

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR OCTOBER 16, 2018

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Patrick Eiding

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

Martha Cross, Representing Eleanor Sharpe

NOT PRESENT:

Eleanor L. Sharpe, Executive Director

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, October 16, 2018, at 1:07 p.m.

2. Executive Director's Update

PCPC AND CDR MEETING UPDATE

Next scheduled CDR meeting: Tuesday, November 6, 2018 at 1:00 p.m.

Next scheduled PCPC meeting: Tuesday, November 27, 2018 at 1:00 p.m.

3. **Action Item: Shared Use Path Application for the Mantua Greenway (Presented by David Kanthor).**

The shared use path is designed to allow bicyclists and pedestrians to share a sidepath for recreational and commuting purposes. Following the guidelines pursuant to Section 12-808 of the Philadelphia Code, any proposed shared use paths must be presented to the Planning Commission for consideration. The shared use path that will be presented to the Commission is included as a proposed trail segment in the Philadelphia Trail Master Plan, which was originally released in 2013 and has been updated annually.

The presentation will look at the 1-mile trail alignment of the Mantua Greenway from 34th St to 40th St along the Amtrak rail cut. The trail is designed for pedestrian and bicycle use with a five-foot landscaped buffer that will include green stormwater infrastructure. Information about the schedule for final construction documents as well as on-street bicycle connections will be presented.

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.

4. **Action Item: *Philadelphia 2035: Adoption of the Upper Northwest District Plan.* (Presented by Ian Hagerty)**

The Upper Northwest District is generally bounded by Wister Street to the east, Stenton Avenue to the north, Northwest Avenue to the west, and the Wissahickon Creek and Wissahickon Avenue to the south.

Neighborhoods: Germantown, East and West Mount Airy, Chestnut Hill, and Blue Bell Hill

This District Plan is a component of *Philadelphia2035*, Philadelphia's comprehensive plan.

The top land uses by area in the Upper Northwest are Residential (59%), Parks and Open Space (18%), and Civic/Institutional uses (10%). Commercial and Industrial uses comprise approximately 5%.

PCPC staff has completed the draft plan for the Upper Northwest District. The development of the plan began with a fourmonth research phase, including preparation of detailed memos on a variety of topics and field surveys of city facilities and private properties. An outreach phase followed, consisting of five Steering Committee meetings, and three public meetings. Steering committee meetings, which helped focus the plan on important topics, were attended by City agencies, non-profits, community organizations, elected officials, institutions, and business owners. The public meetings had a combined total attendance of about 685 people.

Plan recommendations stem from stakeholder interviews, field work, and alignment with citywide strategic goals to improve the conditions of neighborhoods. The planning team selected two focus areas where several improvements to zoning, streetscapes, transportation, and public space can set the stage for impactful improvement in the district. The plan further identified 41 strategic recommendations to improve overall conditions for the district.

Major areas of focus in the Upper Northwest District Plan include:

- Strengthening commercial corridors
- Accommodating new residents
- Growing economic opportunity
- Positioning transit as a mode of choice
- Increasing street safety
- Decreasing flood risk
- Improving access to open space
- Preserving historic resources and cultural landscapes

The draft plan was released following the Planning Commission meeting on July 17. The comment period closed on September 21. Staff received 35 written comments from residents and other interested persons, in addition to formal comments from several community organizations and governmental agencies. These comments have been documented and addressed with minor changes to the draft.

Staff recommendation is for adoption.

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

**5. Zoning Board of Adjustment Calendar No. 34519, 2101 Washington Avenue, Parcel A.
(Presented by Ian Litwin)**

The Commission is asked to deliver a recommendation to the Zoning Board of Adjustment regarding Calendar #34519, Application #893326

The Civic Design Review committee reviewed this application for the first time on September 4, 2018 and a second time on October 2, 2018.

At the September 4th meeting, the applicant submitted a proposal for 44 single-family dwellings with 44 parking spaces, accessed from a rear drive aisle. In response to concerns from the CDR Committee and PCPC staff, the applicant modified their proposed site plan with less encroachments on the Kimball Street sidewalk. This change resulted in two less proposed units. This change addressed most of the issues raised at the first CDR hearing.

The Committee could not comment on the zoning and focused instead on issues remaining with the design of the project. The CDR committee made the following comments at the October 2nd meeting:

1. Provide examples of other 14' streets with parking (on street, not sidewalk)
2. NOWAC RCO continues to recommend widening of Kimball Street. This will require coordination between owner and councilperson.
3. Make sure garages are large enough to be used for their intended purpose
4. On Kimball Street side - add interest to ground plane, make sure tree pits are wide enough and trees as lush as possible.
5. Committee appreciates changes made to Kimball Street entries and streetscaping.
6. Staff Comments.

