

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES JANUARY 21, 2019

PRESENT:

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

NOT PRESENT:

Garlen Capita
Christopher Rupe, Representing Brian Abernathy

SUMMARY

1. Action Item: Approval of the Meeting Minutes for December 10, 2019. **APPROVED**
2. Executive Director's Update.
 - a. Items in Accord with Previous Policy
3. Review and Comment: Designation of Jeweler's Row Historic District (Presented by Allyson Mehley)
4. Action Item: Preliminary Plat for 11500 Roosevelt Blvd, to create a parcel of land without street frontage. (Presented by Keith Davis) **APPROVED**
5. Action Item: Navy Yard Final Plat Revision: Proposed subdivision of Existing Parcel 7QQ into 3 parcels (7X1, 7X2, and 7X3) and lot line adjustment along the western edge of Parcel 7RR. (Presented by Sarah Chiu) **APPROVED**
6. Action Item: To approve an update to the East Frankford Redevelopment Area and the Meadow Redevelopment Area Plan to bring them into conformance with the Comprehensive Plan. The updated plan will be called the East Frankford Redevelopment Area Plan. (Presented by Dave Munson) **APPROVED**
7. Action Item: To amend the Point Breeze Redevelopment Area Plan and Approve the Redevelopment Proposal for 33 affordable rental units across 17 parcels. (Presented by Ayse Unver) **AMENDED and APPROVED**
8. Information Only: Street Type Designations Updates: Multiple Locations Citywide (Presented by David Kanthor)
9. Staff Presentation: Capital Program and Budget Primer. (Presented by John Haak)
10. Information Only: Logan Square Neighborhood Plan. (Presented by John Gibbons)

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, January 21, 2020, at 1:00 p.m

1. Action Item: Approval of the Meeting Minutes for December 10, 2019.

Upon the Motion made by Commissioner Trainer and seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved the minutes from the December 10, 2019 meeting. Commissioners Chen and Vasquez abstained as they were not present at the December meeting.

2. Executive Director's Update.

Upcoming meetings:

The next Civic Design Review Committee Meeting is scheduled for **Tuesday, February 4, 2020, at 1:00 p.m.**

The next City Planning Commission Meeting is scheduled for **Tuesday, February 18, 2020, at 1:00 p.m.**

3. **Review and Comment: Designation of Jeweler's Row Historic District (Presented by Allyson Mehley)**

The presentation is to allow the City Planning Commission to review and comment on the proposed designation of Jeweler's Row Historic District by the Philadelphia Historical Commission.

The proposed Historic District is primarily made up of attached three to seven story buildings primarily used for commercial purposes with some residential on upper floors. The district proposed would include Sansom Street between 7th and 8th Streets and 8th Street between Walnut and Chestnut Streets.

This nomination was prepared by Preservation Alliance of Greater Philadelphia.

The proposed district includes 56 properties. Fifteen are nominated as "Significant," 34 are nominated as "Contributing," and eight are noted as "Non-contributing."

The nomination contends that Jewelers' Row Historic District is an important architectural and historical landmark in Philadelphia and is eligible for inclusion on the Philadelphia Register of Historic Places. The District fulfills Designation Criteria A, C, D, E, G, H, and J, which are defined in the City's Historic Buildings ordinance, section 14-1004(1) of the Philadelphia Code. The District:

(a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past;

(c) Reflects the environment in an era characterized by a distinctive architectural style; and

(d) Embodies distinguishing characteristics of an architectural style or engineering specimen; and

(e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; and

(g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; and

(h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City; and

(j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

The buildings on four properties in the proposed district were recently demolished. Demolition permits were issued by the Department of Licenses & Inspections for 702, 704, 706, and 710 Sansom Street and 128 S. 7th Street prior to owner notification of the proposed historic district in December 2018.

Comments from the Commission:

Commissioner Trainer asked if the designation would result in new development requiring review by the Historical Commission. Historical Commission staff explained that new development would be reviewed by the Historical Commission in line with all other designated historic districts and properties.

Commissioner Vasquez asked if the designation will affect the proposed Toll Brothers tower? Leonard Reuter from the Law Department replied that the Law Department is not ready to commit to the review types needed without seeing a plan for what may be proposed.

