

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES NOVEMBER 19, 2019

PRESENT:

Anne Fadullon, Commission Chair
Garlen Capita
Patrick Eiding
Cheryl L. Gaston
Nancy Rogo Trainer
Ariel Vazquez
Duane Bumb, Representing Harold T. Epps
Peilin Chen, Representing Rob Dubow
Christopher Rupe, Representing Brian Abernathy
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Joseph Syrnick, Vice Chair
Maria Gonzalez

SUMMARY

1. Action Item: Approval of the Meeting Minutes for October 15, 2019. **APPROVED**
2. Action Item: Approval of the 2020 City Planning Commission Calendar. **APPROVED**
3. Executive Director's Update.
Items in Accord with Previous Policy
 - i. Streets Bill No. [190801](#): "An Ordinance authorizing the University of the Sciences in Philadelphia ('Owner') to own and maintain existing pedestrian-scale street lights at 4514-22 Woodland Avenue, Philadelphia, PA 19143 ('Property'), all under certain terms and conditions." Introduced by Councilmember Blackwell on October 17, 2019.
 - ii. Streets Bill No. [190851](#): "An Ordinance authorizing Steven Cook ('Owner') to install, own, and maintain an open-air sidewalk café at 1301-05 North Howard Street, Philadelphia, PA 19122 ('Property'), all under certain terms and conditions." Introduced by Councilmember Greenlee for Council President Clarke on October 31, 2019.
 - iii. Bill No. [190853](#): "An Ordinance approving the eighth amendment of the redevelopment proposal for the Point Breeze Urban Renewal Area, being the area generally bounded by Washington Avenue, S. Twenty-fifth Street, Reed Street, the rear property lines of the 1400 and 1500 blocks of S. Taylor Street, Tasker Street, S. 25th Street, Moore Street and S. Broad Street, including the eighth amendment to the Urban Renewal Plan, which provides, inter alia, for changes that would make it consistent with the Point Breeze Redevelopment Area Plan and generally consistent with the most recent Comprehensive Plan approved by the City Planning Commission of the City of Philadelphia." Introduced by Councilmembers Johnson and Jones on October 31, 2019.
4. Action Item: Zoning Bill No. [190784](#): "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to provide for a height allowance for certain solar collectors; all under terms and conditions." Introduced by Councilmember Green on October 10, 2019. (Presented by Jonathan Goins) **APPROVED**
5. Action Item: Zoning Bill No. [190859](#): "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to revise certain provisions of Chapter 14-702, entitled 'Floor Area, Height, and Housing Unit Density Bonuses,' by amending the provisions for Mixed Income Housing; all under certain terms and conditions." Introduced by Councilmember Green on October 31, 2019. (Presented by Mason Austin) **APPROVED**

6. Action Item: Zoning Bill No. [190811](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of subsection 14-507 entitled ‘/CDO, Central Delaware Riverfront Overlay District,’ to revise certain provisions of subsection 14-702, entitled ‘Floor Area, Height, and Housing Unit Density Bonuses,’ and to make related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on October 17, 2019. (Presented by Mason Austin)

APPROVED

7. Action Item: Zoning Bill Nos [190916](#) and [190830](#). Introduced by Councilmember Squilla (Presented by Ian Litwin)
 - a. Bill No. 190414: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, Front Street, South Street, and 8th Street, all under certain terms and conditions.” Introduced by Councilmember Squilla on May 16, 2019.

STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED

- b. Bill No. 190830: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Section 14-500 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by modifying the /CTR, Center City Overlay District, Society Hill Area to create additional standards concerning height, parking, signs, and special reviews, and making related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on October 31, 2019.

STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED

8. Action Item: Zoning Bill No. [190902](#). “An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 22nd Street, Market Street, 21st Street, and Ludlow Street.” Introduced by Councilmember Greenlee for Council President Clarke on November 14, 2019. (Presented by Ian Litwin)

APPROVED

9. Action item: Amendments to the FY2020-2025 Capital Program and FY2025 Capital Budget. Introduced by Councilmember Quinones-Sanchez on October 31, 2019. (Presented by John Haak)
 - a. Bill No. [190854](#): “An Ordinance amending Bill No. 190152 (approved June 19, 2019), entitled ‘An Ordinance to adopt a Capital Program for the six Fiscal Years 2020-2025 inclusive.’”
 - b. Bill No. [190855](#): “An Ordinance amending Bill No. 190153 (approved June 19, 2019), entitled ‘An Ordinance to adopt a Fiscal 2020 Capital Budget.’”

