

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR JANUARY 15, 2019

PRESENT:

Anne Fadullon, Commission Chair
Joseph Syrnick, Vice Chair
Patrick Eiding
Garlen Capita
Cheryl L. Gaston
Maria Gonzalez
Nancy Rogo Trainer
Duane Bumb, Representing Harold T. Epps
Peilin Chen, Representing Rob Dubow
Ariel Vazquez
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Christopher Rupe, Representing Michael DiBerardinis

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, January 15, 2019 at 1:06 p.m.

1. Action item: Approval of the Meeting Minutes for December 11, 2018.

Upon the motion made by Commissioner Gaston, seconded by Commissioner Syrnick, the Philadelphia City Planning Commission approved.

2. Executive Director's Update.

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday, February 5, 2019 at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday, February 19, 2019 at 1:00 p.m.

Redevelopment Agreements

- a. 1702 N 3rd Street
- b. 2250 E Cambria St
- c. 2515 Salmon St
- d. 2432 S Lee St

OTHER UPDATES

- After 22-years, Dave Schaff will be retiring January 31, 2019.

3. Staff Presentation: Fiscal Year 2020-2025 Capital Program. (Presented by John Haak)

This is to provide background information and a status update on the preparation of the Recommended FY2020-2025 Capital Program and Budget.

The Philadelphia Home Rule Charter states that:

§ 4-602. Capital Program and Budget. At least one hundred and twenty days before the end of the fiscal year, the City Planning Commission shall prepare and submit to the Mayor a recommended capital program for the six fiscal years next ensuing and a recommended capital budget for the ensuing fiscal year.

The staff of the City Planning Commission has been working closely with the City's Budget Office as the City works toward improved integration between the Capital and Operating budgets and as the City undertakes several large, capital commitments.

The Recommended FY2020-2025 Capital Program and Budget is scheduled to be presented for City Planning Commission review and adoption prior to the Mayor's Budget Address in March 2019.

4. **Information Only: Mount Moriah Cemetery Strategic Plan. (Presented by Paulette Rhone from Friends of Mount Moriah Cemetery, Inc. and the Mount Moriah Cemetery Preservation Corporation)**

Mount Moriah is a 142-acre cemetery that spans Southwest Philadelphia and Yeadon Borough. In 2011, the cemetery closed its doors, and the Friends of Mount Moriah Cemetery, Inc. began to maintain it with a small staff of volunteers. In 2012, the Mount Moriah Cemetery Preservation Corporation was formed to ensure safety and planning for the future of the cemetery; however, there are no present owners and no dedicated sources of funding. In 2013, the Phila2035 Lower Southwest District Plan recommended that a strategic plan be completed for the cemetery's stabilization and reuse as a key asset in Southwest Philadelphia. The plan was funded by the William Penn Foundation and Pennsylvania Historical Commission, and completed in November 2018 by Fairmount Ventures with help from Studio Bryan Hanes, KSK Architects, and the Roz Group.

5. **Action Item: Amend the Germantown Redevelopment Area Plan and approve the developer agreement between the Philadelphia Redevelopment Authority and the Neighborhood Gardens Trust for 65 West Penn Street. (Presented by Ian Hegarty)**

This consists of two action items. First is an amendment to the proposed land use in the Germantown Redevelopment Area Plan from Institutional to Recreational. The amendment will enable the second action item, which is a Redevelopment Agreement between the Philadelphia Redevelopment Authority and Neighborhood Gardens Trust, a nonprofit corporation, for the parcel located at 65 West Penn Street.

The agreement would enable PRA to dispose of land within the Germantown Urban Renewal Area. No change in use is proposed.

Present Use: Informal Community Garden

Popularly known as the Penn and Greene Garden, this property has been operating as a community garden for more than 30 years. Gardeners have independently improved and maintained the site. The Redeveloper, Neighborhood Gardens Trust (NGT), is a Philadelphia-based nonprofit affiliated with the Pennsylvania Horticultural Society. NGT is acquiring this garden in accord with its strategic acquisition plan.

Staff recommendation is for approval.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Capita, to approve both the change in land use and the Redevelopment Agreement, the Philadelphia City Planning Commission approved staff recommendation.

6. Action Item: Amend the North Philadelphia Redevelopment Area Plan to change the proposed land use of the block bounded by 10th Street, Nevada Street, 11th Street and Colona Street to industrial and related, and the proposed zoning to industrial. (Presented by David Fecteau)

The Redevelopment Authority recently approved a Redevelopment Agreement with Philabundance to build an 18,000-square foot culinary arts training and production facility, also known as a community kitchen. Staff sent a letter in December to the Redevelopment Authority recommending approval of the Agreement because the facility will provide substantial community benefit to low-income residents.

Staff proposed residential zoning in the North Philadelphia Redevelopment Area Plan (2014) and the Lower North District Plan (2015), part of the City's Comprehensive Plan. However, after discussing this proposal with the applicant and the Division of Housing and Community Development last year, staff sent a bill to City Council which would rezone this site to ICMX to facilitate this project. This bill was not introduced and there are no zoning changes proposed right now.