Commissioner Eiding asked about the properties that have been torn down. Historical Commission staff explained that they did not have jurisdiction at the time the demolition and building permits were issues by Licenses and Inspections.

Comments from the Public:

Paramjit Singh, a property owner on Sansom Street within the proposed Historic District, spoke in opposition to the designation. He stated that the proposal is a misguided attempt to stop development of Jeweler's Row as the jewelry industry fades from the area.

Michael Phillips, an attorney with Obermayer Rebmann Maxwell & Hippel LLP representing 33 of the 57 affected properties, spoke in opposition to the designation. He

said that the proposed district would freeze in time the remainder of the block and prohibit any further development without Historical Commission approval.

Patrick Grossi, of the Preservation Alliance, spoke in favor of the designation. He stated that designation does not freeze properties in time, but manages change and would not require Jeweler's Row to be a jewelry commercial corridor for time immemorial. Additionally, historic preservation only governs a building's appearance, not its use and that the current zoning for the proposed district allows various commercial and residential uses.

4. Action Item: Preliminary Plat for 11500 Roosevelt Blvd, to create a parcel of land without street frontage. (Presented by Keith Davis)

The owners of 11500 Roosevelt Blvd, BC, request to subdivide their property, effectively creating a parcel "B" and a parcel "C". The subdivision would result in parcel "C" not having the required street frontage. This action represents a subdivision, but does not meet the definition of a lot adjustment, and as such is subject to Commission approval. This action is to facilitate the pending sale of parcel "B" to the adjacent property owners, known as I. Rice Company, who wish to expand their operations.

The property is situated within an industrial and commercial corridor extending along Bennett Road, northeast of Roosevelt Boulevard. The newly created parcel "B" will continue to have legal access to Bennett Road. The newly created parcel "C" will have access to Roosevelt Blvd via an existing 100 foot easement. The easement has a cartway that is 26' wide at its narrowest, handles 2-way traffic, and has been shared by multiple neighboring businesses for over 50 years. The applicant is requesting that the subdivision be approved without street frontage in lieu of the existing easement.

Staff recommendation is for approval.

Comments: There were no comments from the commission or the public for this item.

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

5. Action Item: Navy Yard Final Plat Revision: Proposed subdivision of Existing Parcel 7QQ into 3 parcels (7X1, 7X2, and 7X3) and lot line adjustment along the western edge of Parcel 7RR. (Presented by Sarah Chiu)

The intent of the subdivision is to provide separate parcels for the existing building (known as 351 Rouse), the future building (known as 333 Rouse) and the existing roadway (Normandy Place). The intent of the lot line adjustment is to fully encompass the existing substation structure fully within parcel 7RR. 333 Rouse has not been developed beyond the layout shown on the subdivision plan. This is just a placeholder and there are no current plans to push the development forward at the moment.

Staff recommendation is for approval

Comments: Commissioner Syrnick asked if the Normandy Place parcel, 7X1, functioned as a driveway. Planning Commission staff confirmed that it does.

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

6. Action Item: To approve an update to the East Frankford Redevelopment Area and the Meadow Redevelopment Area Plan to bring them into conformance with the Comprehensive Plan. The updated plan will be called the East Frankford Redevelopment Area Plan. (Presented by Dave Munson)

This Commission is requested to approve an update to the East Frankford Redevelopment Area and the Meadow Redevelopment Area Plan to bring them into conformance with the Comprehensive Plan. The updated plan will be called the East Frankford Redevelopment Area Plan. The plan affects the area bounded by Frankford Avenue, Torresdale Avenue and Bridge Street in the Lower Northeast District.

Redevelopment Areas must be updated to conform with the Comprehensive Plan for as long as the Philadelphia Redevelopment Authority holds land within them. The PRA currently holds 12 parcels in the Redevelopment Area. The Department of Public Property holds 28 properties and the Philadelphia Land Bank holds 62. Commission staff is not aware of any proposed dispositions. No acquisitions are planned using the Redevelopment Authority's powers of condemnation.

Staff recommendation is for approval.

Comments: There were no comments from the public or the commission about this item.