APPROVED

10. Action Item: Zoning Bill No. [190866](#): “An Ordinance amending Subcode A of Title 4 of The Philadelphia Code, entitled ‘The Philadelphia Administrative Code,’ and Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions concerning building permits in the /NCO, Neighborhood Conservation Overlay District, and making related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on October 31, 2019. (Presented by Matt Wysong)
APPROVED
11. Action Item: Zoning Bill No. [190783](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Morris Street, 26th Street, Moore Street, and 27th Street.” Introduced by Councilmember Johnson on October 10, 2019. (Presented by Ayse Unver)
APPROVED
12. Action Item: Zoning Bill No. [190825](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Sloan Street, Baring Street, State Street, and Powelton Avenue.” Introduced by Councilmember Blackwell on October 24, 2019. (Presented by Nicole Ozdemir)
APPROVED
13. Action Item: Zoning Bill No. [190891](#). “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 34th Street, Civic Center Boulevard, and University Avenue.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Nicole Ozdemir)
APPROVED
14. Action Item: Zoning Bill No. [190898](#). “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cobbs Creek, Baltimore Avenue, 49th Street, Grays Avenue, 58th Street, Springfield Avenue, and Cobbs Creek Parkway.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Nicole Ozdemir)
APPROVED
15. Action Item: Zoning Bill No. [190894](#) “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Locust Street, 49th Street, Baltimore Avenue, and 58th Street.” Introduced by Councilmember Blackwell on November 14, 2019. (Presented by Brian Wenrich)
APPROVED
16. Action Item: Streets Bill No. [190452](#): “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 44-S by relocating the southeasterly houseline and curb line of Tenth Street, from Packer Avenue to a point southwestwardly therefrom and relocating the northwesterly houseline and curb line of Darien Street, from Packer Avenue to a point southwestwardly therefrom, thereby widening said Tenth Street and said Darien Street, all under certain terms and conditions, including the dedication to the City of the bed of the widened portions of Tenth Street and Darien Street being placed

on the City Plan.” Introduced by Councilmember Johnson on May 23, 2019. (Presented by Sarah Chiu)

APPROVED

17. Action Item: Property Bill No. [190827](#): “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Redevelopment Authority all or a portion of a parcel or parcels of land in and about the area bounded by West Thompson Street, North Orianna Street, West Girard Avenue and North 4th Street, for further conveyance, under certain terms and conditions.” Introduced by Councilmember Greenlee on behalf of Council President Clarke on October 24, 2019. (Presented by David Fecteau)

APPROVED

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, November 19, 2019, at 1:04 p.m.

1. Action Item: Approval of the Meeting Minutes for October 15, 2019.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Trainer, the City Planning Commission voted to approve the meeting minutes with an amendment to item 6 to include "Commissioner" before Commissioner Gaston's name for Tuesday, October 15, 2019

2. Action Item: Approval of the 2020 City Planning Commission Calendar.

Upon the Motion to approve the calendar made by Commissioner Trainer and seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved the 2020 Commission Calendar

3. Executive Director's Update

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday December 3, 2019 at 10:00 a.m.
- Next scheduled PCPC meeting: Tuesday December 10, 2019 at 1:00 p.m.

Items in Accord with Previous Policy:

- i. Streets Bill No. [190801](#): "An Ordinance authorizing the University of the Sciences in Philadelphia ('Owner') to own and maintain existing pedestrian-scale street lights at 4514-22 Woodland Avenue, Philadelphia, PA 19143 ('Property'), all under certain terms and conditions." Introduced by Councilmember Blackwell on October 17, 2019.
- ii. Streets Bill No. [190851](#): "An Ordinance authorizing Steven Cook ('Owner') to install, own, and maintain an open-air sidewalk café at 1301-05 North Howard Street, Philadelphia, PA 19122 ('Property'), all under certain terms and conditions." Introduced by Councilmember Greenlee for Council President Clarke on October 31, 2019.
- iii. Bill No. [190853](#): "An Ordinance approving the eighth amendment of the redevelopment proposal for the Point Breeze Urban Renewal Area, being the area generally bounded by Washington Avenue, S. Twenty-fifth Street, Reed Street, the rear property lines of the 1400 and 1500 blocks of S. Taylor Street, Tasker Street, S. 25th Street, Moore Street and S. Broad Street, including the eighth amendment to the Urban Renewal Plan, which provides, inter alia, for changes that would make it consistent with the Point Breeze Redevelopment Area Plan and generally consistent with the most recent Comprehensive Plan approved by the City Planning Commission of the City of Philadelphia." Introduced by Councilmembers Johnson and Jones on October 31, 2019.

