

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR FEBRUARY 19, 2019

PRESENT:

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

NOT PRESENT:

Garlen Capita

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, February 19, 2019 at 1:00 p.m.

1. Action item: Approval of the Meeting Minutes for January 15, 2018.

Two amendments to the minutes. The first was on Page 3, Item 6 to approve the change in land use and to amend the North Philadelphia Redevelopment Area Plan. The second was on Page 4, Item 7 to amend the motion to not accept the Staff Recommendation and not approve the Zoning Board Recommendation.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Trainor, the Philadelphia City Planning Commission amends and approves the January 15, 2019 Minutes.

2. Executive Director Update.

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday, March 5, 2019 at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday, March 19, 2019 at 1:00 p.m.
- There will be a special meeting to approve the Capital Budget on February 28th at 3:00 p.m. The meeting will be held in the Planning Commission Room 18029, 18th Floor.

STREETS BILL IN ACCORD WITH PREVIOUS POLICY

- a. Bill No 190061: "An Ordinance authorizing Timothy Lidiak, d/b/a The Thirsty Soul, to install, own and maintain an open air sidewalk café at 1551 West Passyunk Avenue, Philadelphia, PA 19145, all under certain terms and conditions." Introduced by Councilmember Johnson on January 31, 2019.

Bill No. 190061 will permit an open air sidewalk café encroachment at 1551 West Passyunk Avenue. The cafe will encroach into the north footway of West Passyunk Ave for approximately 13', leaving 13' clear and unobstructed walking zone space. Additionally, the cafe will encroach into the south footway of s 16th Street for approximately 4'6", leaving 7'6" of clear and unobstructed walking zone space for pedestrian.

This encroachment meet the minimum requirement of the complete street policy. Therefore, staff recommendation is for approval.

This concludes the Director Report.

3. Information Only: Civic Design Review: A Five-Year Summary Report (Presented by Alex Smith)

The Civic Design Review (CDR) Report summarizes the first five years of the public process (2012-2017). It includes observations on the types of projects reviewed, common committee findings, and compares reviewed proposals with their built results.

City wide for projects meeting certain size and unit thresholds. The smallest threshold is 50,000 square feet of new construction or 50 units near residential zoning districts.

Purpose: Informational summary to acknowledge successes that have emerged from CDR and opportunities to improve the process going forward.

4. Action Item: Approve a development agreement between the Philadelphia Redevelopment Authority and Community Justice Land Trust for 417, 423, 431, 443, 443-Rear, 445, and 445-Rear Wister Street; and 5120 Rufe Street. (Presented by Ian Hegarty)

The purpose of this agreement would enable PRA to dispose of vacant within the Germantown Urban Renewal Area to Community Justice Land Trust (CJLT). CJLT intends to redevelop the site with 35 dwelling units in 13 buildings.

The site area is within the Germantown Redevelopment Area, Wister Urban Renewal Area "Unit 2". It was acquired through condemnation in 1975. The proposed use is consistent with the proposed use in the Germantown Redevelopment Area Plan.

Surrounding land uses include a large low-income housing development consisting of two-story buildings and a mix of attached, semi-detached, and detached two- and three-story residential buildings. Wister Station on SEPTA's Chestnut Hill East Line is located one block to the northwest of the project site. Wister Playground, which underwent a \$1.2M renovation in 2015-16, is a short walk from the site.

The Zoning Board of Adjustment granted a variance permitting the proposed use and site plan on January 28, 2015. The variance was renewed for a period of one year on August 30, 2018. The proposed disposition price is \$6. The proposed development will be financed with Low Income Housing Tax Credits, and the units will be deed-restricted affordable units.

Staff recommendation is for approval.

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

Commission Chair, Anne Fadullon recused herself from this item.

5. Action Item: Bill No. 190016: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Stenton Avenue, Cheltenham Avenue, Broad Street, Windrim Avenue, Belfield Avenue, and Wister Street." Introduced by Councilmember Bass on January 25, 2019 (Presented by Ian Hegarty)

Purpose: To re-map blocks of single-family rowhouses from RM-1 (residential multifamily) to RSA-5 (residential single-family attached); consolidate commercial zoning to active corridors and nodes; replace all industrial zoning with appropriate residential or commercial zoning; and re-map parks and recreation centers to SP-PO-A (special purpose-parks and open space).

Site Area:

Area within bounding streets: 662 Acres
Area to be remapped: 115.5 Acres

Existing Zoning: RSA-5; RM-1; CMX-1; CMX-2; I-2;

Proposed Zoning: RSA-3; RSA-5; RM-1; CMX-1; CMX-2; SP-PO-A

The remapping area contains a mix of residential and commercial uses. Residential use is primarily comprised of single-family attached dwellings with some two-family conversions and some apartment buildings interspersed throughout. Commercial uses include those found along Ogontz and Cheltenham Avenues and corner stores on primarily residential blocks.

Several recreation assets are within the remapping area, including Wister's Woods Park, Wakefield Park, Kemble Park, Harper's Hollow Park, and Belfield Recreation Center. A series of institutional uses run along the south side of Olney Avenue, including LaSalle University, Central High School, Widener Memorial School, and Girls' High School.

Additionally, this zoning map amendment implements recommendations from the Upper North District Plan (2016). PCPC Staff presented the District Plan recommendations at a public meeting hosted by A Concerned Community Association (ACCA) and the Belfield Area Neighbors Association (BANA) on September 20, 2018. The proposal was subsequently refined based on feedback from this meeting. Councilwoman Bass introduced the ordinance on January 24, 2019.

Staff recommendation is for approval.

