

PHILADELPHIA CITY PLANNING COMMISSION  
MEETING MINUTES FOR JULY 17, 2018

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Patrick Eiding

Garlen Capita

Cheryl L. Gaston

Maria Gonzalez

Nancy Rogo Trainer

Peilin Chen, Representing Rob Dubow

Christopher Rupe, Representing Michael DiBerardinis

Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Duane Bumb, Representing Harold T. Epps

Ariel Vazquez

*Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, July 17, 2018, at 1:00 p.m.*

1. Approval of the Meeting Minutes for June 12, 2018.

Motion made by Commissioner Gaston, seconded by Commissioner Capita.

\*Commissioner Eiding was not present at the June meeting.

2. Executive Director's Update

**PCPC AND CDR MEETING UPDATE**

- Next scheduled CDR meeting: Tuesday, August 7, 2018 at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday, August 21, 2018 at 1:00 p.m.

**ADDITIONAL ITEMS**

The Delaware Valley Regional Planning Commission, (DVRPC) has awarded 1.8 Million Dollars to 23 Projects across Greater Philadelphia through the Transportation and Community Development Initiative, (TCDI) program. The TCDI Grant financed by Federal Transportation Funds support planning efforts for the development and redevelopment of local communities and the regional transportation system. In Pennsylvania, 15 projects received \$1.2 million of which, for the City of Philadelphia. This TCDI program will perform four separate studies at \$100,000 each.

Two of the four projects will be managed by the Planning Commission.

One is a conceptual design of safety and operational improvements and three specific locations:

- Broad & Olney
- Fox Chase Town Center
- Lehigh Avenue Corridor between Kensington & Aramingo

The second will be early stage implementation of recommendations from the 2035 Comprehensive Plan for the North Philadelphia Station area.

**ITEM IN ACCORD WITH PREVIOUS POLICY FOR ADMINISTRATIVE APPROVAL.**

Bill No. 180702: "An Ordinance legalizing an existing garage extension encroachment at 1815 South 8<sup>th</sup> Street."

The encroachment is in the south footway of McClellan Street 2'-7". The City's Complete Streets standards require a minimum five-foot walking zone. The proposal provides 5'6" of clear walking zone. Introduced by Councilmember Squilla on June 21, 2018.

Staff has no objections.

## REDEVELOPMENT AGREEMENTS

1. Redevelopment agreement with WPRE V, LP, to allow for the construction of a community center and twenty units of affordable housing on 3712-20, 3713-17, 3723, 3729-33, 3735-39, and 3846 Melon Street in West Philadelphia.
2. Redevelopment agreement with Brian Skoblar to allow for the use of an adjacent parcel at 2215 E. Harold Street as a residential side yard in New Kensington-Fishtown.
3. Redevelopment agreement with Theodore Marko to allow for the use of an adjacent parcel at 2217 E. Harold Street as a residential side yard in New Kensington-Fishtown.

This concludes report of the Executive Directors update.

### 3. **Staff Presentation *Philadelphia2035: Upper Northwest District Draft Plan* (presented by Matt Wysong on behalf of Ian Hagerty). Major Neighborhoods: Germantown, East & West Mount Airy, Chestnut Hill and Blue Bell Hill.**

The Plan timeline effort began in November of 2017, with research and data collection. The beginning of January 2018, we held the first of three public meetings for the plan; and, today were presenting the draft plan with a goal of adopting the final plan in September. We had a strong participation from the Steering Committee and the Public during our outreach process. Our first public meeting was on January 29, 2018 at the United Lutheran Seminary, and, we were able to get 350 attendees despite this being a rescheduled meeting from an ice storm. Councilwoman Cindy Bass gave the opening remarks and overall, the crowd received our efforts very well.

- Five Steering Committee Meetings were attended by community groups, city agencies, PRA, State Senator's Office and Institutions.
- Three public meetings - Total attendance of 685
- Online Outreach by StoryMaps, social media and regular website updates.

We held our final public meeting on June 18, 2018 at the renovated Lovett Memorial Library in Mt. Airy. Our draft plan will go online Thursday, June 14, 2018. The Commission will be given an individual copy of the draft plan over the next week. We will present the final plan for adoption September 18<sup>th</sup>. Public comments are due by September 4<sup>th</sup>. The Draft plan is available at [www.phila2035.org](http://www.phila2035.org). Please send comments to [ian.hegarty@phila.gov](mailto:ian.hegarty@phila.gov).