Commission Chair Fadullon recused herself on all items pertaining to this project for Bill 190853 due to a conflict of interest.

4. Action Item: Zoning Bill No. [190784](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to provide for a height allowance for certain solar collectors; all under terms and conditions.” Introduced by Councilmember Green on October 10, 2019. (Presented by Jonathan Goins)

The purpose of the bill is to encourage greater utilization of solar energy by allowing for more flexibility in roof-top solar installations by allowing for solar support structures as exceptions to dimensional standards in all districts. The Bill was amended at Rules based on discussions with the Council Office and the Philadelphia Energy Authority. Here are the details of the legislation:

- provides a definition of Solar Support Structures
- requires a front setback five feet in FAR districts
- requires a front setback of seven feet in Height districts
- sets a height limit of nine feet for Solar Support Structures in all districts

Staff recommendation is for approval.

Comments: Emily Shapiro from Philadelphia Energy Authority came to make any clarifications needed on Bill. Commissioner Gaston asked to clarify if the nine feet height limit is from the roof or the maximum height. Commissioner Eiding asked if the installers will be certified in order to insure quality construction and not have the structures become a danger.

Upon the Motion made by Commissioner Bumb and seconded by Commissioner Gaston to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

5. Action Item: Zoning Bill No. [190859](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-702, entitled ‘Floor Area, Height, and Housing Unit Density Bonuses,’ by amending the provisions for Mixed Income Housing; all under certain terms and conditions.” Introduced by Councilmember Green on October 31, 2019. (Presented by Mason Austin)

The purpose of this bill is to provide additional opportunities for developers to earn density and height bonuses in exchange for contributing to the Housing Trust Fund. This bonus is currently limited to developments that are primarily residential. This is because the requirement to earn the bonus is to either reserve 10% of units as affordable or pay an in-lieu fee; if this were open to a primarily non-residential development, developers could reserve a very small number of affordable units in order to earn enormous density bonuses. Opening the bonus to commercial developments while limiting their participation to the in-lieu fee option (which is based on density earned, rather than affordable units provided) removes this potential “loop-hole” while increasing the opportunities for contributions to the Housing Trust Fund.

Staff recommendation is for approval.

Comments: Commissioner Gaston clarified that it would only be for financial payment for non-residential Buildings.

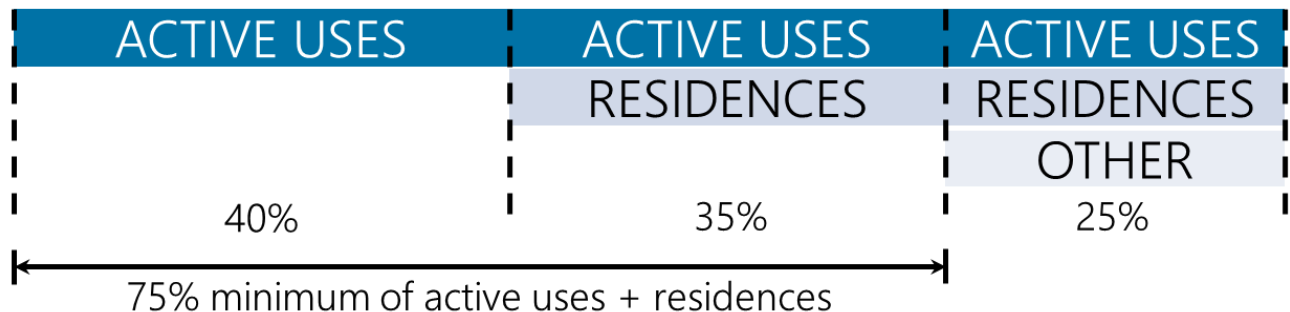
Upon the Motion made by Commissioner Bumb and seconded by Commissioner Rupe to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

6. Action Item: Zoning Bill No. [190811](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of subsection 14-507 entitled ‘CDO, Central Delaware Riverfront Overlay District,’ to revise certain provisions of subsection 14-702, entitled ‘Floor Area, Height, and Housing Unit Density Bonuses,’ and to make related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on October 17, 2019. (Presented by Mason Austin)

The purpose of this bill is to improve the quality of development within this area such that it better conforms to the goals and vision of the Central Delaware Waterfront Master Plan.

