

PHILADELPHIA CITY PLANNING COMMISSION

MEETING MINUTES

April 17, 2018

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Garlen Capita

Patrick Eiding

Cheryl L. Gaston

Maria Gonzalez

Nancy Rogo Trainer

Ariel Vazquez

Duane Bumb, Representing Harold T. Epps

Peilin Chen, Representing Rob Dubow

Christopher Rupe, Representing Michael DiBerardinis

Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, April 17, 2018 at 1:06 p.m.

1. Approval of the Meeting Minutes for March 20, 2018.
Upon the motion made by Commissioner Syrnick, seconded by Commissioner Eiding.
2. Executive Director's Update
PCPC AND CDR MEETING UPDATE
 - Next scheduled CDR meeting: Tuesday, May 1, 2018 at 10:30 a.m.
 - Next scheduled PCPC meeting: Tuesday May 15, 2018 at 1:00 p.m.

Reminder to the Board that financial disclosure forms are due on May 1st. You should have received email notification and if not please let Eleanor Sharpe know.

LEGISLATIVE BILL(S) RECOMMENDED FOR ADMINISTRATIVE APPROVAL

Legislative Bills recommended for administrative approval, as they are consistent with previous policies of the Commission.

- I. *Action Item:* Bill No. 180237: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest such as an easement, by purchase, condemnation or otherwise, in parcels of land along the Delaware River and the Kensington & Tacony Trail, and authorizing an agreement between the City and the Philadelphia Redevelopment Authority for the PRA to act as the City's condemnation agent, under certain terms and conditions." This Bill was introduced by Councilmember Henon on March 15, 2018. This Bill is for Phase 2 of the K&T (Kensington & Tacony) Trail, which is between Magee and Princeton along the waterfront. The purpose of the bill is to acquire land for the trail. We have taken sections of the K&T trail to the Commissioner before Therefore staff recommendation is to approve this bill as item in accord with the previous policy. Larissa Klevan
- II. *Action Item:* Bill No. 180285: "An Ordinance authorizing the Trustees of the University of Pennsylvania, ('Owner') to install, own and maintain various encroachments at 1 Convention Avenue, Philadelphia, PA 19104 ('Property'), under certain terms and conditions." Introduced by Councilmember Blackwell on April 5, 2018. This bill is to permit the Trustees of the UPENN to construct three pedestrian bridges, a pedestrian tunnel under Civil Center Blvd, as well as an elevated pedestrian walkway/canopy over the Convention Ave footway. These encroachments are consistent with Bill No. 170086 which is to realign Convention Ave at this location for the Penn Medicine's New Patient Pavilion project. Bill No. 170086 was reviewed and approved by the commission on 2/21/2017. Therefore, staff recommendation is to approve this Bill as item in accord with the previous policy. Sarah Chiu
- III. *Action Item:* Bill No. 180287: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 72 by relocating the southeasterly houseline and curblineline of a portion of Carson Street, between Baker Street and Silverwood Street, thereby widening said Carson Street and a portion of the cartway thereof, under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Carson Street." Introduced by Councilmember Jones on April 5, 2018. This is to authorize the revision of lines and grades change on the City Plan by relocating house line and curblineline of portion of Carson Street, between Baker and Silverwood Streets. This action will widen a portion of Carson Street's cartway by 8',

and the portion of the sidewalk will be 8' wide. This is consistent with the St. Mary's Masterplan rezoning, which was reviewed and approved by the Planning Commission at its meeting in March 2018. Therefore, staff recommendation is to approve this bill as item in accord with the previous policy. Sarah Chiu

This concludes the Executive Director's report.

3. **Action Item: Adoption of the West District Plan. (Presented by Brian Wenrich)**

The West District's area is bounded by Amtrak/SEPTA rail lines, Spring Garden Street, Haverford Avenue, 46th Street, Market Street, 50th Street, Baltimore Avenue, Cobbs Creek, 68th Street and Malvern Avenue. Party at Interest: Philadelphia City Planning Commission

The purpose of this plan is to Adopt the West District Plan to support Philadelphia2035 – The Comprehensive Plan.

Present Use

Primarily residential neighborhoods interspersed with several commercial corridors and centers, recreation space, institutional uses, and small amounts of active industrial uses.

