

PHILADELPHIA CITY PLANNING COMMISSION  
MEETING VIA ZOOM  
MINUTES JULY 15, 2021

PRESENT:

Anne Fadullon, Commission Chair  
Joseph Syrnick, Vice Chair  
Cheryl L. Gaston  
Garlen Capita  
Charlotte Castle  
Michael Johns  
Catherine Lamb  
Michael Rashid  
Patrick Eiding  
Eleanor Sharpe

NOT PRESENT:

Maria Gonzalez

*Commission Chair, Anne Fadullon, called the Philadelphia City Planning Commission to order at 1:04 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](mailto: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 June 2021**

Chair Fadullon asked the Commission if there was a motion to approve the June Minutes. Upon the motion made by Commissioner Syrnick and seconded by Commissioner Johns to approve the June Minutes (00:02:31). Motion carried unanimously (7-0).

## **2. Executive Director's Update.**

### The next Civic Design Review Meetings

- Tuesday, July 20<sup>th</sup> at 1:00 p.m.
- Tuesday, August 3<sup>rd</sup> at 1:00 p.m.

### Next City Planning Commission Meeting

- Thursday, September 23<sup>rd</sup> at 1:00 p.m.

- a. Welcome to new Commissioner Ximena Valle, AIA, LEED AP
- b. Item in Accord 7611-25 Germantown Avenue, Wissahickon Watershed Overlay Impervious Coverage Waiver

Trolley Car Development, LLC requests additional impervious coverage associated with development at 7611-25 Germantown Avenue, in the Wissahickon Watershed Overlay. The Commission previously granted additional impervious for this property on May 20, 2021, under a previous application. The impervious coverage on the current application is less than what was previously granted.

- c. Redevelopment Agreement for Administrative Approval i Agreement with Habitat for Humanity Philadelphia, Inc. for 1604 through 1616 Page Street.

This Redevelopment Agreement will enable Habitat for Humanity Philadelphia, Inc. to build seven single-family homes for low-to-moderate income families. The Redevelopment Authority will sell 1604 through 1616 Page Street to Habitat for \$1 for each lot for a total of \$5. This is one of three of Habitat's service areas in Philadelphia.

**1. Review and Comment: 3600 Block of Spring Garden Street Historic District Nomination (Presented by Megan Cross Schmitt, Philadelphia Historical Commission)**

North side of Spring Garden Street, between N 36th Street and N 37th Street. The proposed district consists of the following properties: 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, and 3631 Spring Garden Street. The purpose is to designate eleven properties on Spring Garden Street as a historic district and list them on the Philadelphia Register of Historic Places.

*Questions and comments from the Commission at the minute mark in video (00:10:03).*

Commissioner Capita was curious about none of the owners showing up at the meeting with residents and asked if there were any other efforts to have a conversation with the owners in relationship to the nomination. Ms. Schmitt stated that they are obliged to notice due to the ordinance when they are going to initiate a historic district, so notice was sent to the property owners of the 11 properties towards the end of 2020. Further comments were made by Ms. Schmitt at the minute mark (00:10:40).

Commissioner Johns expressed that it would be a wonderful addition to designate the phenomenal properties. They are a great example of some of the great architect in Philadelphia. Additionally, what does it mean to the owner and what will they have to do if they become historically certified. Ms. Schmitt said that staff review the project and Historic Commission would review application. The Historic Commission would apply the secretary for the interior standard in order to evaluate their work. Commissioner Castle asked why the entire block wasn't included. Ms. Schmitt responded that the nomination was submitted by the University City Historical Society that made the determination.

*Questions and comments from the Public at the minute mark in video (00:14:49).*

Gabriel Gottlieb asked to consider building beyond the 11 homes i.e., 3700 and 3800 blocks.

