

PHILADELPHIA CITY PLANNING COMMISSION
MEETING VIA ZOOM
MINUTES MAY 20, 2021

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Michael Johns

Garlen Capita

Maria Gonzalez

Mary Horstmann

Catherine Lamb

Mike Rashid

Eleanor Sharpe

NOT PRESENT:

Cheryl L. Gaston

Patrick Eiding

Commission Chair, Anne Fadullon, called the Philadelphia City Planning Commission to order at 1:00 p.m.

David Fecteau, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting on Zoom. We may also have some people join us by phone.

During today’s meeting, each agenda item will be presented by a member of the staff. Following each presentation, the Chair will ask the Commissioners for questions or comments. The Chair will then ask the audience for questions and comments. After that, the Commissioners will finish their discussion and vote.

Those of you who are joining us on Zoom will have two options to ask questions and comments. If you would like to speak, click, or tap on the “RAISE HAND” button on the menu bar on the bottom of your screen at any time during the agenda item. You will be called on and will have the opportunity to speak to the Commission and the audience.

If you prefer to type your question or comment, click, or tap on the “Q&A” button on the menu bar at the bottom of your screen at any time during the agenda item. Once all attendees have had an opportunity to speak, I will read out loud any written questions and comments that have been posted to the Q&A.

For those joining by phone, we’re unable to take spoken testimony, however, you can email your questions and/or comments to the Commission at Planning@phila.gov.

This meeting will be recorded and posted to our website.

Mr. Fecteau turned the meeting over to Chair Fadullon, the Commission Chair to begin the meeting.

1. Approval of Minutes from April 2021

Chair Fadullon asked the Commission if there was a motion to approve the April Minutes. Upon the motion made by Commissioner Gonzalez and seconded by Commissioner Horstmann to approve the April Minutes (00:03:28). Motion carried unanimously (7-0).

2. Executive Director’s Update.

Ms. Sharpe provided personnel information on Planning Commission Representatives: Peilin Chen, who represented the Director of Finance and Duane Bumb, who represented the Director of Commerce. Peilin Chen has left her position as Deputy Budget Director for Capital and Real Estate to relocate to her home State, California. Duane Bumb, Senior Deputy Director of the Commerce Department has retired from the City after 25-years of service and will be sincerely missed. Chair Fadullon and the Commission expressed their sentiments for Peilin Chen and Duane Bumb incredible asset to the City and wished them both well.

The Office of Finance will now be represented by the Budget Director, Marisa Waxman in future Planning Commission meetings. The Commission welcomed the First Deputy Director of Finance Kat Lamb, who filled in on the current day. The Commission also welcomed the Director of Commerce Mike Rashid, to his first Planning Commission Meeting.

The next Civic Design Review Meeting, is June 1, 2021 at 1:00 p.m.

- RCO Registration – June 1st to June 30th
- RCO's must re-register every two years.
- RCO's with 2020 expirations will be require to renew this year.
- Applications will be submitted online through PCPC website.

Anyone, including organizations with questions, should contact RCO@phila.gov or call 267-225-7559.

RCO information sessions

June 9th at 12:30 p.m.

June 15th at 5:30 p.m.

a. Items In Accord with Previous Policy

i. Property Bill 210282: "Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title, or a lesser interest in real estate, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in parcels of land along the Delaware River and the Tacony-Holmesburg section of the Delaware River Trail, under certain terms and conditions."

This Bill will allow for the acquisition of land to further develop the Tacony-Holmesburg section of the Delaware River Trail. It is essentially a renewal of authority granted under Bill No. 050508 and later renewed under Bills No. 110875, 120895, 130948, 150846, 170089, 180237, and 190208.

ii. Action Item: Streets Bill No. 210394: "An Ordinance authorizing encroachments in the nature of a sidewalk café in the vicinity of 941 S. 8th Street, under certain terms and conditions." (Introduced by Councilmember Squilla on April 29, 2021.

The purpose of this Bill, is to permit the owner or owner's designee to install, own, and maintain a sidewalk café, located along the east Right-of-Way line of South 8th Street and the north Right-of-Way line of Carpenter Street.

The proposed sidewalk café will have a minimum six feet (6'-0") of clear passable sidewalk space. This meets the sidewalk clear space requirement of the 2017 Philadelphia Complete Streets Handbook (Item in accord with previous policy). Hours of operation are limited to Sunday – Thursday 10am to 10pm and Friday – Saturday 10am to 11pm. The number of seats is limited to 100. This sidewalk café was previously permitted through the process outlined in the COVID-19 outdoor dining bill.

b. Redevelopment Item for Administrative Approval

i. 518 Snyder Avenue

The Commission is required to review Redevelopment Agreements for land that the Redevelopment Authority acquires through eminent domain. The proposed land use must be consistent with the Redevelopment Area Plan and the City's Comprehensive Plan. This is an advisory review. The Redevelopment Authority is not bound by the Commission's recommendation.

Proposed Land Use: Side Yard

Public Outreach Effort: Public outreach is not required for PCPC review as part of the disposition process. The Redevelopment Authority may request a public meeting as part of a Request for Proposal (RFP) process. This land was not sold through an RFP. Instead, it was sold through the Redevelopment Authority's non-competitive bidding process.

This concluded the Directors Update.