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

6. Action Item: Master Plan for Drexel University

- a. Amend Master Plan to expand the District's occupied area by 4,503 square feet, and expand its gross floor area by 10,778 square feet for the purpose of building a student dormitory. (Presented by Ronald Bednar)

- b. Bill No. 190001: "An Ordinance to amend the Master Plan for Drexel University and to approve the proposed addition to 101 N. 34th Street." Introduced by Councilmember Blackwell on January 25, 2019. (Presented by Ronald Bednar)

The Bill amends the Drexel University Special Purpose Institutional (SP-INS) District Master Plan to expand the District's occupied area by 4,503 sf, and its gross floor area by 10,778 sf. Because the addition expands the District by more than 2,500 sf, it qualifies as a Major Amendment to the Master Plan. The 2-story addition will include housing and administrative functions for Drexel University Honors Students and staff. It will serve as the entrance to the dormitory. This proposal for a Master Plan Amendment meets the occupied area and gross floor area requirements for this SP-INS District.

Site Area: Arch Street, Cherry Street, 33rd Street, 34th Street

Existing Zoning: SP-INS Special Purpose Institutional

Proposed Zoning: SP-INS Special Purpose Institutional

Present use: Front / side yard of student dormitory

The subject of this Bill is the 2nd phase in the two phase renovation and expansion of Drexel University's Calhoun Hall. The 1st phase is the interior renovation of the existing dormitory. With this proposal, the Drexel University Master Plan SP-INS District continues to meet the District's gross floor area, occupied area, and parking requirements. Because of the small scale of the new construction, the project was exempt from Civic Design Review.

Staff recommendation is for approval.

Upon the motion made by Commissioner Bumb, seconded by Commissioner Rupe, the Philadelphia City Planning Commission approved staff recommendation to Amend Master Plan.

Commissioner Trainer recused herself from this item (a. and b.).

7. Action Item: Bill No. 190058: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Berks Street, Memphis Street, Wilt Street, and Tulip Street." Introduced by Councilmember Greenlee for Clarke on January 31, 2019. (Presented by David Fecteau)

Purpose: To facilitate the reuse of 1600 E. Berks Street, the former St. Laurentius Roman Catholic Church, by allowing its conversion to multi-family dwelling units.

This meets the recommendation in the Comprehensive Plan to facilitate the reuse of former religious sites by easing development regulations. The original plan is for the reuse of the church, will can be done by-right under RM-4 without providing parking or open space. However, if the building were demolished, a multi-family building could be built by-right if the applicant met the parking and dimensional requirements of the Zoning Code's requirements. These are: 20 percent required open area; a Floor-to-Area ratio of 350 percent; and 3 parking spaces for every 10 dwelling units.

Staff recommendation is for approval.

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

8. Action Item: Bill No. 190062: "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, together with the improvements thereon, in and about the area bounded by Trenton Avenue, East Auburn Street, Tulip Street and East Rush Street, under certain terms and conditions." Introduced by Councilmember Squilla on January 31, 2019. (Presented by David Fecteau)

Purpose: To transfer parcels owned by the Redevelopment Authority to the Department of Public Property to enable the reconstruction of a playground.

Existing Zoning: SP-PO-A Parks and Open Space

Proposed Zoning: No change

Present Use: Vacant land

This project has been in planning stages for several years. The Water Department, Department of Public Property and 1st Council District led a public design process for this block. Gilmore and Associates developed a preliminary design which could include new basketball courts, a multi-purpose lawn, and children's play spaces. In August, the Water Department released an RFP for services related to the proposed stormwater infrastructure for the park.

Staff recommendation is for approval.

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

Motion to adjourn by Commissioner Eiding, seconded by Commissioner Vazquez at 2:03 p.m.

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

SUMMARY

1. Action item: Approval of the Meeting Minutes for January 15, 2018.

APPROVED

2. Executive Director's Update.

PCPC AND CDR MEETING UPDATE

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

PREVIOUS POLICY

- a. Bill No 190061: "An Ordinance authorizing Timothy Lidiak, d/b/a The Thirsty Soul, to install, own and maintain an open air sidewalk café at 1551 West Passyunk Avenue, Philadelphia, PA 19145, all under certain terms and conditions." Introduced by Councilmember Johnson on January 31, 2019.

3. Information Only: Civic Design Review: A Five-Year Summary Report (Presented by Alex Smith)

4. Action Item: Approve a development agreement between the Philadelphia Redevelopment Authority and Community Justice Land Trust for 417, 423, 431, 443, 443-Rear, 445, and 445-Rear Wister Street; and 5120 Rufe Street. (Presented by Ian Hegarty)

APPROVED

5. Action Item: Bill No. 190016: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Stenton Avenue, Cheltenham Avenue, Broad Street, Windrim Avenue, Belfield Avenue, and Wister Street." Introduced by Councilmember Bass on January 25, 2019 (Presented by Ian Hegarty)

APPROVED

6. Action Item: Master Plan for Drexel University

- a. Amend Master Plan to expand the District's occupied area by 4,503 square feet, and expand its gross floor area by 10,778 square feet for the purpose of building a student dormitory. (Presented by Ronald Bednar)

- b. Bill No. 190001: "An Ordinance to amend the Master Plan for Drexel University and to approve the proposed addition to 101 N. 34th Street." Introduced by Councilmember Blackwell on January 25, 2019. (Presented by Ronald Bednar)

APPROVED

7. Action Item: Bill No. 190058: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Berks Street, Memphis Street, Wilt Street, and Tulip Street.” Introduced by Councilmember Greenlee for Clarke on January 31, 2019. (Presented by David Fecteau)

APPROVED

8. Action Item: Bill No. 190062: “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, together with the improvements thereon, in and about the area bounded by Trenton Avenue, East Auburn Street, Tulip Street and East Rush Street, under certain terms and conditions.” Introduced by Councilmember Squilla on January 31, 2019. (Presented by David Fecteau)

APPROVED