**2. Review and Comment: Disston-Tacony Industrial Waterfront Historic District Nomination (Presented by Allyson Mehley, Philadelphia Historical Commission)**

Designate 16 properties, historically associated with Henry Disston and the Keystone Saw Works and list them on the Philadelphia Register of Historic Places. The Disston-Tacony Industrial Waterfront Historic District is comprised of buildings, structures, and site feature that represents the most historically formative industrial complex in the Tacony neighborhood. The buildings in the district span from 1872 when Henry Disston began developing the Tacony site to 1955 when the company was sold.

**3. Action Item: Adopt the Jefferson Heliport Hazard Map. (Presented by Paula Brumbelow Burns)**

The City Planning Commission was tasked with the adoption of the Heliport Hazard maps as they are added to the Zoning Code in Bill 210482. The map will be updated online and will be held and managed by the City Planning Commission. It determines which properties the approved overlay applies to and height limits.

Bill 210482 that created the Heliport Hazard Overlay had three public hearings, and there was no opposition presented.

PCPC staff worked with the applicant and their engineers to determine the necessary heights to create this map.

Phila2035 Recommendation 2.3.1 Encourage institutional development expansion through policy and careful consideration of land resources.

Potential Impacts: The map will create a height limit on properties in the surrounding area and may hinder the total amount of development of each site but will not prohibit sites to be developed within the intent of their zoning districts.

**Staff recommendation is for approval.**

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:27:36).

*Motion by Commissioner Johns and seconded by Commissioner Capita to accept staff recommendation, for approval to adopt the Jefferson Heliport Hazard Map.*

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

*Chair Fadullon noted for the record that Commissioner Rashid had joined the meeting but was experiencing technical issues.*

**4. Action Item: Zoning Bill 210634: To amend the Master Plan for the University of Pennsylvania by areas of land located within an area bounded by Guardian Drive, East Service Drive, Civic Center Boulevard, 34th Street, 33rd Street, Walnut Street, the Schuylkill River, 34th Street, and University Avenue. Introduced by Councilmember Gauthier on June 24, 2021. (Presented by Matt Wysong)**

The Master Plan approval will allow for the development of the proposed Vagelos Laboratory for Energy Science and Technology (VLEST) building. The proposed 8-story building will have two street frontages: one on Walnut Street and one on (Lower) 32nd Street. The only curb cut proposed will be for loading off of 32nd Street. The building will include laboratories, offices, and conference rooms.

Public Meetings: None that staff is aware of.

Staff Interactions: Meeting with University of Pennsylvania Facilities staff and consultants on June 8, 2021.

Plan Consistency: University/Southwest District Plan, Rec. 11: Update and expand SP-INS district for the University of Pennsylvania.

Potential Impacts: Increased pedestrian traffic on Walnut Street, potential for dangerous mid-block crossings from WB 21/42 bus stop across the street

Parking protected bicycle lane is planned along Walnut Street along project frontage, there will be no curb cuts on Walnut Street

**Staff recommendation is for approval.**

*Questions and comments from the Commission at the minute mark in video (00:34:53).*

Commissioner Johns asked for the recommended right-of-way improvements. Mr. Wysong mentioned across from the "VLEST" site in front of the parking garage near the bus stop, which is a bit of a stretch. This project will go before CDR to have a conversation.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:36:52).

*Motion by Commissioner Rashid and seconded by Commissioner Syrnick 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 Gaston, Commissioner Capita, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, Commissioner Rashid, and Commissioner Eiding. Motion carried (8-0).*

*Commissioner Rashid was able to access the meeting and Chair Fadullon noted for the record, that Commissioner Eiding had joined the meeting.*

**5. Action Item: Shared Use Path Approvals for (a) South Broad Street and (b) Martin Luther King Jr. Drive Bridge. (Presented by David Kanthor)**

**Staff recommendation is for approval for Shared Use Path on South Broad Street Side Path.**

The shared use path is designed to allow bicyclists and pedestrians to share a side path for recreational and commuting purposes. Following the guidelines pursuant to Section 12-808 of the Philadelphia Code, any proposed shared use paths must be presented to the Planning Commission for consideration. The shared use path that will be presented to the commission is included as proposed trail segments in the Philadelphia Trail Master Plan, which was originally released in 2013 and has been updated annually.