3. Review and Comment: Philadelphia School District Capital Budget (Presented by Jametta Johnson)

This item is for review and comment.

The Philadelphia Home Rule Charter requires the City Planning Commission to review the School District of Philadelphia (SDP) Capital Budget and Program prior to its adoption. The School District's Capital Program and Budget is scheduled for adoption on May 27, 2021, for FY 2022, beginning on July 1, 2021.

The School District is proposing to spend \$2.001 billion on capital improvements over the next six years. The District is also proposing to revise their FY2021 Capital Budget to \$268.4 million, a decrease of \$128.8 million from the originally adopted FY2021 budget of \$397.2 million. This reduction of funds reflects the actual project expenditures, as well as the reevaluation of projects and associated costs.

The FY2022 budget for New Construction projects includes \$120.4 million for new elementary schools, and \$3.7 million for high school athletic field relocation. The District plans to spend \$2.069 million on Major Renovations at high schools and career and technical education schools, and \$72.3 million on Major Renovations and New Additions at elementary schools and middle schools in FY2022. Also there is \$19.6 million for Energy Efficiency projects.

The FY2022 budget for School Upgrades and Improvements includes \$165.7 million for building life cycle improvements, such as boiler, window and roof replacements, new fire alarm systems, electrical upgrades and the installation of lighting. Site Improvements, funding includes \$5 million for athletic facilities, \$854,470 for a greening initiative, \$2.5 million for paving, \$478,112 for stormwater management and \$653,216 for playgrounds. Code compliance, which includes bathroom renovations, is funded at \$5.3 million, and \$19.6 million is allocated for the modernization of elementary, middle and high school classrooms.

Equipment and Acquisitions total \$33.8 million. Of this, \$24 million is allocated for computer systems, software and school security equipment, and \$2.5 million is for electric school buses and charging equipment, and \$1 million for garage site assessment.

Also included is \$3.3 million for fleet modernization, \$500,000 for print shop modernization, \$1.6 million for assessments and \$750,000 for equipment acquisition. Environmental Support Services is budgeted at \$4.4 million which is for professional services.

Administrative Support is expected to cost \$20.8 million.

A Contingency Fund of \$2.7 million is requested which includes \$1.8 million for environmental contingencies.

The FY2022 Budget Timeline

May 11th – Presentation of Capital Budget to City Council

May 20th – Presentation of Capital Budget to City Planning Commission.

May 27th – Board of Education vote on FY2022 Operating and Capital Budget

Questions and comments from the Commission at the minute mark in video (00:50:06).

Commissioner Gonzalez inquired about the strategy for ventilation. Ahmed Sultan responded and Leigh Clark added that in 2015, a condition assessment was done on all their buildings. In addition to the full assessment, Commissioner Johns asked what the total Capital needs were for all the schools at the present time in terms of the dollar amount. Ms. Clarke stated that four billion was identified in 2015. However, with the current condition assessment, along with the master plan, is going to be done with will be done in \$21. Once they have it in a couple of weeks, they will report back to the Commission and it will be greater than what they received before, with the deferred maintenance. Commissioner Capita inquired about the \$100 M donation to the school district made by University of Penn. Ms. Clarke stated that the donation would be going to the environmental department. Further discussion continued between Commissioner Johns and Ms. Clarke about the final assessment school conditions in certain neighborhoods and initiatives to upgrade educational and design standards (00:55:45). Chair Fadullon asked if the school district could provide information about who the public could reach out to if they have questions. There's a general service mailbox under the school districts website for capital requests. Mr. Sultan commented on the condition assessment report and selection of schools.

Questions and comments from the Public at the minute mark in video (01:02:02).

Robin Miller pointed out that he didn't know where the schools were located and asked about the criteria, then mentioned that school attendance is often affected by school condition and the economic capacity of families. Mr. Miller stated that low income neighborhoods, which may have low attendance, should not be left out of the improvements, then asked how does the project affect North Philadelphia schools that are in area codes 19121, 19132 & 19140. Ms. Clarke addressed these inquiries. Further discussion continued.

Chair Fadullon encouraged everyone to reach out and continue to interact with the school district on this issue and reminded everyone about the public event scheduled, May 27, 2021.

Commissioner Johns would like for the school district to be sure to talk about Minority Business Enterprises and certified Women Business Enterprises, (MBE/WBE) participation in their contract, as it wasn't mentioned during the presentation.

4. Review and Comment: Carnegie Library Thematic Historic District Nomination (Presented by Laura DiPasquale Zupan, Philadelphia Historical Commission)

This item is for review and comment.

Phila2035 Citywide Vision stresses the importance of protecting more than just houses but also commercial corridors, schools, cemeteries, houses of worship, and parks and open space. All of these elements reflect the area's history and culture and provide important services to each community. Identifying and preserving historic districts helps to tell a more comprehensive story of a neighborhood's history. Various anchor buildings also provide opportunities for different types of development and reuse, further enhancing the preservation of our communities.

Pursuant to Section 14-1004(4) of the Philadelphia Code, during the 60 days prior to a Historical Commission hearing on designation of a particular historic district, the Planning

Commission shall review and comment on creation of the district and transmit its comments to the Historical Commission to assist the Historical Commission in making its determination.