This bill would rework the provisions of this overlay, as follows:

- Berks Street would be added as a River Access Street
- Vehicle Sales and Services (including gas stations) would be prohibited throughout most of the overlay
- Expands the area where active ground floor uses are required: along Columbus Blvd., expanded south to Tasker St. (from Washington Ave) and along Delaware Ave, expanded north to Berks St. (from Spring Garden St.).
- Also changes the type of active ground floor uses required, from a blanket 75% that may be entirely in the form to residential, to the following formula:



- Reduces the maximum height (before bonuses) to 84 ft. (from 100 ft.)
- Imposes additional requirements for earning a public space bonus (must be least 50 foot wide and deep at all points and abutting a public street or trail)
- In flood zones, exempts areas used to place mechanicals above the ground level from FAR calculations (up to one full floor)
- Requires at least one building entrance for each building façade that faces a public street, park, or trail
- For building frontages on Richmond St./Delaware Ave./Columbus Blvd., requires a minimum of 50 feet between entrances for household living uses on the same lot
- Requires at least 35 feet between building on the same lot
- Facades on Delaware Ave./Columbus Blvd./Richmond St. can be no more than 200 ft. in length
- “frontage” is defined for the purposes of this section such that if any portion of the a is within 75 ft. of a given street or watercourse and there is no permanent structure

located between the lot and the street or watercourse, it will be deemed to have frontage on that street or watercourse.

This bill would also make the following changes to height bonuses available for the /CDO:

- Increases the maximum total height bonus that can be earned to 156 ft (from 144 ft.). Coupled with the reduced base height, the effective maximum total height that can be achieved would be 240 ft. (reduced slightly from 244 ft.)
- The maximum amount of height that can be earned by providing public space would be increased to 48 ft, if at least 41% of the lot is devoted to that use; the current limit is 24 ft., if at least 21% of the lot is devoted to a public space
- The maximum amount of height that can be earned by providing retail space would be reduced to 36 ft, (12 ft. per 5,000 sq. ft.). The current calculation is the same, but the limit is 48 ft.
- Introduces a previously unavailable stormwater management bonus, where 36 ft. of height can be earned.

Finally, this bill would introduce a new optional special review process for projects in the /CDO:

- The overall concept is that, in exchange for conforming to additional requirements for design, use, and public benefits, as well as to a more rigorous review by PCPC, **height maximums and parking minimums would be waived.**
- This would only be available on lots that are zoned CMX-3, CMX-4, and CMX-5 and that are east of Columbus Blvd./Delaware Ave./Richmond St.
- Required public benefits
 - Developments would need to meet the requirements of the mixed-income housing, public space, and trails bonuses
 - The trail bonus can be waived by PCPC, but only if the trail is not planned to go through the parcel and the developer instead provides a comparable public benefit
- For building frontages on Columbus Blvd./Delaware Ave./Richmond St., 50% of the ground floor must be in active use (and no more than 25% may be in a use other than residential or those designated as “active”)
- For building frontages on river access streets, 20% of the ground floor must be in active use (and no more than 25% may be in a use other than residential or those designated as “active”), regardless of whether there is also a frontage on Columbus Blvd./Delaware Ave./Richmond St.,
- Within the first 36 feet above ground level, Facades on Delaware Ave./Columbus Blvd./Richmond St. can be no more than 150 ft. in length
- Surface parking would be prohibited within 75 ft. of Delaware Ave./Columbus Blvd./Richmond St.
- Above-ground parking structures prohibited within 50 ft. of Delaware Ave./Columbus Blvd./Richmond St. unless:
 - 50% of ground floor frontage along Delaware Ave./Columbus Blvd./Richmond St. or a trail must be in active use
 - A public space is constructed on roof, directly accessible from a public street, sidewalk, or trail
- Prior to issuance of a zoning permit
 - The development must complete CDR
 - The applicant must meet with the Commission

- PCPC must certify that, in the opinion of the Commission, the development is in harmony with the intended character of the /CDO overlay

Staff recommendation is for approval.

Comments: Commissioner Capita asked what active uses are to be considered, and not doing trail but does something commensurate, what is that. Austin said examples are rest areas and be equivalent to cost of trail. Karen Thompson, Dir of Planning from Delaware River Waterfront Corp, spoke in favor that the changes better reflect the Master Plan and development occurring.