Staff recommendation is for non-opposition to the Use Variance.

Encourage the development and design team to work more closely with PCPC staff to discuss the relationship between the three in-progress projects at 2101 (parcels A and B) and 2201 Washington Avenue. These projects are all subject to CDR review and will need zoning variances.

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

6. Zoning Board of Adjustment Calendar No. 33678, 1500-48 Randolph Street. (Sarah Richardsen)

The Commission is asked to deliver a recommendation to the Zoning Board of Adjustment regarding Calendar #33678, Application #864145

Purpose: Send a recommendation to the zoning board regarding use variances.

The Civic Design Review committee reviewed this application for the first time on June 5, 2018 and a second time on October 2, 2018. At the June 5 meeting, the applicant submitted a proposal for 49 multifamily residential units and 16 surface parking spaces. In response to concerns from South Kensington Community Partners, the CDR Committee recommended the applicant work closely with neighbors to achieve appropriate density on the site. On October 2, 2018 the applicant presented a proposal for 8 single family residential units and 36 multifamily units with 8 garage parking spaces.

The Committee was receptive to comments from the RCO representative of South Kensington Community Partners, who remarked that the neighborhood is changing quickly and new development is not adhering to the new zoning remapping. The RCO feels that the changes to the design have not addressed community concerns, which would like to see single-family homes here.

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The City changed the zoning maps in this neighborhood with Bill #160466, which the Commission recommended for approval in June 2016. One goal of the remapping was to balance the desire for a vibrant medium density corridor on 5th Street, with single family homes on surrounding blocks, while allowing for redevelopment of former industrial buildings. The Zoning Map on page 4 shows Randolph Street as primarily RSA-5, with a large block of former warehouses across Randolph Street which, at the time of the remapping, were undergoing renovation as artist work spaces.

The multi-family blocks (orange) across 6th Street in Ludlow were built as low-income twin homes. As with many non-profit housing developments, the lot that these homes are on was not subdivided, so according to the Code, this is technically multi-family development, although each twin home functions as a single-family home. Accordingly, the block was rezoned to RM-1.

The CDR Committee could not comment on the zoning, and focused instead on design aspects of the project. The Committee appreciated the reduction from 49 units to 44 units in the second submission. The Committee appreciated the architectural design, but questioned if it was fitting in with the community's goals of seeing single family homes. The Committee recommended that the drive aisle be paved with a permeable material, and that trees be planted in the drive aisle to make it more of an amenity for future residents.

Hearing November 21, 2018.

Staff recommendation is not for approval.

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

7. Zoning Board of Adjustment Calendar No. 34904, 2201 E Somerset Street. (Jack Conviser)

The Commission is asked to deliver a recommendation to the Zoning Board of Adjustment regarding Calendar #39404, Application #864184. The project is due to appear before the Zoning Board of Adjustment on October 17, 2018.

The Civic Design Review committee reviewed this submittal for the first time on October 2, 2018 and voted to complete the review.

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Capita

Opposed by Commissioner Gonzalez, Commissioner Gaston and Commissioner Trainer.

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8. Action Item: Zoning Bill No. 180751: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to create a new Eighth District Overlay and to prohibit certain uses therein; all under certain terms and conditions.” Introduced by Councilmember Bass on September 13, 2018. (Presented by Paula Brumbelow Burns)

This Bill will create an overlay district for the entire Eighth Council District and will impact all residential and commercial districts by prohibiting day cares that serve children and specific vehicle repair sales and service.

Currently day cares are permitted as of right in most residential districts for family day care and increase to group and day care centers in commercial districts. The proposed overlay will not permit any child day care for any residential or commercial district.

Vehicle and Vehicular Sales and Service have limited zoning districts that they can locate in within the commercial district and are currently not permitted in any residential districts.

The proposed overlay will not permit any as of right permits in commercial districts that include: commercial or personal vehicle sales; rental; repair; and maintenance. Additionally, any business that purchases or sells tires as a primary or accessory use will also be prohibited.

The Councilperson has stated that they would like to hold the Bill while seeking input from the community.

Staff recommendation is to request an additional 45-days for further review.

