

Mr. Pitts presented to the Commission Bills #2650, 2651, and 2652, stating that the staff recommended that they be approved as they were in accordance with previous policy.

With discussion, upon motion by Mr. Isard, duly seconded and carried unanimously, the Commission sustained the staff recommendation.

Public Property Ordinances

Bill #2662: Authorizing the purchase of a plot of land with the buildings and improvements thereon situate on the southeast corner of Broad Street and Christian Street, under certain terms and conditions.

Displayed: Pertinent Land Use Map


Mr. Groley presented to the Commission Bill #2662, stating that it would authorize the purchase of the Ridgeway Library building and site, that the area would be used for recreational purposes, and the staff recommended that it be approved.

With discussion, upon motion by Mrs. Weintraub, seconded by Mr. Solmsen and carried, with Mr. Isard abstaining, the Commission recommended that Bill #2662 be approved.
Bill #2673: Authorizing the Commissioner of Public Property on behalf of the City of Philadelphia to enter into an agreement with the Bell Telephone Co. of Penna., to accept a surface and subsurface easement in land situate on the north side of the Benjamin Franklin Parkway west of 15th St. in exchange for a surface easement in City-owned land on the north side of the Benjamin Franklin Parkway west of 15th St. and on the north side of Appletree St. east of 16th St., under certain terms and conditions.

Displayed: Pertinent Land Use Map.

Plan of Property, Made for Department of Public Property, Barton and Martin, Engineers, February 11, 1963.

Mr. Croley presented to the Commission Bill #2673, stating that the proposed easements would permit the City of Philadelphia to gain access to its proposed garage at Fifteenth and Arch Streets. He additionally stated that the Bell Telephone Company had agreed to landscape the area. Mr. Croley continued that the staff recommended that Bill #2673 be recommended for approval.

With discussion, upon motion by Mrs. Weintraub, seconded by Mr. Burke and carried unanimously, the Commission sustained the staff recommendation.

Bill #2674: Authorizing the Commissioner of Public Property on behalf of the City of Philadelphia to accept a conveyance of an easement from Mt. Vernon Corporation without consideration in that portion of Fairmount Park known as "Daisy Park Area".

Displayed: Pertinent Land Use Map.


Mr. Croley presented to the Commission Bill #2674, stating that the proposed easement would permit the Water Department to gain access to service this area of Fairmount Park and the staff recommended that it be recommended for approval.

With discussion, upon motion by Mr. Solmssen, duly seconded and carried unanimously, the Commission sustained the staff recommendation.
Street Ordinances

Bill #2648: Authorizing and directing the striking from City Plan No. 44-S of portions of Hoyt street and Warnock street, under certain terms and conditions.

Displayed: Pertinent Land Use Map.

Sketch showing exchange of property.

Mr. Croley presented to the Commission Bill #2648, stating that this would permit the implementation of an approved exchange of land between the City of Philadelphia and a private developer, and the staff recommended that it be approved.

With discussion, upon motion by Mr. Burke, seconded by Mr. Isard and carried unanimously, the Commission sustained the staff recommendation.

Bill #2658: Authorizing and directing the revision of lines and grades on a portion of City Plan No. 248 bounded by Woodland avenue, Seventy-second street, Paschall avenue and Lloyd street, by striking from the City plan and vacating Saybrook avenue and by increasing the width of a portion of Lloyd street, under certain terms and conditions.

Displayed: Preliminary Site Plan, Paschall Apartments, showing tracts 1 and 2, Paschall Apartments, Philadelphia Housing Authority, PCPC File #255.

Mr. Croley presented to the Commission Bill #2658, stating that this Bill would facilitate the development of the Paschall Apartments Project of the Philadelphia Housing Authority, and the staff recommended that it be approved.

With discussion, upon motion by Mr. Isard, duly seconded and carried unanimously, the Commission sustained the staff recommendation.

Bill #2665: Declaring the unopened portion of Stevens road, from Warwick street to Napier street, owned by the City of Philadelphia, to be legally opened.

Displayed: Pertinent Land Use Map.

Mr. Croley presented to the Commission Bill #2665, stating that street improvements for the area were contemplated, and the staff recommended that Bill #2665 be recommended for approval.
With discussion, upon motion by Mr. Isard, duly seconded and carried unanimously, the Commission sustained the staff recommendation.

Proposed City Plan Change (No Deadline)

C.P. #361: Proposed revision of lines and grades of Mather Street from Winchester avenue to Gregg street.

Displayed: Pertinent Land Use Map.

Mr. Croley presented to the Commission the proposed changes to City Plan #361 stating that existing buildings abutting the street were below the present confirmed grade, and the staff recommended that the proposed changes to City Plan #361 be approved.

With discussion upon motion by Mr. Isard, duly seconded and carried unanimously, the Commission approved the proposed changes to City Plan #361.

ITEMS IN ACCORD WITH PREVIOUS POLICY

Public Property Ordinances

Bill #2661: To select and appropriate two adjoining plots of ground with the buildings and improvements thereon situate on the southeast corner of 8th Street and Market Street for transit purposes.

Bill #2657: Authorizing and directing the revision of the lines and grades on a portion of City Plan bounded by Greenway Avenue, Cobbs Creek Parkway and Upland Street by striking from the City Plan and vacating a portion of 72nd Street under certain terms and conditions.

Bill #2663: To authorize and direct the revision of the lines and grades on the City Plan by striking and vacating Alder Street and Warnock Street, each from Locust Street to Irving Street and placing on the City Plan Irving Street, from 10th Street to Alder Street and widening on the City Plan of Irving Street, from Alder Street to Warnock Street, under certain terms and conditions.

Bill #2664: Authorizing and directing the placing upon the City Plan of Carwithan Street, from Blue Grass Road to the intersection of Welsh Road, and Marshall Street and authorizing the opening of the said street, under certain terms and conditions.
Bill #2670: Authorizing and directing the revision of the lines and grades on portions of City Plans #120 and #121 bounded by 22nd Street, Jefferson Street, 24th Street and Oxford Street, by striking from the City Plan and vacating portions of 23rd Street, Nassau Street, Bolton Street and Redner Street, by placing on the City Plan in new locations 23rd Street, Croskey Street, Nassau Street and Bolton Street, by increasing the widths on the City Plan of portions of Jefferson Street, Oxford Street and 24th Street and by reserving and placing on the City Plan a certain right-of-way for public utility purposes, under certain terms and conditions.

City Plan Changes (Confirmation Plans)


C.P. #239: Striking from City Plan No. 239 and vacating the legally open portions of Ninth street, from Champlost avenue to Roselyn street, and Roselyn street, from Hutchinson street to Ninth street; and reserving and placing on the City plan certain rights-of-way for drainage purposes. Authorized by Ordinance of Council, approved July 22, 1963.

Mr. Croley presented to the Commission the above-noted Bills and Confirmation Plans, stating that they were in accordance with previous policy, and the staff recommended that they be approved.

With discussion, upon motion duly seconded and carried unanimously, the Commission recommended approval of the above-noted bills and approved the above-noted City Plan Changes (Confirmation Plans).

The Chairman adjourned the meeting at 3:30 p.m.

Richard P. Bansen
Secretary