Upon the Motion made by Commissioner Eiding and seconded by Commissioner Capita to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

7. **Action Item: Zoning Bill Nos [190916](#) and [190830](#). Introduced by Councilmember Squilla (Presented by Ian Litwin)**
- c. **Bill No. 190916: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, Front Street, South Street, and 8th Street, all under certain terms and conditions.” Introduced by Councilmember Squilla on May 16, 2019.**

The proposed zoning correctively rezones parcels fronting Washington Square and down-zones a significant number of parcels from RM-1 to RSA-5. The proposed zoning is in response to a request from the Society Hill Civic Association. Down-zoning from RM-1 to RSA-5 creates 20 non-conforming parcels with 70 units on them and removes the potential for 304 additional housing units. Parcels zoned RM-1 can utilize the mixed-income housing bonus; whereas RSA-5 parcels cannot.

Staff recommendation is not for approval.

Comments: Mary Purcell of Society Hill Civic Association, and VP – Guided by corrective use and to be in harmony with the surrounding properties. Want reclassification to proper zoning (in their opinion).

Upon the Motion by Commissioner Eiding and seconded by Commissioner Capita to accept Staff Recommendation of Not for Approval, the Philadelphia City Planning Commission approved the recommendation of not for approval.

- d. **Bill No. 190830: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Section 14-500 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by modifying the /CTR, Center City Overlay District, Society Hill Area to create additional standards concerning height, parking, signs, and special**

reviews, and making related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on October 31, 2019.

This bill would affect the height, parking, historic preservation, and sign provisions of the Society Hill area of the Center City Overlay.

Height and Parking:

- Limits height in the Northeast Subarea (to 65 feet)
 - Limits the applicability the provisions of the Center City Commercial District Control Area to the Society Hill Area
 - CMX-2 parcels with three street frontages
 - Maximum height 45 ft (instead of 55 ft)
- Adds a parking requirement to RM-1 parcels:
 - 3 spaces / 10 units

Exemptions:

- Exempts Society Hill Area from the following:
 - The provisions of Bill No. 190611
 - Lowers the minimum parking requirement for properties that are locally designated historic or that contribute to a local historic district.
 - The provisions of Bill No. 190613
 - Allows for local historic properties zoned Residentially or CMX-1, CMX-2, or CMX-2.5 that meet certain criteria to have the uses as permitted in the CMX-3 District.

Signs:

- Prohibits certain sign types
- Limits the size and amount of signs allowed
- Adds Art Commission review for all signs
- Adds Planning Commission facade review for properties in the Northeast Subarea

This bill creates unnecessary overlay restrictions and exempts one neighborhood from multiple Historic Preservation measures added to the zoning code after the two-year Historic Preservation Task Force process.

Staff recommendation is not for approval.

Comments: Larry Spector, President of Society Hill Civic Association – Guided by Colonial character of the neighborhood and the unique blending of old and modern. They want to match the scale of Independence National Historic Park and want the scale of the street scape kept that is encouraged through the Guide to Historic Preservation in Society Hill and the overlay should match their guide and preserve the scale. Mary Purcell ... went over process of the creation of the Neighborhood Plan and led to the overlay. Should be mindful of being a World Heritage City and the importance of tourists to the Park and not having increase in height. Commissioner Trainer asked “what is the oversight and process of the Historical Commission on Development in Society Hill?” (answered by Martha Cross, Deputy Director of the Division of Planning and Zoning). Commission Chair spoke that a large policy is climate change in resiliency and that they have exempted themselves out of Green Roofs, Hist Preservation.

Upon the Motion by Commissioner Eiding and seconded by Commissioner Capita to accept Staff Recommendation of Not for Approval, the Philadelphia City Planning Commission approved the recommendation of not for approval.

- 8. Action Item: Zoning Bill No. [190902](#). “An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 22nd Street, Market Street, 21st Street, and Ludlow Street.” Introduced by Councilmember Greenlee for Council President Clarke on November 14, 2019. (Presented by Ian Litwin)**

The purpose of this bill is to align zoning with district plan recommendations by changing existing zoning from CMX-4 to CMX-5 / SP-PO-A (June 5th Memorial Park). At the October 15, 2019 meeting, the Philadelphia City Planning Commission recommended approval of Bill 190766 which remapped the 2200 block, just to the west of this from CMX-4 to CMX-5, in accordance with the Central District Plan.

Staff recommendation is for approval.