The Historical Commission staff met with Free Library of Philadelphia staff in early 2020, and mailed notice letters to all properties and property owners of record.

The next public meeting, is scheduled for June 2nd and July 9th 2021.

Questions and comments from the Commission at the minute mark in video (01:28:07).

Commissioner Capita was curious about the Libraries owned by the City but are not used as Public Libraries, then asked what are they used for. Ms. DiPasquale believe that the Vernon Park Library, is for an alternative institutional use but not for Center in the Park.

5. Review and Comment: Central Mt. Airy Historic District Nomination (Presented by Meredith Keller, Philadelphia Historical Commission)

This item is for review and comment.

This Historic District is recommended in the Upper Northwest District Plan, and its nomination was prepared by PCPC staff. The nomination argues that the Central Mount Airy Commercial Historic District evolved from an area sparsely populated by eighteenth- and nineteenth-century buildings to a dense commercial corridor by the early twentieth century, accelerated by wholesale commercial development in the 1920s. The nomination contends that, owing to the scale and presence of those early twentieth century buildings, their Art Deco style defines the district, with earlier buildings interspersed throughout. The nomination further argues that the buildings within the district have undergone little change since the corridor was modernized nearly 100 years ago.

Pursuant to Section 14-1004(4) of the Philadelphia Code, during the 60 days prior to a Historical Commission hearing on designation of a particular historic district, the Planning Commission shall review and comment on creation of the district and transmit its comments to the Historical Commission to assist the Historical Commission in making its determination.

6. Action Item: 7619 Germantown Avenue, Wissahickon Watershed Overlay Impervious Coverage Waiver (Presented by Ian Hegarty).

Staff recommendation is for approval for the Wissahickon Watershed Overlay Impervious Coverage Request.

The Wissahickon Watershed Overlay authorizes the City Planning Commission to regulate impervious coverage in the area covered by the Overlay. The Commission has adopted a map designating maximum impervious coverage for sensitive sites.

Pursuant to section 14-510 (6) (c), the Commission is authorized to permit impervious coverage in excess of these limits if it finds, following review and comment by the Water Department, that the proposed development meets the following criteria:

1. Stormwater leaving the property shall be substantially similar in effect to that under the basic impervious coverage limitation.
2. Stormwater countermeasures shall not require excessive or significant maintenance.
3. Design of stormwater countermeasures must take account of stormwater runoff that enters the property from adjacent land.
4. The method of handling runoff on the site must be in accord with sound engineering practices and must not significantly accelerate on-site erosion.
5. Such development must not significantly diminish the infiltration capacity of the site.

A portion of the development site is within "Category 3" on the Map, which sets an upper limit of 35% impervious coverage. The Applicant proposes close to 100% impervious coverage on this portion of the site. In order to meet the above criteria, the applicant proposes to capture and manage all runoff from the regulated portion of the site, the right of way, and the rest of the development, in an onsite subsurface infiltration tank.

The Water Department reviewed this development pursuant to its stormwater regulations. Based on this review, PWD believes that the proposed development has the potential to fulfill the criteria under 14-510(6)(c). In addition to other stormwater management targets, the proposed design intends to meet the Channel Protection requirement in accordance with the PWD Stormwater Regulations 600.5(b) and the Philadelphia Stormwater Management Guidance Manual v 3.2. The Channel Protection requirement aligns with the Wissahickon Watershed Overlay criteria noted above.

Specifically, PWD's Channel Protection requirement is designed to minimize accelerated channel erosion resulting from stormwater runoff by requiring the detention and release of runoff from the one-year, 24-hour NRCS Type II design storm event for all Directly Connected Impervious Area (DCIA) within the limits of earth disturbance at a maximum rate of 0.24 cfs per acre of associated DCIA in no more than 72 hours.

Staff believes that the applicant has meet criterion 5 and that the proposed development will not diminish the infiltration capacity of the site. The current condition of the “category 3” portion of the site consists primarily of unmanaged impervious (paved) land. By redirecting stormwater to a subsurface infiltration basin, the developer intends to increase the infiltration capacity of the site.

Questions and comments from the Public at the minute mark in video (01:33:46).

Mr. Weinstein expressed that he was in support of the district and favor of the nomination and would like the rear building removed or changed from significant to nonsignificant at 7111 Germantown Avenue.

Marjorie Russell inquired about the existing overlay.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:45:53).

Motion by Commissioner Gonzalez and seconded by Commissioner Johns to accept staff recommendation for approval on the waiver regarding impervious coverage at 7619 Germantown Avenue.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Johns, Commissioner Horstmann, and Commissioner Lamb. Motion carried unanimously (6-0).

Commissioner Rashid was not present for this item.

7. Action Item: 1101 Walnut Street (Presented by Ian Litwin)

Staff recommendation is for approval.

a. Zoning Bill 210362: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending certain provisions of Section 14-502, entitled ‘/CTR, Center City Overlay District,’ to create the ‘Mid- Walnut Street Area,’ all under certain terms and conditions.” Introduced by Councilmember Squilla on April 22, 2021.

The purpose of this Bill is to allow for the by-right redevelopment of 1101-1107 Walnut Street. This project had to be redesigned in response to concerns over access to the Jefferson Hospital Helipad.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:52:51).