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

9. Action Item: Zoning Bill No. 180842: “An Ordinance amending Section 14-904 of The Philadelphia Code, entitled ‘Accessory Sign Controls,’ to provide for sign controls in the area bounded by Market Street, 11th Street, Chestnut Street, and 12th Street, under certain terms and conditions.” Introduced by Councilmember Squilla on September 28, 2018 (Presented by Ian Litwin)

This Bill will permit more signage in the area described, adding an additional 2 sq. ft. per lineal foot of second floor, and it will allow signs to be placed up to the lower of the roof line or top of the second floor. Currently signs may not be placed above the second-floor window sill bottom. This change will only affect properties zoned “CMX-4” and “CMX-5” Center City Commercial.

This Bill was introduced before the staff had time to vet how these provisions interact with the provisions of 14906, “The Market Street East Sign Regulations.”

Staff recommendation is not for approval.

Create new Bill with provisions added.

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

Commissioner Trainer recused herself from this item.

10. **Action Item: Zoning Bill No. 180732: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Parker Avenue, Ridge Avenue, Cinnaminson Street, and Mitchell Street.” Introduced by Councilmember Jones on September 13, 2018 (Presented by Ashley Richards)**

Bill 180732 – Remaps an area bounded by Parker Avenue, Ridge Avenue, Cinnaminson Street, and Mitchell Street. Introduced by Councilman Jones on September 13, 2018.

Neighborhood: Ridge Park, Roxborough, Lower Northwest Planning District

This Bill is intended for corrective remapping purposes and advancement of the goals and recommendations of the Lower Northwest (LNW) District Plan, specifically:

- Remap to match existing residential use

This Bill was requested by Councilman Jones.

Staff recommendation is for approval.

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

11. **Action Item: Zoning Bill No. 180844: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, 11th Street, Reed Street, and 12th Street.” Introduced by Councilmember Squilla on September 27, 2018 (Presented by Nicole Ozdemir)**

This Bill is intended to both correctively remap and for the advancement of the goals and recommendations of the South District Plan, adopted by the Philadelphia City Planning Commission in June 2015.

The Bill pertains to the entire block bounded by Wharton Street, 11th Street, Reed Street and 12th Street, and comprises two parcels of land.

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One parcel is a closed parochial school building redeveloped into a mixed-use building including commercial and residential uses. The other parcel is owned by the City of Philadelphia and contains several municipal and community serving facilities including a municipal parking lot, fire station, a fleet management building housing fleet management's autobody repair shop and OIT operations, and a police station that also is home to the local L+I survey unit.

This parcel and its rezoning is featured prominently in the South District Plan, both as a focus area and in the Thrive recommendations. Municipal services are not well served by the current block configuration, which is awkward and inefficient for the parking, loading, and access needs of the police and fire stations. The site uses and layout are also not conducive to creating a safe and welcoming area for the community. When discussing the current site with current users, municipal operators raised issues related to a lack of parking and other limitations that make it difficult for them to operate. The relocation of some city services to sites better suited for their needs would free up much of the block for new development and allow for a more efficient configuration that supports essential city services, such as police and fire. In particular, a well-designed neighborhood block could support landscaping, stormwater management, and greater pedestrian connectivity, and provide better support for city services, including adequate parking and loading as well as a new, larger fire station. Several municipal operators at the site are in various stages of relocating from this site, in coordination with Department of Public Property and other city agencies.

Staff recommendation is for approval.

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

12. **Action Item: Streets Bill No. 180819: "An Ordinance legalizing an existing patio encroachment at 3749-51 Midvale Avenue, Philadelphia, PA 19129, all under certain terms and conditions." Introduced by Councilmember Jones on September 20, 2018. (Presented by Sarah Chiu)**

The proposal is to legalize an existing raised concrete patio with rails located along the building line of 3749-51 Midvale Avenue, approximately thirty-two feet (32'-0") in length and extending approximately eight feet (8'-0") into the west footway of Midvale Avenue.

The patio and railings were built without permits.

Staff recommendation is not for approval for the following reasons:

- 1) The existing patio reduces the clear width of walkable sidewalk to 7'-4" which is below the minimum walking zone of 10'-0", recommended by the Complete Street Policy.
- 2) The patio was built without permits and directly on top of an active 8" water main. The Department of Streets conferred with PWD and confirmed that they are also not in support of legalizing this encroachment as it creates a hindrance to the existing water pipe, which could be more prone to break because of the additional and uneven load.

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

13. **Action Item: Streets Bill No. 180840: “An Ordinance authorizing the striking from City Plan No. 119 and abandonment of a certain right-of-way reserved for drainage purposes, located along the westerly side of Tenth Street, north of Poplar Street, and extending westwardly therefrom, under certain terms and conditions.”. Introduced by Councilmember Squilla on September 27, 2018 (Presented by Sarah Chiu)**

This action is to help the current property user Frankies’ World Foundation, a daycare center for children with special healthcare needs, to utilize the area and construct an outdoor play area with an 8’ high fence surrounding it.