Additionally, The Philadelphia City Planning Commission has completed a draft plan for the West District. The public engagement process which guided development of the plan included three Steering Committee meetings, three public meetings, which were attended by over 500 residents, city agencies, non-profits, community organizations, elected officials, and business owners from all over the district.

Plan recommendations stem from stakeholder interviews, field work, and alignment with citywide strategic goals to improve the conditions of neighborhoods. The West Planning Team selected one focus area where several improvements to zoning, streetscapes, transportation, and public space can set the stage for impactful improvement in the district. The plan further identified 37 strategic recommendations to improve overall conditions for the district.

The West Draft Plan release at the Planning Commission meeting on December 12th began the public comment period which was extended until March 30th. Public comments have been documented and addressed.

Next Steps

- Final Plan available on phila2035.org - April 2018
- Bound Hard Copy available late Spring 2018

Please visit the West District page to review the Plan, public comments and other documents electronically at <https://www.phila2035.com/west>

Staff recommendation is for adoption.

Upon the motion made by Commissioner Capita, seconded by Commissioner Trainer, the Philadelphia City Planning Commission approved recommendation for adoption of the West District Plan.

4. **Action Item: Bill No. 180239: “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel or parcels of land located in and about the area bounded by Norwitch Drive, 67th Street, Essington Avenue and 70th Street, all under certain terms and conditions.” Introduced by Councilmember Johnson on March 15, 2018 (Presented by Martine Decamp)**

The Lower Southwest Philadelphia; Lower Schuylkill Industrial Area
Party of Interest: City of Philadelphia

The purpose of this Bill will allow the Philadelphia Department of Public Property to acquire a fleet shop in the Lower Schuylkill Industrial area. This will allow for the relocation of the Fleet Services facility currently at 11th and Reed Streets. The new location is more appropriate for these activities, and will free up the property at 11th and Reed for future development.

This is part of a larger initiative by the city to move municipal operations to appropriate locations and free up high based assets for future development.

Staff recommendation is for approval.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Trainer, the Philadelphia City Planning Commission approved staff recommendation for approval.

5. **Action Item: Amendment to the University of Pennsylvania Master Plan for 3900-46 Walnut Street. (Presented by Keith Davis)**

Amend the University of Pennsylvania’s Special Purpose Institutional (SP-INS) District Master Plan to expand the District’s occupied area by 42,542 sf, and its gross floor area by 245,000 sf at an area bounded by Walnut St, S. 40th Street, Locust Walk, and the existing service drive approximately 220’ east of S. 40th Street, all under certain terms and conditions.

The purpose of this Bill amends the University of Pennsylvania’s Special Purpose Institutional (SP-INS) District Master Plan to expand the District’s occupied area by 42,542 sf, and its gross floor area by 245,000 sf. This proposal for a Master Plan Amendment meets the occupied area and gross floor area requirements for this SP-INS District. The proposed building would serve as a dormitory, housing 450 students and 4 faculty in 113 suites.

This Master Plan was presented to Civic Design Review on April 3, 2018, as a major Amendment to University of Pennsylvania’s Master Plan. The CDR process is complete.

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Rupe, the Philadelphia City Planning Commission approved staff recommendation for approval.

6. **Action Item: Bill No. 180284: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by University Avenue, Schuylkill Expressway Ramp, 34th Street, Schuylkill River, Grays Ferry Avenue, and Railroad Right-of-Way, all under certain terms and conditions.” Introduced by Councilmember Blackwell on April 5, 2018. (Presented by Martine Decamp)**

This Bill rezones a portion of land on the Schuylkill waterfront from “I-2” Medium Industrial to “CMX-5” Center City Commercial Mixed-Use. There is no development proposal on the site.

The University Southwest District Plan recommends remapping this location to “ICMX” Industrial Commercial Mixed-Use to allow for an appropriate buffer between higher density hospital related uses, the rail line, and the waterfront.

Staff recommendation not for approval.

Upon the motion made by Commissioner Capita, seconded by Commissioner Trainer, the Philadelphia City Planning Commission approved staff recommendation of not for approval.

7. **Action Item: Bill No. 180286: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Girard Avenue, Broad Street, Fairmount Avenue, and Corinthian Street, all under certain terms and conditions.” Introduced by Councilmember Greenlee for Council President Clarke on April 5, 2018. (Presented by Ian Litwin)**

Zoning Bill No. 180286 - To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Girard Avenue, Broad Street, Fairmount Avenue, and Corinthian Street.