Motion by Commissioner Horstmann and seconded by Commissioner Capita to accept staff recommendation for approval on Zoning Bill 210362.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Syrnick, Commissioner Johns, Commissioner Gonzalez, Commissioner Horstmann, and Commissioner Lamb. Motion carried unanimously (6-0).

b. Streets Bill 200627: "Authorizing ARD 1105 Walnut LLC or a subsequent owner to install, own and maintain various encroachments at 1101-07 Walnut Street & 138-140 11th Street, under certain terms and conditions." Introduced by Councilmember Squilla on November 12, 2020.

Staff recommendation is for approval with amendments.

Purpose of Streets Bill 200627:

1. A building projection over Walnut Street located approximately 12 feet west of the South 11th Street curb line extending west no more than forty-nine (49'-0") with a lower edge not less than forty-one feet (41'-0") above finished grade. The building projection over Walnut Street to not exceed approximately five feet, zero inches (5' 0").
2. A building projection over Walnut Street located approximately 62 feet west of the South 11th Street curb line extending west no more than sixty-nine feet, four inches (69'-4") with a lower edge not less than forty-one feet (41'-0") above finished grade. The building projection over Walnut Street to not exceed approximately two feet, six inches (2' 6").
3. A third projection, proposed for 11th Street will be amended out of the Bill.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:56:33).

Motion by Commissioner Gonzalez and seconded by Commissioner Johns to accept staff recommendation for approval with amendments.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Syrnick, Commissioner Johns, Commissioner Gonzalez, Commissioner Horstmann, and Commissioner Lamb. Motion carried unanimously (6-0).

8. Action Item: Zoning Bill 210363: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Erie Avenue, Hunting Park Avenue, Wissahickon Avenue, Railroad Right-of-Way, Clarissa Street, Juniata Street, Germantown Avenue, Hunting Park Avenue, and Roosevelt Boulevard." Introduced by Councilmember Bass on April 22, 2021. (Presented by Ariel Diliberto)

Staff recommendation is for approval.

The purpose of this Zoning Bill, is to 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 between residential areas.

Encourage Multi-Family (RM-1 and IRMX) development on major commercial blocks, transit corridors, and in areas with large concentrations of vacant land. Change zoning of existing park to SP-PO-A. Create consistent mixed-use zoning along Germantown Avenue (CMX-2.5 and IRMX), and correctively rezone existing corner stores.

Proposed Zoning:

Residential Single-Family: RSA-5

Residential Multi-Family: RM-1

Commercial Mixed-Use: CMX-1, CMX-2, CMX-2.5, CMX-3

Light Industrial: I-1

Industrial Commercial Mixed-Use: ICMX

Industrial Residential Mixed-Use: IRMX

Residential Mixed-Use: RMX-3

Parks and Open Space: SP-PO-A

This plan was created with extensive community engagement. PCPC Staff presented the proposed zoning changes recommendations at two public meetings hosted by the 13th Democratic Ward on April 23, 2019 and October 17, 2019. A follow-up meeting was held with Councilmember Bass, PCPC staff, and the 13th. The meetings were held at Triumph Baptist Church.

Commissioner Johns asked if the community was supportive. Ms. Diliberto said that the overall sentiment, was for support.

Questions and comments from the Public at the minute mark in video (02:01:42).

Robin Miller raised concerns about the high density, zoning, and by-right. Ms. Diliberto responded and stated that she would look up the standard zoning for the district. North Central Philadelphia Logan Community Representative Tina Marie stated that they never came to a conclusion regarding the density and stated that they agreed for no high density for the area. Further discussion continued.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:14:36).

Motion by Commissioner Capita and seconded by Commissioner Johns to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Syrnick, Commissioner Johns, Commissioner Gonzalez, Commissioner Horstmann, and Commissioner Lamb. Motion carried unanimously (6-0).

- 9. Action Item: Streets Bill 210420: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 152 by striking from the City Plan Sixty-Seventh Street from Upland Street to its terminus northwestwardly therefrom and reserving and placing on the City Plan a right-of-way for public utility purposes within the lines of Sixty-Seventh Street being stricken, under certain terms and conditions." Introduced by Councilmember Johnson on May 6, 2021. (Presented by Sarah Chiu)**

Staff recommendation is for approval.

The purpose of this Bill, is to strike from City Plan 67th Street from Upland Street to its terminus, and to reserve a right-of-way for public utility purposes within the lines of said Sixty-Seventh Street being stricken.

The applicant intends to acquire the street bed after it's been stricken

Questions and comments from the Commission at the minute mark in video (02:18:04).

Commissioner Syrnick inquired about the property owner on the other side and asked what was their position. Ms. Chiu said that they are working on an agreement. Chair Fadullon asked Ms. Chiu if the subject was in relation to a specific project – no it isn't. Ms. Chiu stated that the owner, who made the request, occupies the building. Further discussion continued.

Questions and comments from the Public at the minute mark in video (02:19:19).

Mr. Craig M. requested to have a community meeting, as they were not aware.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:22:44) and clarified the motion that the Commission would be able to make.

Make a motion to accept staff recommendation.

Make a motion not to accept staff recommendation.

Make a motion to ask for 45-days.

Motion by Commissioner Johns and seconded by Commissioner Gonzalez to ask for 45-days.