The existing drainage R-O-W was maintained for a 30” RCP sewer line.

Water Department requested to have the sewer be abandoned via the private cost, and a bond will be required.

Staff recommendation is for approval.

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

Commissioner Gaston recused herself from this item.

14. **Action Item: Streets Bill No. 180841: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 282 and 291 by relocating the southwesterly houseline of Cottman Avenue, from State Road to a point northwestwardly therefrom, a variable distance southwestwardly and relocating the northwesterly houseline of State Road, from Cottman Avenue to a point southwestwardly therefrom, a variable distance northwestwardly, thereby widening said Cottman Avenue and said State Road, under certain terms and conditions.” Introduced by Councilmembers Henon and Squilla on September 27, 2018 (Presented by Sarah Chiu)**

This action is to help the current property owner and developer to redevelop the site into a Wawa convenience market with fuel and Taco Bell restaurant. As part of the project, Poly Sat. Inc. proposes to construct a right turn lane on the eastbound to improve capacity and operation at the signalized intersection.

The portion of the roadway to be widened on Cottman Ave, with the additional 3 feet wide of the right-of-way on State Road will also be dedicated to PennDOT.

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Staff recommendation is for approval.

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

15. **Action Item: Streets Bill No. 180843: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 195 by striking from the City Plan Amber Street from Lehigh Avenue to a point northeastwardly therefrom, under certain terms and conditions.” Introduced by Councilmember Squilla on September 27, 2018 (Presented by Sarah Chiu)**

This action is to help facilitate a proposed 155-unit residential development on a four-acre site. The proposal also include about 9500sf of commercial space at the ground floor of four separate buildings, 154 surface parking spaces and 104 bicycle parking spaces.

At its meeting of February 20, 2018, the City Planning Commission recommended that the variance not be approved. The Commission requested that the applicant continue refining the application to reflect concerns regarding rail adjacency of residential units, inclusion of more commercial or non-residential space, and issues raised in Design Review.

Subsequently, the Zoning Board had granted variances for this proposal.

Staff recommendation is for approval for the following reasons:

- 1) Amber Street is not legally open, not physically exist for traffic purpose
- 2) Striking this street will not impact on the street grid, nor the traffic pattern in the area

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

16. **Action Item: Streets Bill No. 180845: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 196 by striking from the City Plan Trenton Avenue from Clearfield Street to Allegheny Avenue, under certain terms and conditions.” Introduced by Councilmember Squilla on September 27, 2018 (Presented by Sarah Chiu)**

This action is to help facilitate a proposed residential development on the site. The developer proposes to construct a driveway at the bed of Trenton Ave to avoid heavy traffic on Witte Street. No development plan submitted yet.

No record of legal opening; No physical street exists, not open for public traffic.

No development plan submitted yet

Staff recommendation is for approval. Trenton Ave physically becomes dead-end at Cambria Street which is two blocks west of Clearfield Street, and striking the street will not impact the street grid or traffic pattern in this area.

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

17. **Action Item: Property Bill No. 180743: “An Ordinance authorizing the Commissioner of Public Property and the Director of Commerce, on behalf of the City of Philadelphia, to convey to UL Grant Avenue, LLC, a parcel of land located in the vicinity of the intersection of Grant Avenue and Academy Road, together with all improvements thereon, under certain terms and conditions.” Introduced by Councilmember O’Neill on September 13, 2018 (Presented by Gregory Waldman)**

Sale of land for golf course asset (land for storage shed and stormwater retention)

A certain parcel of land located in the vicinity of the intersection of Grant Avenue and Academy Road.

The Union League Golf Club is purchasing an area of 8.36 acres adjacent to their golf facility from the Philadelphia Northeast Airport (PNE) for the use of a storage shed for golf carts and for a stormwater retention basin. The hearing date has not yet been scheduled.

Staff recommendation is for approval.