Location: South Broad Street from Pattison Ave to Navy Yard entrance

*Questions and comments from the Commission at the minute mark in video (00:41:13).*

Commissioner Capita portions of the path completed North of Pattison. Mr. Kanthor replied that it would be the second segment, which would need funding for the design and wasn't for consideration on the present day. Further discussion continued between Mr. Kanthor, Commissioner Capita, Commissioner Johns, and Commissioner Rashid about opportunity to connect the neighborhood of South Philadelphia, FDR Park, if the project is adjacent to the stadiums, and communication with the team and the Navy Yard (00:41:37).

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:44:48).

*Motion by Commissioner Syrnick and seconded by Commissioner Johns to accept staff recommendation, for approval for the shared use path on South Broad Street Side Path.*

*Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, Commissioner Rashid, and Commissioner Eiding. Motion carried (8-0).*

**Staff recommendation is for approval for Martin Luther King Jr. Drive Bridge.**

The shared use path is designed to allow bicyclists and pedestrians to share a side path for recreational and commuting purposes. Following the guidelines pursuant to Section 12-808 of the Philadelphia Code, any proposed shared use paths must be presented to the Planning Commission for consideration. The shared use path that will be presented to the commission is included as a proposed trail segment in the Philadelphia Trail Master Plan, which was originally released in 2013 and has been updated annually.

*Questions and comments from the Commission at the minute mark in video (00:49:52).*

*Commissioner Syrnick stated that the site has been a long-standing problem and the improvement could not happen soon enough. Chair Fadullon and Commissioner Johns agreed. Commissioner Johns inquired about the width of the path and where will it terminate on each end. Mr. Kanthor said that the width was 10 ft. 6" and where the trail is located, would be 10 ft. Further discussion continued between Mr. Kanthor, Commissioner Syrnick, Commissioner Capita about the trail and existing condition, and width 51:14*

*Questions and comments from the Public at the minute mark in video (00:53:21).*

Judith Robinson expressed that there needs to be more notification and asked about ADA requirements and shared safety space for pedestrians.

Sue Patron raised concerns about looking at the safety issue more closely.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:58:05).

*Motion by Commissioner Syrnick and seconded by Commissioner Rashid to accept staff recommendation, for approval for the shared use path on Martin Luther King Jr. Drive Bridge.*

*Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, Commissioner Rashid, and Commissioner Eiding. Motion carried (8-0).*

**6. Action Item: Amend the Planning Commission Regulations regarding Split Zone Determinations. (Presented by Mason Austin)**

**Staff Recommendation is for approval.**

Bill #210078 (reviewed by the Commission on February 25, 2021 and enacted April 28, 2021) changed the method by which the Department of Licenses and Inspections reviews applications on parcels that are "split-zoned" (are covered by more than one zoning district). Under the new provisions, there are certain circumstances where applications are referred to Planning Commission staff, which is directed to select a single zone from among those that cover a portion of the parcel. The provisions of the selected zoning district would then apply to the entire parcel. Those circumstances wherein L&I refers applications to the Planning Commission are those wherein both of the following are true:

- 1) None of the zoning districts cover at least 75% of the parcel; AND
- 2) None of the zoning districts cover a contiguous area that is equal or greater to the minimum lot size for that district (or, in cases where there is no minimum lot size, 1,600 sq. ft.).

The Bill directs PCPC to make that selection "based on what best accomplishes the goals for the immediate area in the comprehensive plan, as provided in its regulations." The purpose of the proposed regulations is to provide direction to staff on meeting the requirements of this Code section.

*Questions and comments from the Commission at the minute mark in video (01:02:20).*

Commissioner Gaston commented on getting rid of the Split Zone Determination. Commissioner Johns sought clarity for what body makes the decision or determination as to what designation it will be. Mr. Mason explained the process and Chair Fadullon summed up the review and lot size for the district.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:06:00).