There were no comments from the public or the commission.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Gaston to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

- 9. Action item: Amendments to the FY2020-2025 Capital Program and FY2025 Capital Budget. Introduced by Councilmember Quinones-Sanchez on October 31, 2019. (Presented by John Haak)**

- a. **Bill No. [190854](#): “An Ordinance amending Bill No. 190152 (approved June 19, 2019), entitled ‘An Ordinance to adopt a Capital Program for the six Fiscal Years 2020-2025 inclusive.’”**
- b. **Bill No. [190855](#): “An Ordinance amending Bill No. 190153 (approved June 19, 2019), entitled ‘An Ordinance to adopt a Fiscal 2020 Capital Budget.’”**

Bills 190854 and 190855 were introduced on October 31, 2019, to amend Bill 190152, the Capital Program for the six Fiscal Years 2020-2025, and Bill 190153, the Capital Budget for Fiscal Year 2020. The original Bill 190152 reflected the Recommended Six-Year Capital Program, and Bill 190153 reflected the Recommended Fiscal Year 2020 Capital Budget, approved by the City Planning Commission on February 28, 2019 and introduced in City Council on March 7, 2019. Subsequent amendments and corrective adjustments to these two bills were approved by the City Planning Commission, City Council, and the Mayor in June.

The amendments proposed in Bills # 190854 and 190855 would:

- Appropriate additional operating revenues (CR) to certain projects in FY2020 to help accelerate implementation

- Appropriate additional pre-financed loan amounts (CA) to certain projects in FY2020.
- Appropriate additional Federal amounts to ensure proper accounting of grant funds.
- The net results of the proposed amendments on the FY2020 Capital Budget are:
- Increase FY2020 CA (Pre-financed Loans) funding from \$24.226 million to \$27.661 million. Increase FY2020 CR (Operating Revenue) funding from \$121.088 million to \$167.928 million.
- Increase FY2020 FB (Federal) funding from \$212.670 million to \$226.670 million.

For the overall Capital Budget for FY2020, total authorized appropriations* would increase from \$2.742 to \$2.807 billion.

The total Six-Year Capital program for FY2020-2025 would increase from \$10.851 to \$10.916 billion.

Staff recommendation is for approval for both bills.

There were no comments from the public or the commission.

Upon the motion made by Commissioner Gaston and seconded by Commissioner Eiding to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval for both bills.

10. Action Item: Zoning Bill No. [190866](#): “An Ordinance amending Subcode A of Title 4 of The Philadelphia Code, entitled ‘The Philadelphia Administrative Code,’ and Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions concerning building permits in the /NCO, Neighborhood Conservation Overlay District, and making related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on October 31, 2019. (Presented by Matt Wysong)

The purpose of the bill is to discourage the demolition of structures that contribute to the character of a /NCO, Neighborhood Conservation Overlay, thus furthering the recommendations of the City’s Historic Preservation Task Force.

In April of 2019, the Mayor’s Historic Preservation Task Force released a series of recommendations to improve historic preservation in Philadelphia. The Task Force recommended that the City introduce changes to the Code to increase neighborhood preservation and provide communities with a range of preservation and conservation districts to use as tools.

The Task Force recommended that demolition in /NCO districts be more closely monitored to ensure that applicants are following /NCO design guidelines in new construction and to reduce speculative demolitions that create vacant lots.

Under this bill, if a property is in an /NCO district, an owner will be required to obtain a building permit for the construction of a new building or the expansion or alteration of an existing building before they could obtain a demolition permit for an existing building. This would not apply to accessory structures like sheds or decks. It will also not apply to a building L&I determines to be in imminent danger of failure or collapse.

These amendments require applicants to make an additional financial commitment to the development of a lot, which can help deter speculative demolition or provide neighbors with information regarding development plans for the lot.

/NCO districts provide additional regulations and design guidelines for Zoning and Building Permits. Each /NCO has a different set of rules that may include setbacks, heights, building design elements, and materials. Some of those elements are reviewed with Zoning Permits and others are reviewed with Building Permits. L&I reviews Zoning Permits for compliance with NCOs and PCPC reviews Building Permits.

Staff recommendation is for approval.

Comments: Commissioner Capita asked if this would be able to be applied to properties outside of the RCO.