Corrective Zoning / Zoning to Advance the Plan to remap to “RSA-5” Residential Single-Family Attached where the majority of homes are single-family (mostly west of 17th Street); concentrate commercial zoning on Ridge Avenue, Fairmount Avenue and Broad Street; up-zone Fairmount Avenue to “CMX-2.5” Community Commercial Mixed-Use to match the scale of recent developments; and remap all “IRMX” Industrial Residential Mixed-Use zoning in the area bounded by Poplar Street, Carlisle Street, Brown Street, and 15th Street to: “RM-1” Residential Multi-Family.

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Trainer, the Philadelphia City Planning Commission approved staff recommendation for approval.

Commissioner Gaston abstained from item.

8. **Action Item: Bill No. 180295: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending the One Year Rule; modifying certain public notice requirements and making related changes; all under certain terms and conditions.” Introduced by Councilmember Bass on April 5, 2018. (Presented by Paula Brumbelow Burns)**

Zoning Bill No. 180295: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending the One Year Rule; modifying certain public notice requirements and making related changes; all under certain terms and conditions." Introduced by Councilmember Bass on April 5, 2018.

To amend Chapter 14-300 Administration and Procedures of the Zoning and Planning Code.

For any Zoning text or map amendment enacted by City Council, any, and all properties affected by the amendment shall be sent a letter by The Commission.

Amend the One Year Rule which currently prohibits a case that has been denied to waiting one-year to reapply with a substantially similar application. The proposed change would add cases that have been dismissed (not necessarily heard).

Amend the determination of the Coordinating RCO to include that in the event, that the district councilmember declines to choose a coordinating RCO, the RCO whose registered boundaries include the applicant's property, and whose operating address is closest to the property on the application, shall be the coordinating RCO.

Amend the Initial Notice from the Applicant to RCOs and Others by requiring that notice by applicants shall be sent by certified mail and removing the provision that the notice can be sent by regular mail, hand delivery, or placement at the front door.

Amend the Neighborhood Meeting and Documentation Requirements that within three days of receiving the date of the public meeting by the Coordinating RCO the applicant shall provide the following in a certified letter:

Add that the Commission shall provide each applicant an orange, corrugated cardboard sign measuring two square feet that satisfies the requirements of § 14-303(13)(b) (Content).

Staff recommendation is for additional 45-days to review.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Gaston, the Philadelphia City Planning Commission accepted staff recommendation to request additional 45-days to review.

9. **Action Item: Bill No. 180236: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 307 by placing on the City Plan an irregularly-shaped area extending along the northerly side of John F. Kennedy Boulevard, from Twenty-Second Street to Twenty-Third Street, in order to conform with the lines established by the Commonwealth of Pennsylvania." Introduced by Councilman Greenlee for Council President Clarke on March 15, 2018 (Presented by Sarah Chiu)**

This is part of the PennDot project replacing/repairing the bridges along JFK Blvd; PennDot will also be constructing a stairway and ramp to connect the northerly sidewalk of JFK Blvd with the westerly sidewalk of 22nd Street below.

This land is not being transferred to the City but will be plotted on City Plan and shown in our records as having been opened by PennDot so that the true limits of the public right of way will be officially documented.

Staff recommendation is for approval.

Upon the motion made by Commissioner Gaston, seconded by Commissioner Vazquez, the Philadelphia City Planning Commission approved staff recommendation for approval.

10. **Action Item: Bill No. 180288: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 52-S and 53-S, in the area lying southeast of Penrose Avenue and southwest of Twenty-Sixth Street, by striking from the City Plan and vacating an irregularly-shaped portion of the right-of-way of Penrose Avenue, along the southeasterly side thereof, relocating a portion of the southeasterly local service roadway of Penrose Avenue from Twenty-Sixth Street to a point southwestwardly therefrom, and placing on the City Plan a right-of-way for sewer and drainage purposes and public utility purposes and a right-of-way for sewer and drainage purposes and authorizing acceptance of the grant to the City of the said rights-of-way, all under certain terms and conditions, including the dedication to the City of the bed of the said relocated southeasterly local service roadway of Penrose Avenue.” Introduced by Councilmember Johnson on April 5, 2018. (Presented by Sarah Chiu)**

Provoco Penrose LLC, the developer of 2600 Penrose Ave, intends to redevelop this site from a scrap metal facility into a Wawa convenience market with fuel and a restaurant with a drive-thru window. As part of the development, it proposes to relocate the southeasterly service roadway portion of Penrose Avenue, from 26th Street southwestwardly, a variable distance southeastwardly. Also, to be placed on City Plan will be two drainage rights of way as directed by the Water Department.