Present Use: Vacant land.

Through the 1960s the French Company's warehouse occupied this site. They manufactured and imported spices. The Department of Licenses and Inspections issued a Zoning permit for the new facility in September 2018.

The North District Plan recommended expanding workforce development using facilities such as the one proposed. This facility could serve residents of that district as well.

Staff recommendation is to approve amend the North Philadelphia Redevelopment Area Plan.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation to amend the North Philadelphia Redevelopment Area Plan.

7. Action Item: Zoning Board of Adjustment Calendar 35969: 1701 N 2nd Street. Proposal for 92 dwelling units, 9,500 square feet of commercial space, and 32 parking spaces. (Presented by David Fecteau)

This is ZBA Calendar #35969. The Commission is asked to send a recommendation to the Zoning Board of Adjustment for this case which will be heard on January 30, 2019.

The purpose is to send a recommendation to the Zoning Board of Adjustment of Approval, Approval with Provisos, or Not for Approval.

Site Area: 17,696 Square Feet (.41 acres)

Existing Zoning: ICMX Industrial-Commercial Mix.

The project is requesting the following variances:

- Residential use in an ICMX district;
- 32 parking spaces proposed where 57 are required;
- and 86.2 feet of proposed height when 60 feet are required.

Present Use: Two warehousing and distribution businesses, The Resource Exchange and Mid-Century Furniture Warehouse.

The Commission reviewed Zoning Bill No.160465 in June 2016 and forwarded a positive recommendation to City Council. That Bill rezoned this block from I-2 General Industrial to ICMX.

The Civic Design Review Committee concluded its review on January 9, 2019. Their comments related to zoning follow:

- We have concerns with the loading and truck turning radius proposed;
- Please consider stepping the building back along the north and east elevations in addition to what is proposed;
- We appreciate the inclusion of affordable units. Up to 10 percent of units are proposed to be affordable to the moderate-income scale of Area Median Income.

Staff recommendation is for approval.

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

Opposed by Commissioner Bumb and Commissioner Chen.

Commissioner Syrnick and Commissioner Gonzalez motioned not to accept staff recommendation for approval.

Commissioner Vazquez recused himself from item.

8. **Action Item: Zoning Bill No. 181064: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by amending the ‘/CDO, Central Delaware Riverfront Overlay District,’ to revise provisions relating to river access streets; all under certain terms and conditions.” Introduced by Councilmember Squilla on December 6, 2018. (Presented by Ian Litwin)**

This Bill Amends Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by amending the "/CDO, Central Delaware Riverfront Overlay District," to revise provisions relating to river access streets.

Purpose

Adds additional River Access Streets within the Central Delaware Overlay (/CDO)

- Lehigh Avenue
- Cumberland Street
- Berks Street
- Market Street
- Chestnut Street
- Walnut Street
- South Street
- Tasker Street
- Mifflin Street

Where a river access street, if extended, would intersect with the Delaware River, no permanent structure shall be constructed within the right-of-way of the extension of such street.

The following applied to lots with frontage on a river access street:

- Non-accessory surface parking lots are prohibited on lots with frontage on river access streets.
- Uses in the vehicle and vehicular equipment sales and services category are prohibited on lots with frontage on a river access street; except personal vehicle sales and rental shall be permitted west of Delaware Avenue / Christopher Columbus Boulevard.
- On lots with frontage along a river access street, one or more active uses, shall occupy 75% of the length of such ground floor frontage

Staff recommendation is for approval.

PCPC Minutes
12/11/18

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

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PCPC Minutes
1/15/19

9. **Action Item: Bill No. 181010: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 12-S and 19-S by relocating the northeasterly houseline and curblines of Tasker Street, from Christopher Columbus Boulevard to a point southeastwardly therefrom, relocating the southeasterly curblines of said Christopher Columbus Boulevard from Tasker Street to Reed Street varying distances northwestwardly, and relocating a portion of the southwesterly curblines of Dickinson Street, from said Christopher Columbus Boulevard to a point northwesterly therefrom, a uniform distance northeastwardly, all under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Tasker Street being placed on the City Plan.” Introduced by Councilmember Squilla on November 15, 2018. (Presented by Sarah Chiu**

This Bill is to widen Tasker Street, in order to construct a turning lane along Tasker Street onto Columbus Blvd;

To revise curb line along Columbus Blvd, and to construct a curb bump-out at the intersection of Dickinson Street and Columbus Blvd.

Present Use

Tasker Street – a public street, legally open

Dickinson Street – stricken from City Plan, reserved as utility right-of-way

This request is based upon recommendations from the Streets Department.

Staff recommendation is for approval.

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

Upon the motion made by Commissioner Trainer to adjourn the meeting, seconded by the Commission Chair at 2:17 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, February 19, 2019 at 1:00 p.m.**

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SUMMARY

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APPROVED TO AMEND THE NORTH PHILADELPHIA REDEVELOPMENT PLAN

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