### 4. **Acceptance of Society Hill Neighborhood Plan (presented by Ian Litwin, Rosanne Loesch, SHCA President and Laura Ahramjian, KSK Architects Planners Historians).**

The purpose of the Neighborhood Plan is to maintain the historic building and open space character of the neighborhood: focus on regulating development.

- 1) Identify ownership and maintenance responsibilities of the existing open space network and make recommendations for improvements and funding.
- 2) Review existing zoning and identify potential rezoning areas to maintain neighborhood character.
- 3) Create Design Guidelines to ensure new development matches the historic character of Society Hill.

Staff recommendation is for acceptance of deciding on neighborhood plan.

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

**5. Action Item: Comprehensive Housing Strategy of the West Philadelphia Promise Zone (presented by Brian Wenrich).**

The timeline and process consisted of Stakeholder interviews: PCPC, PRA, DHCD and other agency partners; review of existing neighborhood plans: Walnut Hill Neighborhood Plan, Mantua Transformation Plan, Make Your Mark, 52<sup>nd</sup> Street Economic Development Strategy, Schuylkill Yards, and Philadelphia 30<sup>th</sup> Street Station District Plan; Mapping of: Affordable Housing, Vacancy, Homeownership, recent and proposed development; and, Market Study Summary.

Future Plans

- Community presentation and associated workshop series – Tangled Title, Tax Foreclosure Prevention, Reverse Mortgages
- Housing Committee Action Planning – Continued coordination with City Agencies (Land Bank, PHA, PRA) to build an inventory of identified vacant parcels specifically for community driven development projects and community driven Housing Development Activities.

Staff recommendation is acceptance for the plan.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation for acceptance of the plan.

Commissioner Trainer abstained from voting because Drexel is in the Promise Zone.

**6. Action Item: Adoption for Wissahickon Gateway Plan (presented by Matt Wysong).**

The purpose of this plan is to coordinate the design and implementation of a handful of projects that are currently in motion in the Wissahickon Gateway area.

- The Wissahickon Transportation Center, (WTC)
- Schuylkill River Trail
- Road improvements on Ridge Avenue and Main Street
- Mixed-Use development
- Public space and aesthetic improvements

The long-term vision would be to position the Wissahickon Gateway as an anchor for new shops, offices, housing, public transit service, riverfront green space and recreation trails.

The plan was founded with \$100,000 TCDI Grant from the Delaware Valley Regional Planning Commission, which was used to hire a consultant, Michael Baker International, who helped us with traffic analysis as we looked for roadway improvements in the areas. They also have a lot of experience in trail development and helped us worked through the issues with the Schuylkill River Trail through the area.

The plan objective is to create safe and comprehensive bicycle, pedestrian and road networks; improve regional transit service; address traffic issues, aesthetics, neighborhood needs, and environmental constraints as a part of new development; and, provide public access to the Schuylkill River.

Staff recommendation is for adoption.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gonzalez, the Philadelphia City Planning Commission accepted staff recommendation for adoption.

**7. Action Item: Shared Use Path Applications for the Delaware River Trail (presented by David Kanthor).**

A Shared Use Path is a sidewalk designated by the Department of Streets to support multiple uses, such as walking, biking and in-line skating and marked with the appropriate signage: section 12-208.

The design element is appropriate because of the nature of the trail and the areas will have the mixing zones.

Staff recommendation is for approval.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gonzalez to move the application to the Streets Department for their full review, with the understanding of robust community engagement in dealing with not just potentially these safety issues, but, whatever other safety issues may arise, the Philadelphia City Planning Commission did not approve staff recommendation.

Chair, Anne Fadullon excused herself from the Commission; and turned the meeting over to Vice Chair, Joseph Syrnick

**8. Action Item: Zoning Bill No. 180697: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Parkside Avenue, Belmont Avenue, Girard Avenue, Merion Avenue, and 52<sup>nd</sup> Street.” Introduced By Councilman Jones, Jr. on June 21, 2018 (Presented by Brian Wenrich).**

This request came through the Councilman's office and aligns with the recommendation in the West Park District Plan to add commercial mix-use zoning along Parkside Avenue. We're extended this down to catch the last parcel. The last parcel is between the stub of 48<sup>th</sup> Street and the corner of Belmont Avenue.