Commissioner Syrnick added that the motion for 45-days would be so that something could happen. If not, the Commission would return 45-days from the present day, with the same issues and problems that they currently have. Chair Fadullon added that within those 45-days, Mr. Craig M. would reach out to the Councilman's office to make sure that the community within the vicinity, are aware of what's happening.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Syrnick, Commissioner Johns, Commissioner Gonzalez, Commissioner Horstmann, and Commissioner Lamb. Motion carried unanimously (6-0).

- 10. Action Item: Zoning Bill 210425: "An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by revising certain provisions of Section 14-514, entitled '/FNE, Far Northeast Overlay District', all under certain terms and conditions." Introduced by Councilmember O'Neill on May 6, 2021 (Presented by Dave Fecteau)**

Staff recommendation is not for approval.

This Bill will address all properties in the Far Northeast Overlay that currently match the Tenth Councilmanic District. If a use on those properties is classified as requiring a Special Exception on the zoning charts in Chapter Six Hundred, it would automatically require a variance.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:30:58).

Motion by Commissioner Syrnick and seconded by Commissioner Gonzalez to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Johns, Commissioner Gonzalez, Commissioner Horstmann, and Commissioner Lamb. Motion carried unanimously (5-0).

Commissioner Capita was unavailable for this item.

- 11. Action Item: Property Bill 210418: “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Commonwealth of Pennsylvania, all or a portion of a parcel or parcels of land in and about the area bounded by Kingston Street, I-95, East Venango Street and Bath Street, under certain terms and conditions.” Introduced by Councilman Henon on May 6, 2021 (Presented by Gregory Waldman)**

Staff recommendation is for approval.

Provide land for I-95 reconstruction. This is a companion bill to Bill 210419, authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to grant to the Pennsylvania Department of Transportation, a temporary construction easement on a portion of the parcel or parcels of land in and about the area bounded by Richmond Street, East Butler Street, I-95 and Castor Avenue, commonly known as 3721 Richmond Street, under certain terms and conditions.

Questions and comments from the Commission at the minute mark in video (02:34:56).

Commissioner Syrnick asked Mr. Waldman if he knew what PennDOT specific plans were. Mr. Waldman didn't have the exact answer; however, as 95 is being reconstructed, there are portions built alongside each other, while the onramp remains and can be used. The area could be used for the right-of-way, staging area for construction vehicles, or for change on the onramp.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:37:01).

Motion by Commissioner Gonzalez and seconded by Commissioner Horstman to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gonzalez, Commissioner Horstmann, and Commissioner Lamb. In the absence of Commissioner Capita and to have quorum, Chair Fadullon voted. Motion carried, with two abstention (4-2).

Commissioner Syrnick and Commissioner Johns abstained from this item.

The City Planning Commission Meeting ended at 3:38 p.m.

The next City Planning Commission Meeting will be **Thursday, June 10, 2021 at 1:00 p.m.** via Zoom platform.

SUMMARY

1. Approval of Minutes from April 2021

APPROVED

2. Executive Director's Update.

a. Items In Accord

i. Property Bill 210282: "Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title, or a lesser interest in real estate, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in parcels of land along the Delaware River and the Tacony-Holmesburg section of the Delaware River Trail, under certain terms and conditions."

ii. Action Item: Streets Bill No. 210394: "An Ordinance authorizing encroachments in the nature of a sidewalk café in the vicinity of 941 S. 8th Street, under certain terms and conditions." (Introduced by Councilmember Squilla on April 29, 2021.

b. Redevelopment Items for Administrative Approval

i. 518 Snyder Avenue

3. Review and Comment: Philadelphia School District Capital Budget (Presented by Jametta Johnson)

Joseph speak at 1:20 p.m.

4. Review and Comment: Carnegie Library Thematic Historic District Nomination (Presented by Laura DiPasquale Zupan, Philadelphia Historical Commission)

5. Review and Comment: Central Mt. Airy Historic District Nomination (Presented by Meredith Keller, Philadelphia Historical Commission)

6. Action Item: 7619 Germantown Avenue, Wissahickon Watershed Overlay Impervious Coverage Waiver (Presented by Ian Hegarty)

APPROVED

7. Action Item: 1101 Walnut Street (Presented by Ian Litwin)

a. Zoning Bill 210362: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending certain provisions of Section 14-502, entitled '/CTR, Center City Overlay District,' to create the 'Mid- Walnut Street Area,' all under certain terms and conditions." Introduced by Councilmember Squilla on April 22, 2021.

APPROVED

b. Streets Bill 200627: "Authorizing ARD 1105 Walnut LLC or a subsequent owner to install, own and maintain various encroachments at 1101-07 Walnut Street & 138-140 11th Street, under certain terms and conditions." Introduced by Councilmember Squilla on November 12, 2020.