*Motion by Commissioner Rashid and seconded by Commissioner Capita accept staff recommendation, for approval to amend the PCPC Regulations regarding split zone determinations.*

*Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, Commissioner Rashid, and Commissioner Eiding. Motion carried (7-1).*

*Commissioner Gaston abstained from this item.*

**7. Action Item: Zoning Bill 210638: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, to amend Title 14 of The Philadelphia Code by adding Section 14-531, entitled "/SMH, South Philadelphia Municipal Hub Overlay District," and making other related changes, and approving the Residential Mixed-Use-2 District (RMX-2) Master Plan for the site generally bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, all under certain terms and conditions. Introduced by Councilmember Squilla on June 24, 2021. (Presented by Jonathan Goins)**



**Staff recommendation is for 45-days.**

The Bill proposes an overlay and remapping for the multi-parcel, multi-use site around 11th and Wharton St. Current uses include a police station, fire station, a municipal services building, PPA surface parking and a mixed-use commercial and residential building. The mixed-use commercial residential portion (formerly a school facility) is currently zoned RSA-5, the remainder of the site is zoned ICMX.

The Bill proposes to remap the entire site to RMX-2 with an attached Master Plan, and additionally would

- require on-site affordable dwelling units, consistent with the Mixed Income Housing bonus in the zoning code

- require that residential structures in the district meet the conditions of the Green Roof code provisions, in exchange for amendments to the open area requirements for the site

- exempt the newly constructed fire station from curb cut width limitations in the code

*Questions and comments from the Commission at the minute mark in video (01:16:32).*

*Chair Fadullon provided background for the Commissioner on this item.*

*Commissioner Capita thought that the proposed reconfiguration of the site was a smart move and takes advantage of the new park in providing residential and other mixed-uses on 12<sup>th</sup> Street and moving some of the other municipal uses along where they already exist. Mr. Goins and Mr. Austin clarified what parking counts as open space for Commissioner Capita. Further discussion continued about the open space between Mr. Austin, Commissioner Capita, and Chair Fadullon (01:18:18).*

*Questions and comments from the Commission at the minute mark in video (01:19:02).*

Mr. Oscar asked if the school would be part of the site. Chair Fadullon responded, that the plan was referred to on the site plan as the Fleet Building and the plan is to renovate the building and reuse it.

Ms. Heather stated that many in the neighborhood and the Firemen were unaware of plans to remove the Firehouse.

Ms. Patron expressed concerns about public safety and that she doesn't support the site plan.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:30:13).

*Motion by Commissioner Johns and seconded by Commissioner Capita accept staff recommendation, to approve for an additional 45-days.*

*Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, Commissioner Rashid, and Commissioner Eiding. Motion carried (8-0).*

**8. Action Item: Zoning Bill 210633: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/MIH, Mixed Income Neighborhoods Overlay District"; by revising certain provisions of Chapter 14-702, entitled "Floor Area, Height, and Dwelling Unit Density Bonuses"; and by making related changes, all under certain terms and conditions. Introduced by Councilmembers Gauthier, Quiñones-Sánchez and Johnson on June 24, 2021. (Presented by Mason Austin)**

**Staff recommendation is request for 45-days.**

This Bill would create a new overlay district that covers portions of the 3rd and 7th Council Districts. Within that overlay, developments with at least ten units, where at least 25% of the total square footage is in residential use, would be subject to a mandatory inclusionary housing requirement. This requires that, for affected projects:

- At least 10% of dwelling units must be provided and maintained as affordable on the same site as all other dwelling units, such that monthly housing costs do not exceed 30% of gross income for rental households earning up to 40% area median income (AMI) and for owner-occupied households earning up to 60% of AMI.
- The owner must provide either (a) payment to the Philadelphia Housing Trust Fund (HTF); or (b) an additional 10% affordable units on-site or within ½ mile of on-site units. The calculations for that payment shown in the table below.
- An Economic Opportunity Plan must be filed before zoning permits are issued, to demonstrate efforts for representative opportunities for minority, women, and disabled-owned businesses and a diverse workforce in connection with each Project.