Upon the motion made by Commissioner Trainer and seconded by Commissioner Vazquez to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

- 11. Action Item: Zoning Bill No. [190783](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Morris Street, 26th Street, Moore Street, and 27th Street.” Introduced by Councilmember Johnson on October 10, 2019. (Presented by Ayse Unver)**

The purpose of this bill is remap the Vane Recreation Center from RSA-3 to SP-PO-A, Special Purpose Parks and Open Space, in preparation for upcoming improvements funded by Rebuild.

Staff recommendation is for approval.

There were no comments from the public or the commission.

Upon the motion made by Commissioner Capita and seconded by Commissioner Trainer to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

- 12. Action Item: Zoning Bill No. [190825](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Sloan Street, Baring Street, State Street, and Powelton Avenue.” Introduced by Councilmember Blackwell on October 24, 2019. (Presented by Nicole Ozdemir)**

The purpose of this bill is to correctively rezone two rowhomes from ICMX, Industrial Commercial Mix, to RSA-5, Residential Single-Family Attached. This remapping arose from discussions between Powelton Village Civic Association, the Councilmember’s Office and Penn Presbyterian regarding another remapping bill from earlier this year (Bill 190551) which remapped the Penn Presbyterian Hospital site and Saunders Park. The Planning

Commission approved Bill 190551 in July 2019. For this remapping bill, it concerns two rowhomes which are the only rowhomes on the entire block, as the rest of it is a parking lot, owned by Penn Presbyterian. This corrective rezoning was proposed in the University Southwest District Plan, which the Planning Commission adopted in 2013.

Staff recommendation is for approval.

Comments: Commissioner Gaston asked if this was spot zoning. Commission Chair replied that in this case it would allow the homeowners to be able to get home improvement loans without being denied based on zoning.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Rupe to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval. Commissioner Gaston opposed the motion.

13. Action Item: Zoning Bill No. [190891](#). “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 34th Street, Civic Center Boulevard, and University Avenue.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Nicole Ozdemir)

This bill rezones parcels to accommodate redevelopment of City of Philadelphia owned sites, as well as removing a parcel's split-zoning designation. The parcels are currently zoned RSA-2 (Residential Single-Family Attached) and RM-4(Residential Multifamily). This remapping bill is accompanied by Property Bill No. 190892 for the sale and transfer of the City of Philadelphia's Medical Examiner building and the Consortium building, operated by the City of Philadelphia's Department of Behavioral Health & Intellectual disAbility Services. Both buildings' operations will be moving to other locations. This remapping bill rezones 451 University Avenue to SP-INS, Special Purpose Institutional, as it is planned to be bought by University of Pennsylvania. 501 University Avenue is being rezoned to CMX-4, Center City Commercial Mixed-Use, similar to other parcels in the area for future development in support of existing medical and educational uses for CHOP, and then the last parcel is being rezoned to eliminate its current split-zoning designation.

Staff recommendation is for approval.

There were no comments from the public or the commission.

Upon the motion made by Commissioner Bumb and seconded by Commissioner Gaston to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval

14. Action Item: Zoning Bill No. [190898](#). “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cobbs Creek, Baltimore Avenue, 49th Street, Grays Avenue, 58th Street, Springfield Avenue, and Cobbs Creek Parkway.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Nicole Ozdemir)

This bill would correctively rezone the majority of single-family rowhomes from RM-1, Residential Multi-Family, to RSA-5, Residential Single-Family, and downzone I-2, Medium Industrial, parcels along the railroad tracks to less intense I-1, Light Industrial, and ICMX, Industrial Commercial Mix, as a buffer. This neighborhood remapping is the first phase in correctively remapping the area. This neighborhood is largely comprised of single-family homes that are zoned for multifamily uses, even on many blocks where the homes are too small to support multifamily uses. This bill focuses on the corrective residential downzoning, in addition to downzoning some industrial parcels to less severe industrial uses as a buffer between residential homes and the railroad tracks. Staff has been working in conjunction with the current councilperson's office and the neighborhood on this remapping. Staff looks forward to continuing to work with the community and the new councilperson in the new year to continue the remapping discussion.

Staff recommendation is for approval.

Comments: Commissioner Eiding asked what happens to those properties that change zoning? Nicole Ozdemir replied that as long as they maintain their use, they will be permitted. Whitney Martincko from Cedar Park Neighbors is here in opposition to this bill and Bill 190894 and are opposed based on process and that to them there was no public input or notice and done too quickly. Jihad Ali, SW District Services, is here to support the Bill and that CM Blackwell is correctively rezoning the property. Pointed out that 53rd and 55th on Angora Terrace can we look at because the homes were built as duplexes, and that this could be of concern during the home sale. Commission Chair Fadullon stated that we can look at a potential amendment for the Bill for that area. Commissioners Capita and Eiding raised concerns over if something were missed.