APPROVED WITH AMENDMENTS

8. Action Item: Zoning Bill 210363: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Erie Avenue, Hunting Park Avenue, Wissahickon Avenue, Railroad Right-of-Way, Clarissa Street, Juniata Street, Germantown Avenue, Hunting Park Avenue, and Roosevelt Boulevard." Introduced by Councilmember Bass on April 22, 2021. (Presented by Ariel Diliberto)

APPROVED

9. Action Item: Streets Bill 210420: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 152 by striking from the City Plan Sixty-Seventh Street from Upland Street to its terminus northwestwardly therefrom and reserving and placing on the City Plan a right-ofway for public utility purposes within the lines of Sixty-Seventh Street being stricken, under certain terms and conditions." Introduced by Councilmember Johnson on May 6, 2021. (Presented by Sarah Chiu)

COMMISSION REQUESTED FOR 45-DAYS

10. Action Item: Zoning Bill 210425: "An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by revising certain provisions of Section 14-514, entitled '/FNE, Far Northeast Overlay District', all under certain terms and conditions." Introduced by Councilmember O'Neill on May 6, 2021 (Presented by Dave Fecteau)

STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED

11. Action Item: Property Bill 210418: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Commonwealth of Pennsylvania, all or a portion of a parcel or parcels of land in and about the area bounded by Kingston Street, I-95, East Venango Street and Bath Street, under certain terms and conditions." Introduced by Councilman Henon on May 6, 2021 (Presented by Gregory Waldman)