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

7. Action Item: To amend the Point Breeze Redevelopment Area Plan and Approve the Redevelopment Proposal for 33 affordable rental units across 17 parcels. (Presented by Ayse Unver)

This consists of two action items. First is an amendment to the proposed land use in the Point Breeze Redevelopment Area Plan from Commercial to Residential. The amendment will enable the second action item, which is a Redevelopment Proposal for 33 affordable rental units on the parcels located at 1308, 1310, 1312, 1314, 1318, 1336, 1338, 1340, 1342 and 1344 S Capitol St, 2025, 2027, 2029, 2031, 2033 and 2035 Reed Street and 2024 Wharton St.

The agreement would enable PRA to approve a redevelopment proposal for 33 affordable units in Point Breeze. The proposed use is consistent with the South District

Plan. Surrounding land uses include vacant land, two and three-story residential buildings, and some one-two story commercial on Point Breeze Avenue.

Staff recommendation is for approval.

Comments: There were no comments from the public or the commission about this bill.

Upon the Motion made by Commissioner Gonzalez and seconded by Commissioner Vasquez to Accept Staff Recommendation to Amend the Redevelopment Area Plan and Approve the Redevelopment Proposal, the Philadelphia City Planning Commission approved the recommendations.

Commission Chair Fadullon recused herself from this item.

8. Information Only: Street Type Designations Updates: Multiple Locations Citywide. (Presented by David Kanthor)

The Complete Streets Handbook was adopted in 2013. This included street type designations from the Pedestrian and Bicycle Plan of 2012. Street types were updated in 2018 as a regular attempt to address some of the street type changes that have happened through or in anticipation of new development proposals or character changes. This update includes all of the street segments that were blank or had “no designation.” This effort focuses on improving the accuracy of the City’s street type designation database so that street types exist for all segments and are accurate for development reviews. The Complete Streets – Street Type Designation layer has over 40,000 street segments. 1,009 street segments were left blank, were listed as “no classification,” or listed as “non-vehicle.” Each of these segments were reviewed and updated to the appropriate designation, usually the same designation as the adjacent segment. Totaled together, these 1,009 street segments equals 204.5 miles of street segments. Also, all segments outside of the City boundaries were removed from the layer

9. Staff Presentation: Capital Program and Budget Primer. (Presented by John Haak)

This is to provide background information and a status update on the preparation of the Recommended FY2021-2026 Capital Program and FY2021 Capital 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 improves coordination between the Operating and Capital budgets, undertakes capital projects consistent with physical development plans, and

responds to emerging needs of City departments and communities. The Recommended FY2021-2026 Capital Program and Budget is scheduled to be presented in February for City Planning Commission review and adoption prior to the Mayor's Budget Address in March 2020.

10. Information Only: Logan Square Neighborhood Plan. (Presented by John Gibbons for Logan Square Neighbors Association)

The Logan Square Neighborhood Association has prepared an update to its 2009 neighborhood plan according to the requirements of PCPC's regulations for plan recognition (formerly known as plan acceptance). This update will bring the Logan Square Neighborhood Plan up to date and in line with the new zoning code and most recent zoning remapping in Logan Square (Bill No. 160969).

The Logan Square Neighborhood is bounded by Spring Garden Street, the Schuylkill River, Market Street, and Broad Street.

To update the 2009 plan in light of:

- 3.6 million square feet of development and 2,539 new residential units constructed since 2009
- 1,312 additional residential units under construction or approved
- Significant Increase in Neighborhood Population since 2009
- Major new commercial and institutional developments have generated jobs and visitors.
 - Barnes Foundation 240,000 annual visitors.
 - Comcast Technology Center 1500 jobs.
 - Whole Foods supermarket
- Successful working relationship between LSNA and developers
- Positive impact of development in creating more vibrant community over last decade
- Many recommendations of 2009 plan implemented – other recommendations still to be addressed
- Recent plans by others that impact neighborhood

Comments: Commissioner Trainer appreciated the inclusion of affordable housing in the updated neighborhood plan.

Upon a motion made by Commissioner Gaston and seconded by Commissioner Syrnick, the January 21, 2020 meeting of the Philadelphia City Planning Commission was adjourned by the Commission Chair at 2:05pm.

The next City Planning Commission Meeting is scheduled for **Tuesday, February 18, 2020, at 1:00 p.m.**