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation for approval.

11. **Action Item: Bill No. 180293: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 34-S and 41-S by striking from the City Plan and vacating the legally open portions of Packer Avenue from Christopher Columbus Boulevard to the Pierhead Line of the Delaware River and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes, water main purposes, and public utility purposes within the lines of Packer Avenue being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions.” Introduced by Councilmember Squilla on April 5, 2018. (Presented by Sarah Chiu)**

The owner of the property would like to provide better security and provide a safer work area due to the high volume of heavy truck traffic, railroad services in and out of the facility and heavy equipment operating at the facility for port related activities

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Bumb, the Philadelphia City Planning Commission approved staff recommendation for approval.

12. **Action Item: Bill No. 180289: “An Ordinance legalizing an existing building and awning encroachment at 2101 Reed Street, Philadelphia, PA 19146, under certain terms and conditions.” Introduced by Councilmember Blackwell on April 5, 2018. (Presented by Keith Davis)**

This Bill will allow the legal sale and acquisition for use of a non-conforming structure. The awning and the additions are already built.

Additionally, the structure is on a triangular parcel surrounded by S 21st and Reed Streets and Point Breeze Avenue. There are no adjoining parcels. Between the supporting poles and the structure, there is approximately 5'7" of cartway. Complete Streets regulations require six feet of clearance.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation of not for approval.

13. Action Item: Bill No. 180292: "An Ordinance legalizing an existing building encroachment and a proposed building encroachment at 1332 Reed Street, Philadelphia, PA 19147." Introduced by Councilmember Squilla on April 5, 2018. (Presented by Keith Davis)

This Bill will legalize an existing 2nd floor bay, and approve construction of a 3rd floor bay directly above it. The 3rd floor bay is part of a proposal to build a 3rd floor on the existing 2-story rowhome.

The 1400 block of Watts Street is a 1-way, class 5 street serving the rear yards of properties on Broad Street and Clarion Street. The street is 8' wide, with 3'6" sidewalks. The bulk of the existing bay extends 3'6", and is topped with a cornice that extends an additional 6-12" above the street.

Staff recommendation is for approval.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation for approval.

The Philadelphia City Planning Commission meeting was adjourned by the Commission Chair at 2:52 p.m.

The next City Planning Commission Meeting is scheduled for **May 15, 2018 at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for Date.
2. Executive Director's Update.
3. *Action Item:* Adoption of the West District Plan. (Presented by Brian Wenrich)

RECOMMENDATION APPROVED FOR ADOPTION

4. *Action Item:* Bill No. 180239: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel or parcels of land located in and about the area bounded by Norwitch Drive, 67th Street, Essington Avenue and 70th Street, all under certain terms and conditions." Introduced by Councilmember Johnson on March 15, 2018 (Presented by Martine Decamp)

APPROVED

5. *Action Item:* Amendment to the University of Pennsylvania Master Plan for 3900-46 Walnut Street. (Presented by Keith Davis)

APPROVED

6. *Action Item:* Bill No. 180284: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by University Avenue, Schuylkill Expressway Ramp, 34th Street, Schuylkill River, Grays Ferry Avenue, and Railroad Right-of-Way, all under certain terms and conditions." Introduced by Councilmember Blackwell on April 5, 2018. (Presented by Martine Decamp)

STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL

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STAFF RECOMMENDATION ACCEPTED FOR REQUEST OF ADDITIONAL 45-DAYS TO REVIEW

9. *Action Item:* Bill No. 180236: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 307 by placing on the City Plan an irregularly-shaped area extending along the northerly side of John F. Kennedy Boulevard, from Twenty-Second Street to Twenty-Third Street, in order to conform with the lines established by the Commonwealth of Pennsylvania." Introduced by Councilman Greenlee for Council President Clarke on March 15, 2018 (Presented by Sarah Chiu)

APPROVED

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APPROVED

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APPROVED

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APPROVED