Upon the motion made by Commissioner Trainer and seconded by Commissioner Gaston to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

15. Action Item: Zoning Bill No. [190894](#) "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Locust Street, 49th Street, Baltimore Avenue, and 58th Street." Introduced by Councilmember Blackwell on November 14, 2019. (Presented by Brian Wenrich)

This bill would Correctively rezone the majority of single-family rowhomes from RM-1, Residential Multi-Family, to RSA-5, Residential Single-Family, and ICMX for community schools and SP-POA for recreation centers. This neighborhood remapping is the first phase in correctively remapping the area. This neighborhood is largely comprised of single-family homes that are zoned for multifamily uses, even on many blocks where the homes are too small to support multifamily uses. This bill focuses on the corrective residential downzoning, in addition to correctively rezoning two schools, a hospital and a recreation center. Staff has been working in conjunction with the current councilperson's office and the neighborhood on this remapping. Staff looks forward to continuing to work with the community and the new councilperson in the new year to continue the remapping discussion.

Staff recommendation is for approval

Comments: Whitney Martincko from Cedar Park Neighbors is in opposition as they feel that there was no public input or notice and was done too quickly. Commissioner Trainer asked

about the public meeting and was told that it was held last month and as a result, controversial issues were removed for a future remapping. Jihad Ali, SW Phila District, in support.

Upon the motion made by Commissioner Gaston and seconded by Commissioner Chen to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval.

- 16. Action Item: Streets Bill No. [190452](#): “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 44-S by relocating the southeasterly houseline and curb line of Tenth Street, from Packer Avenue to a point southwestwardly therefrom and relocating the northwesterly houseline and curb line of Darien Street, from Packer Avenue to a point southwestwardly therefrom, thereby widening said Tenth Street and said Darien Street, all under certain terms and conditions, including the dedication to the City of the bed of the widened portions of Tenth Street and Darien Street being placed on the City Plan.” Introduced by Councilmember Johnson on May 23, 2019. (Presented by Sarah Chiu)**

The purpose of this bill is to widen Darien Street and 10th Street, from Packer Avenue to points southwestwardly therefrom, and the relocation of the curblines of the said streets, in order to construct a bike lane to better accommodate future casino vehicle and pedestrian traffic. This action is part of the development of the proposed Stadium Casino site and will facilitate a redesign of the streetscapes of both affected streets which will improve access to the casino facility and will include construction of a new bicycle pathway within the footway area of 10th Street. This request is based upon recommendations from the Streets Department.

Staff recommendation is for approval.

There were no comments from the public or the commission.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Bumb to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval

- 17. Action Item: Property Bill No. [190827](#): “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Redevelopment Authority all or a portion of a parcel or parcels of land in and about the area bounded by West Thompson Street, North Orianna Street, West Girard Avenue and North 4th Street, for further conveyance, under certain terms and conditions.” Introduced by Councilmember Greenlee on behalf of Council President Clarke on October 24, 2019. (Presented by David Fecteau)**

The purpose of this bill is to convey a former firehouse and Parks and Recreation warehouse to the Redevelopment Authority for sale to JDT International. The Redevelopment Authority issued a request for proposals in 2018. An interagency team reviewed four applications and recommended two to advance to the final selection round. The Redevelopment Authority and the Council President’s Office have chosen the winning

proposal. The building is listed on the Philadelphia Historic Register. The applicant will rehab the building for offices and galleries for the Philadelphia Photo Arts Center, a non-profit cultural organization. Providing space for the non-profit will meet the City's social impact requirement. The applicant will build a multi-family residential building in the parking lot on Orianna Street. The building will host three affordable senior units and 15 market-rate units

Staff recommendation is for approval.

There were no comments from the public or the commission.

Upon the motion made by Commissioner Capita and seconded by Commissioner Gaston to Accept Staff Recommendation of Approval, the Philadelphia City Planning Commission approved the recommendation of approval. Commissioner Vazquez was recused from this item.

Upon a motion made by Commissioner Bumb and seconded by all, the November 19, 2019 meeting of the Philadelphia City Planning Commission was adjourned by the Commission Chair at 2:43pm.

The next City Planning Commission Meeting is scheduled for **Tuesday, December 10, at 1:00 p.m.**