APPROVED

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	North Central Phila CDC & Logan (LCEC) Host: Tinam	North	Central Phila CDC & Logan (LCEC) Host: Tinam	tinamariellc@gmail.com	5/20/2021 13:20	approved	5/20/2021 13:20	5/20/2021 15:41	141	United States
Yes	Ken Weinstein	Ken	Weinstein	ken@phillyofficeretail.com	5/20/2021 13:02	approved	5/20/2021 13:03	5/20/2021 14:50	108	United States
Yes	Karen Pinckney	Karen	Pinckney	karenpinckney@gmail.com	5/20/2021 13:33	approved	5/20/2021 13:33	5/20/2021 13:44	12	United States
Yes	Karen Pinckney	Karen	Pinckney	karenpinckney@gmail.com			5/20/2021 13:45	5/20/2021 15:41	116	United States
Yes	Marjorie Russell	Marjorie	Russell	mrussell41@gmail.com	5/20/2021 13:01	approved	5/20/2021 13:03	5/20/2021 14:56	114	United States
No	Robert Sher	Robert	Sher	rsher@rsher.com	5/19/2021 9:13	approved	--	--	--	
Yes	David Plante	David	Plante	david@ruggieroplante.com	5/20/2021 14:02	approved	5/20/2021 14:02	5/20/2021 14:50	48	United States
Yes	Brian Wenrich (Staff)	Brian	Wenrich (PCPC Staff)	brian.wenrich@phila.gov	4/7/2021 15:29	approved	5/20/2021 13:18	5/20/2021 15:41	143	United States
Yes	Graham Brent	Graham	Brent	jttw2000@gmail.com	5/19/2021 14:25	approved	5/20/2021 13:48	5/20/2021 15:41	113	United States
Yes	Duane Bumb			Duane.Bumb@phila.gov	2/22/2021 10:08	upgraded to panelist	5/20/2021 13:08	5/20/2021 14:10	63	United States
Yes	Massoud Mohadjeri	Massoud	Mohadjeri	maxmoh@comcast.net	5/20/2021 13:00	approved	5/20/2021 13:02	5/20/2021 15:13	131	United States
Yes	Margaret Salamon	Margaret	Salamon	margaretsalamon@gmail.com	5/20/2021 14:40	approved	5/20/2021 14:40	5/20/2021 14:41	1	United States
Yes	Margaret Salamon	Margaret	Salamon	margaretsalamon@gmail.com			5/20/2021 14:43	5/20/2021 14:58	16	United States
Yes	adensmac	adensmac		adenfi@gmail.com	5/20/2021 14:57	approved	5/20/2021 14:57	5/20/2021 15:41	45	United States
Yes	Mary Horstmann			Mary.Horstmann@Phila.gov	3/11/2021 14:37	upgraded to panelist	5/20/2021 13:03	5/20/2021 13:03	1	United States
Yes	Alex Smith	Alex	Smith	alex.smith@phila.gov	5/20/2021 12:59	approved	5/20/2021 13:03	5/20/2021 13:24	22	United States
Yes	Alex Smith	Alex	Smith	alex.smith@phila.gov			5/20/2021 13:24	5/20/2021 15:41	138	United States
Yes	donna roth	donna	roth	donna.roth5@gmail.com	5/20/2021 13:07	approved	5/20/2021 13:07	5/20/2021 15:02	116	United States
Yes	Citizens Planning Institute	Citizens	Planning Institute	donna.carney@phila.gov	5/20/2021 13:04	approved	5/20/2021 13:04	5/20/2021 15:41	158	United States
Yes	Nicole M. Dress# AIA	Nicole	M. Dress, AIA	ndress@jkrparchitects.com	5/20/2021 13:05	approved	5/20/2021 13:05	5/20/2021 15:00	115	United States
Yes	Keith Davis (Staff)	Keith	Davis	Keith.F.Davis@Phila.gov	4/7/2021 15:29	approved	5/20/2021 13:12	5/20/2021 15:41	150	United States
Yes	Brett Feldman	Brett	Feldman	bfeldman@klehr.com	5/19/2021 21:36	approved	5/20/2021 13:03	5/20/2021 15:00	118	United States
Yes	Bradley Maule	Bradley	Maule	mauleofamerica@gmail.com	5/20/2021 15:13	approved	5/20/2021 15:13	5/20/2021 15:16	4	United States
Yes	Claire Byrnes	Claire	Byrnes	clairebyrnes2446@gmail.com	5/20/2021 13:02	approved	5/20/2021 13:02	5/20/2021 13:55	53	United States
Yes	Kurt Constantine	Kurt	Constantine	tud26914@temple.edu	5/18/2021 12:59	approved	5/20/2021 13:02	5/20/2021 15:08	126	United States
Yes	Marie-Line Germain	Marie-Line	Germain	mgermain@wcu.edu	5/20/2021 12:56	approved	5/20/2021 13:03	5/20/2021 14:55	113	United States
Yes	mina monavarian	mina	monavarian	mina.monavarian@phila.gov	5/20/2021 13:03	approved	5/20/2021 13:03	5/20/2021 15:41	159	United States
Yes	Martine.Decamp	Martine.Decamp		martine.decamp@phila.gov	5/20/2021 13:02	approved	5/20/2021 13:03	5/20/2021 15:41	159	United States
Yes	David Kanthor	David	Kanthor	david.kanthor@phila.gov	5/20/2021 13:05	approved	5/20/2021 13:05	5/20/2021 15:41	156	United States
Yes	Mike Rashid	Mike	Rashid	marashid603@gmail.com	5/20/2021 13:01	approved	5/20/2021 13:03	5/20/2021 13:05	3	United States
Yes	Rasheeda	Rasheeda		rasheedahastings@gmail.com	5/20/2021 13:04	approved	5/20/2021 13:04	5/20/2021 15:39	155	United States
No	A. Luke Smith	A.	Luke Smith	lsmith@radicelawfirm.com	5/19/2021 4:45	approved	--	--	--	
Yes	Russell Fulton	Russell	Fulton	russful@gmail.com	5/20/2021 13:01	approved	5/20/2021 13:02	5/20/2021 13:20	18	United States
Yes	Russell Fulton	Russell	Fulton	russful@gmail.com			5/20/2021 13:29	5/20/2021 13:29	1	United States
Yes	Russell Fulton	Russell	Fulton	russful@gmail.com			5/20/2021 13:38	5/20/2021 13:41	3	United States
Yes	Russell Fulton	Russell	Fulton	russful@gmail.com			5/20/2021 13:52	5/20/2021 13:53	2	United States
Yes	Russell Fulton	Russell	Fulton	russful@gmail.com			5/20/2021 14:05	5/20/2021 14:14	9	United States
Yes	Russell Fulton	Russell	Fulton	russful@gmail.com			5/20/2021 14:33	5/20/2021 14:50	17	United States
Yes	Shana Goldin-Perschbacher	Shana	Goldin-Perschbacher	shana.gp@gmail.com	5/20/2021 14:37	approved	5/20/2021 14:37	5/20/2021 14:50	13	United States
Yes	Esha Thornton	Esha	Thornton	eshathornton@gmail.com	5/20/2021 15:11	approved	5/20/2021 15:11	5/20/2021 15:11	1	United States
No	Erica Goodwin	Erica	Goodwin	ericagoodwin@me.com	5/17/2021 22:56	approved	--	--	--	
Yes	Matt Wysong (PCPC Staff)	Matt	Wysong (PCPC Staff)	Matt.Wysong@phila.gov	3/11/2021 14:37	approved	5/20/2021 13:03	5/20/2021 15:18	136	United States
Yes	Jeremy	Jeremy		jeremy@orensbrothers.com	5/20/2021 14:14	approved	5/20/2021 14:14	5/20/2021 14:23	10	United States
Yes	Jeremy	Jeremy		jeremy@orensbrothers.com			5/20/2021 14:30	5/20/2021 15:03	33	United States
Yes	Ronald Patterson	Ronald	Patterson	rpatterson@klehr.com	5/20/2021 14:06	approved	5/20/2021 14:06	5/20/2021 14:11	6	United States
Yes	Daniel Carr	Daniel	Carr	tuk41254@temple.edu	5/20/2021 14:47	approved	5/20/2021 14:47	5/20/2021 14:50	3	United States
Yes	Kareem	Kareem		mathiaskareem@gmail.com	5/20/2021 14:58	approved	5/20/2021 14:58	5/20/2021 15:01	3	United States
Yes	Sarah Chiu	Sarah	Chiu	sarah.chiu@phila.gov	5/20/2021 13:00	approved	5/20/2021 13:03	5/20/2021 13:05	3	United States
Yes	Jerry Roller	Jerry	Roller	jroller@jkrparchitects.com	5/20/2021 13:16	approved	5/20/2021 13:16	5/20/2021 15:00	104	United States
Yes	TBock	TBock		tbock@ernestbock.com	5/20/2021 14:38	approved	5/20/2021 14:38	5/20/2021 15:05	27	United States
Yes	Craig Melidosian	Craig	Melidosian	craigsolve@aol.com	5/20/2021 12:58	approved	5/20/2021 13:02	5/20/2021 15:41	159	United States
Yes	Nina Curlett	Nina	Curlett	tbn@bigbluedyes.com	5/20/2021 14:00	approved	5/20/2021 14:00	5/20/2021 15:41	102	United States
Yes	Ryan Briggs - WHYY News	Ryan	Briggs - WHYY News	rbriggs@whyy.org	5/20/2021 13:20	approved	5/20/2021 13:20	5/20/2021 13:53	33	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com	5/20/2021 12:58	approved	5/20/2021 13:03	5/20/2021 13:04	2	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:05	5/20/2021 13:07	3	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:07	5/20/2021 13:08	2	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:08	5/20/2021 13:09	1	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:09	5/20/2021 13:12	3	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:12	5/20/2021 13:13	2	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:14	5/20/2021 13:18	4	United States

Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:18	5/20/2021 13:20	2	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:20	5/20/2021 13:22	3	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:22	5/20/2021 13:41	19	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:41	5/20/2021 13:47	6	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:47	5/20/2021 13:48	1	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			5/20/2021 13:48	5/20/2021 14:57	70	United States
Yes	Sam Blake	Sam	Blake	s.blakedevelopment@gmail.com	5/20/2021 13:48	approved	5/20/2021 13:48	5/20/2021 13:50	3	United States
Yes	Sam Blake	Sam	Blake	s.blakedevelopment@gmail.com			5/20/2021 13:54	5/20/2021 14:00	6	United States
Yes	Sam Blake	Sam	Blake	s.blakedevelopment@gmail.com			5/20/2021 14:01	5/20/2021 14:50	49	United States
Yes	Alex Tweedie	Alex	Tweedie	atweedie@landcoreconsulting.com	5/20/2021 12:58	approved	5/20/2021 13:03	5/20/2021 15:01	119	United States
Yes	Mitchell Swann	Mitchell	Swann	em.swann@resmgt.com	5/20/2021 13:51	approved	5/20/2021 13:51	5/20/2021 14:58	67	United States
Yes	Robin Miller	Robin	Miller	nypahomes@gmail.com	5/20/2021 13:02	approved	5/20/2021 13:03	5/20/2021 15:19	137	United States
Yes	Robin Miller	Robin	Miller	nypahomes@gmail.com			5/20/2021 13:29	5/20/2021 15:20	111	United States
Yes	Carolyn Campbell	Carolyn	Campbell	ccampbell@studiocla.com	5/20/2021 14:25	approved	5/20/2021 14:25	5/20/2021 15:41	77	United States
Yes	Kacie Liss	Kacie	Liss	katherine.liss@phila.gov	5/20/2021 13:10	approved	5/20/2021 13:10	5/20/2021 15:41	151	United States
Yes	Michael Ramos	Michael	Ramos	ramos1815@hotmail.com	5/20/2021 12:43	approved	5/20/2021 13:02	5/20/2021 14:52	110	United States
Yes	John Haak (Staff)	John.Haak	'- Philadelphia	john.haak@phila.gov	4/7/2021 15:29	approved	5/20/2021 13:03	5/20/2021 14:53	111	United States
Yes	Ayse Unver	Ayse	Unver	ayse.unver@phila.gov	5/20/2021 13:06	approved	5/20/2021 13:06	5/20/2021 13:56	51	United States
Yes	Ayse Unver	Ayse	Unver	ayse.unver@phila.gov			5/20/2021 14:18	5/20/2021 15:02	44	United States
		12158435555					5/20/2021 14:57	5/20/2021 15:19	22	United States
		18566303855					5/20/2021 14:02	5/20/2021 15:00	59	United States

#	Question	Asker Name	Asker Email	Answer(s)
1	Which schools in North Philadelphia--19121, 19132--are slated for improvements under this new budget?	Robin Miller	nypahomes@gmail.com	
2	Can Ms Clark please repeat the criteria for choosing the schools that will get immediate rehab? I believe part of that criteria was attendance. If that is the case, I am hoping that consideration for the fact that school condition affects attendance, as does economic capacity of families. So, I am hoping that schools in low-income neighborhoods--which may have low attendance--will not be left out of the improvements.	Robin Miller	nypahomes@gmail.com	live answered
3	will the energy efficiency and MEP upgrades be contracted on a typical design-bid-build basis? a design-build basis or an Energy Services Contract basis?	Mitchell Swann	em.swann@resmgt.com	Please ask your question by using the "raise hand" function.
4	Reference was made to ventilation air in classrooms (assumed) and "meeting code": first, is the Code in question the International Building Code 2018 Edition (which use ASHRAE Standard 62)? Second, the speaker (Mr. Sultan) mentioned "air purifiers". Can he explain briefly what types of 'air purifiers' the District has chosen to use?	Mitchell Swann	em.swann@resmgt.com	Please ask a question using the "raise hand" function
5	will the energy efficiency and MEP upgrades be contracted on a typical design-bid-build basis? a design-build basis or an Energy Services Contract basis?	Mitchell Swann	em.swann@resmgt.com	
6	I think Ms. Russell is asking are community members involved in the master planning, prior to schools being selected?	Robin Miller	nypahomes@gmail.com	
7	the CDC references ASHRAE as does the IBC. The amount of vent air will vary with the room occupancy.	Mitchell Swann	em.swann@resmgt.com	
8	it is center in the park/older adult center former carneige library	a weiss/SoLo	awfromhh4@gmail.com	
9	Thank you	Craig Melidosian	craigsolve@aol.com	