

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR AUGUST 21, 2018

PRESENT:

Anne Fadullon, Commission Chair
Joseph Syrnick, Vice Chair
Garlen Capita
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:

Patrick Eiding

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, August 21, 2018, at 1:00 p.m.

1. Executive Director's Update

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday September 4, 2018 at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday September 18, 2018 at 1:00 p.m.

PUBLIC MEETINGS

Ms. Sharpe announced the 2035 Celebration to be held on October 9, 2018

REDEVELOPMENT AGREEMENTS

Redevelopment agreement with Mefail Kupa to allow for the use of 128 Melvale Street for greenspace and a driveway in the New Kensington-Fishtown Redevelopment Area).

Recommended for Administrative Approval

2. *Staff Presentation:* Maplewood Mall Restoration and Cheltenham and Green Plaza Renovation: (Presented by Matt Wysong)

Update on the reconstruction of two public spaces in Central Germantown business district Maplewood Mall and Cheltenham & Green Plaza.

Maplewood Mall was constructed as a pedestrian street in 1973. It will be reconstructed with \$3.3 million in funding from the Philadelphia Commerce Department. Groundbreaking will take place in 2018 and the project will be completed in 2020.

Cheltenham & Greene Plaza was constructed as a transit plaza in 1989. It will be reconstructed with \$800,000 in funding from PennDOT and the Philadelphia Commerce Department. Groundbreaking will take place in 2019 and the project will be complete within six months.

Gilbert Gotlieb asked if there would be pedestrian lighting on Maplewood Mall. Mr. Wysong confirmed that there would be and similar to what is currently in Center City.

3. *Action Item:* ZBA Calendar Number: 34022, 408-440 Cecil B. Moore. (Presented by Sarah Richardsen)

The Party at interest is River Wards Group, LLC who is proposing to construct Residential and commercial mixed use: 147 multi-family dwellings, 4 commercial spaces on 1.8 acres.

The Property is zoned Industrial Residential Mixed-Use (IRMX), Residential Multifamily-1 (RM-1) and is presently Pallets Plus, a pallet manufacturing and distribution business. This activity is consistent with the site's previous zoning General Industrial (I-2)

The City of Philadelphia rezoned South Kensington / Olde Kensington with two zoning bills, #170310 (enacted 5/22/2017) and #160715 (enacted 9/8/2016). The Commission recommended approval for both bills. The intention in this part of the neighborhood was to

create a vibrant mixed-use corridor, on N. 5th Street, from Jefferson Street to Montgomery Avenue. When these bills passed, a series of warehouses between Jefferson and Oxford Streets had recently been converted to artist work spaces. St. Benjamin's Brewing Company had been operating for several years on the first floor of a block of residential lofts in a former mill complex and was contemplating expansion. Staff worked with three civic associations, business owners, land owners and the 7th Council District Office on these bills.

The Civic Design Review committee reviewed this application on August 7, 2018. At this meeting, staff explained that this project does not meet the spirit of IRMX zoning. An industrial use must account for a floor area equal to at least 50 percent of the total ground floor area of all buildings on the lot. L&I is issuing a refusal based on the proposed 2.9 percent commercial, which has since been amended to 13.6 percent commercial. The uses within the ground floor of this property should be consistent with the vision which was endorsed by the civic associations, property owners and City Council office.

Staff recommendation is not for approval.

The development group was represented by Thomas Chapman, Attorney; Kevin O'Neill, Architect; Mo Rushdie and Aaron McKnight, Developers. Mr. Chapman went over the scope of variances, revisions to the plan, included 14 (10%) units or affordable housing units for sale and that they will be handling additional stormwater management that created limitations on site design.

Chairwoman Fadullon commented that the purpose of IRMX is to encourage non-residential uses on the land. This site is raw land but thinks that it is difficult to support with the recently rezoned property and asked why it cannot be designed to meet the code.

Commissioner Gonzalez asked for clarification on the affordable units were for sale or rental. Mr. Rushdie responded that the 14 units will be for sale at an 80% AMI.

Commissioner Rogo Trainer commented that CDR wanted to articulate a case for more work space and commercial uses in this project. Commissioner Bumb added that a goal is to preserve industrial uses and maintain their operations, while commenting that looking for designs that serves as a better buffer for the industrial uses to keep business in town.

Commissioner Vazquez responded that the industrial spaces in the area have been vacant for 20 years and why can we not allow this project because no industrial development has been occurring.

Motion from Commissioner Gonzalez, with Commissioner Capita seconding to support the granting of the variances.

Commissioners Gonzales, Capita, and Gaston voted to approve the motion, Commissioners Bumb, Chen, Syrnick, Rogo Trainer, Rupe, and Vazquez voted to disapprove the motion

Commissioner Bumb made a second motion with Commissioner Syrnick seconding to support the staff recommendation and not support the granting of the variance. Commissioners Bumb, Chen, Syrnick, Rogo Trainer, and Rupe, voted to approve the motion. Commissioners Gonzales, Capita, and Vazquez voted to not approve the motion. Commissioner Gaston abstained

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

4. *Action Item:* Bill No. 180645: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, 13th Street, Girard Avenue, Watts Street, and Thompson Street; and to amend the Master Plan for Temple University; all under certain terms and conditions.” Introduced by Councilmember Greenlee on June 14, 2018. (Presented by Keith Davis)

The properties to be amended from the Temple University Master Plan is 1301-37 N Broad Street; 1228-52 N 13th Street in the Yorktown neighborhood. The Bill amends the Philadelphia Zoning Map by changing the zoning designation of a 35,844 sf parcel at 1301-37 N Broad Street from Special Purpose Institutional (SP-INS) to Commercial Mixed Used – 3 (CMX-3). The amendment reduces the total square footage of the Temple University SP-INS Master Plan District; and consequently, reduces the allowable maximum gross floor area, maximum occupied area, and minimum number of parking spaces required. Changing the zoning on this parcel from SP-INS to CMX-3 is consistent with the Lower North District Plan.

The current use is open space and a recreational field. The proposed development site for the Laborer’s District Council Education and Training facility

Staff recommendation is for approval.

Commissioner Bumb asked if the land is sold why they would need to rezone from the SP-INS district. Staff provided that the land can only be used for the purposes stated in the specific Master Plan and not all uses permitted in the district.

The Laborers Union was represented by Henry Clinton, Esq., Robert Archie, Esq., Joel Trigian, Esq., Camille Peloso, Architect, and Administrator Alan Parham. They briefly discussed that the new facility would be training for their members, with the majority of the members coming from the same zip code, while Temple will be working on an outreach program for the community with GED, reading, and math classes.

Commissioner Syrnick asked if there has been any outreach and Mr. Clinton responded that the meeting will be August 28th now that the plan has been finalized and funding secured.

Four community members were present from Yorktown, Uptown CDC, and the Community Land Trust. They all spoke of the need to hold the vote so the community can have a meeting with the developers to understand the project and the impact to the neighbors.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Gaston, to table this item until the September 18, 2018 meeting. The Philadelphia City Planning Commission approved the motion.

Upon the motion made by Commissioner Rupe, seconded by Commissioner Capita, the Commission voted to adjourn the August meeting.