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

ADMINISTRATIVE APPROVAL/BILLS IN ACCORD WITH PREVIOUS POLICY

- 1). Streets Bill No. 180826: “An Ordinance authorizing PECO Energy Company (‘Owner’) to construct, own and maintain proposed nonstandard bollards encroachment at 900-22 Lombard Street, Philadelphia, PA 19103, all under certain terms and conditions.” Introduced by Councilmember Squilla on September 20, 2018.
- 2). Streets Bill No. 180737: “An Ordinance authorizing Esperanza Health, (‘Owner’) to install, own and maintain a proposed entrance patio encroachment at 861 East Allegheny Avenue, Philadelphia, PA 19134 (‘Property’), under certain terms and conditions.” Introduced by Councilmember Quinones-Sanchez on September 13, 2018.
- 3). Streets Bill No. 180823: “An Ordinance authorizing Anthony Daloia (‘Owner’) to construct, own and maintain a proposed exterior stairway encroachment at 2573 Tulip Street, Philadelphia, PA 19125, all under certain terms and conditions.” Introduced by Councilmember Squilla on September 20, 2018.
- 4). Streets Bill No. 180824: “An Ordinance authorizing James Mahon (‘Owner’) to install, own and maintain an open-air sidewalk café at 2546 E. Lehigh Avenue, Philadelphia, PA 19125 (‘Property’), under certain terms and conditions.” Introduced by Councilmember Squilla on September 20, 2018.

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- 5). Streets Bill No. 180825: "An Ordinance authorizing Fishtown Brewpub, ('Owner') to install, own and maintain an open-air sidewalk café at 1101 Frankford Avenue, Philadelphia, PA 19125 ('Property'), under certain terms and conditions." Introduced by Councilmember Squilla on September 20, 2018.

REDEVELOPMENT AGREEMENTS

- 1). Redevelopment Agreement with Liberty52, GP for the construction of 21 units of affordable housing at 616-36 N. 52nd Street in the Haddington Redevelopment Area.
- 2). Amended Redevelopment Agreement with Calvary Agape Development Corporation for the development of a child care center at 6161 West Girard Avenue in the Haddington Redevelopment Area.
- 3). Redevelopment Agreement with Jose Tirado to allow for the use of an adjacent parcel at 2159 Monmouth Street as a residential side yard in the Kensington North of Lehigh Redevelopment Area.
- 4). Redevelopment Agreement with Joel Rojas to allow for the use of an adjacent parcel at 2035 Birch Street as a residential side yard in the Kensington North of Lehigh Redevelopment Area.
- 5). Redevelopment Agreement with Project HOME to allow for the use of 2337-45 W. Berks Street as an urban garden in the North Philadelphia Redevelopment Area.

The Philadelphia City Planning Commission meeting was adjourned by the Commission Chair at 3:26 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, November 27, 2018 at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for September 18, 2018.
2. Executive Director's Update.
3. Action Item: Shared Use Path Application for the Mantua Greenway (Presented by David Kanthor).

APPROVED

4. Action Item: *Philadelphia 2035*: Adoption of the Upper Northwest District Plan. (Presented by Ian Hegarty)

STAFF RECOMMENDATION APPROVED FOR ADOPTION

5. Zoning Board of Adjustment Calendar No. 34519, 2101 Washington Avenue, Parcel A. (Presented by Ian Litwin)

STAFF RECOMMENDATION APPROVED FOR NON-OPPOSITION TO THE USE VARIANCE

6. Zoning Board of Adjustment Calendar No. 33678, 1500-48 Randolph Street. (Sarah Richardson)

STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL

7. Zoning Board of Adjustment Calendar No. 34904, 2201 E Somerset Street. (Jack Conviser)

APPROVED

8. Action Item: Zoning Bill No. 180751: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to create a new Eighth District Overlay and to prohibit certain uses therein; all under certain terms and conditions." Introduced by Councilmember Bass on September 13, 2018. (Presented by Paula Brumbelow Burns)

STAFF RECOMMENDATION APPROVED TO REQUEST AN ADDITIONAL 45-DAYS FOR FURTHER REVIEW

9. Action Item: Zoning Bill No. 180842: "An Ordinance amending Section 14-904 of The Philadelphia Code, entitled 'Accessory Sign Controls,' to provide for sign controls in the area bounded by Market Street, 11th Street, Chestnut Street, and 12th Street, under certain terms and conditions." Introduced by Councilmember Squilla on September 28, 2018 (Presented by Ian Litwin)

STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL

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APPROVED

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APPROVED

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STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL

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APPROVED

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APPROVED

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APPROVED

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APPROVED

17. Action Item: Property Bill No. 180743: “An Ordinance authorizing the Commissioner of Public Property and the Director of Commerce, on behalf of the City of Philadelphia, to convey to UL Grant Avenue, LLC, a parcel of land located in the vicinity of the intersection of Grant Avenue and Academy Road, together with all improvements thereon, under certain terms and conditions.” Introduced by Councilmember O’Neill on September 13, 2018 (Presented by Gregory Waldman)

APPROVED