Staff recommendation is for approval.

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

**9. Action Item: Streets Bill No. 180601: “An Ordinance legalizing an existing stairway enclosure at 2048 S. 21<sup>st</sup> Street, Philadelphia, PA 19145, under certain terms and conditions.” (Presented by Sarah Chiu)**

The stairwell itself encroachment leave more than minimum walking zone space on the sidewalk; but, the construction and character of the structure itself doesn't provide any positive improvement to the neighborhood and blocks the existing window of the building. Additionally, represents overuse of the existing building because there's a separate apartment entry way to the second floor, with additional office space in the back of the building.

Staff recommendation is not for approval.

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

**10.Action Item: Streets Bill No. 180604: “An Ordinance to strike and vacate three streets from city plan: Bristol Street, Leiper Street and Deal Street.” (Presented by Sarah Chiu)**

The property owner wants to consolidate all the parcels, title and remove the legal encumbrance of the property. He does not have immediate improvement to the property.

\*Parks & Rec wants to keep an opening portion. To shorten the amount of Leiper Street that was to be stricken not to include the part that goes over Frankford Creek.

Staff recommendation is for approval.

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

**11.Action Item: Streets Bill No. 180692: “An Ordinance to legalize existing wood ramp at 1338 Rising Sun Avenue.” (Presented by Sarah Chiu)**

The property owner wants to propose a switchback ramp to get into the main entry of the building. However, both, planning staff and the Streets Engineer was unsuccessful with contacting the owner after making several attempts.

Staff recommendation is not for approval, with proposal as it is.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Chen, the Philadelphia City Planning Commission accepted staff recommendation not for approval.

**12.Action Item: Streets Bill No. 180701: “An Ordinance authorizing Building Bok LP (“Owner) to construct, own and maintain a proposed loading dock extension encroachment at 1901 South 9<sup>th</sup> Street, Philadelphia, PA 19148, all under certain terms and conditions.**

The owners want to extend a platform outside of loading dock, which creates a pedestrian barrier when walking. The existing condition is that there are homes across the street, and, loading function outside of the building is appropriate use of the public space there.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Chen, the Philadelphia City Planning Commission accepted staff recommendation not for approval.

The Philadelphia City Planning Commission meeting was adjourned by the Commission Vice Chair at 4:10 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, August 21, 2018 at 1:00 p.m.**

## SUMMARY

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1. Action item: Approval of the Meeting Minutes for June 12, 2018.

**APPROVED**

2. Executive Director's Update.

3. Action Item: Staff Presentation *Philadelphia2035*: Upper Northwest District Draft Plan (presented by Matt Wysong on behalf of Ian Hagerty). Major Neighborhoods: Germantown, East & West Mount Airy, Chestnut Hill and Blue Bell Hill.

**NO MOTION REQUIRED**

4. Action Item: Acceptance of Society Hill Neighborhood Plan (presented by Ian Litwin, Rosanne Loesch, SHCA President and Laura Ahramjian, KSK Architects Planners Historians).

**STAFF RECOMMENDATION FOR ACCEPTANCE WAS ACCEPTED**

5. Action Item: Comprehensive Housing Strategy of the West Philadelphia Promise Zone (presented by Brian Wenrich).

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6. Action Item: Adoption for Wissahickon Gateway Plan (presented by Matt Wysong

**STAFF RECOMMENDATION FOR ADOPTION WAS ACCEPTED**

7. Action Item: Shared Use Path Applications for the Delaware River Trail (presented by David Kanthor).

**STAFF RECOMMENDATION NOT APPROVED: APPLICATION MOVED TO STREETS DEPARTMENT FOR FULL REVIEW**

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**APPROVED**

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**STAFF RECOMMENDATION ACCEPTED, NOT FOR APPROVAL**

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**APPROVED**

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**STAFF RECOMMENDATION ACCEPTED, NOT FOR APPROVAL**