*Questions and comments from the Commission at the minute mark in video (01:38:13).*

Commissioner Johns asked for the difference between the current Bill and a previous similar Bill and Mr. Austin explained. Commissioner Gaston inquired about the affordable onsite, and how would it work and be monitored. As a former housing developer, Mr. Austin stated, at the lowest income level, it's difficult to find mortgageable buyers. Commissioner Johns commented on the idea of ensuring that affordable housing is developed and give opportunity for diversity to mixed-income communities and be more inclusive.

Commissioner Capita agreed and added that the Bill is focused on the third and seventh Council Districts and asked what happens to other communities whose Council persons aren't pushing for the same kind of efforts. How can they ensure that other neighborhoods can get the benefits of what this Bill is trying to do? Chair Fadullon mentioned that they still have the voluntary bonus that the Commission made amendments to. Hopefully, this Bill will be potentially adopted into other districts. Right now, what's on the table, is just the third and seventh.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:46:00).

*Motion by Commissioner Gaston and seconded by Commissioner Rashid to accept staff recommendation for 45-days.*

*Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, and Commissioner Rashid. Motion carried (7-0).*

*Chair Fadullon noted for the record, that Commissioner Eiding had a hard stop at 2:45 p.m.*

**9. Action Item: Zoning Bill 210637: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-800, entitled "Parking and Loading," pertaining to parking requirements for uses in historically designated properties, all under certain terms and conditions. Introduced by Councilmember Squilla on June 24, 2021. (Presented by Peter Barnard)**

**Staff recommendation is for approval.**

Bill 210637 amends language in a previously adopted bill (190611), which lowered the minimum parking requirement for properties that are locally designated historic or that contribute to a local historic district, by removing the word "addition" from the regulation. This change clarifies that new floor area within the existing historic building will not trigger a minimum parking requirement. Expansion of the historic building will still require a minimum parking requirement of 50% of the base zoning layer but add a provision to allow that parking to be provided off-site.

*Questions and comments from the Public at the minute mark in video (01:49:35).*

Mr. Patrick supports Zoning Bill No. 210637.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:50:25).

*Motion by Commissioner Johns and seconded by Commissioner Rashid 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 Gaston, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, and Commissioner Rashid. Motion carried (6-0).*

**10. Action Item: Streets Bill 210629: Authorizing the revision of lines and grades on a portion of City Plan No. 120 by striking from the City Plan and vacating Nicholas Street and Turner Street, each from Twentieth Street to Twenty-First Street, and reserving and placing on the City Plan rights-of-way for various utility purposes within the beds of Nicholas and Turner Streets being stricken and authorizing acceptance of the grant to the City of the said rights-of-way, all under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on June 24, 2021. (Presented by David Fecteau)**

**Staff recommendation is for 45-days.**

In June, of 2021, the Commission reviewed proposed zoning changes to several blocks in North Central Philadelphia and recommended that the bill (210467) not be approved. The Commission believed that the Philadelphia Housing Authority's proposal had merit but was proposed in the wrong location. This street striking bill is a companion to the zoning bill.

After the June Commission meeting, PCPC staff met with PHA staff to discuss the proposal. Our staff understands that PHA has revised their preliminary proposal to build two warehouses, one on the block bounded by 20th Street, 21st Street, Cecil B Moore Avenue and Turner Street, and the other on the block bounded by 20th Street, 21st Street, Turner Street and Nicholas Street. This revised proposal would not require the removal of any streets from the City Plan.

PHA also submitted their own amendment to zoning bill 210467 that would change the proposed Residential Multi-family zoning on Cecil B Moore Avenue to Industrial Commercial Mixed Use. However, their staff stated to our staff that they may still be interested in building an apartment block on Cecil B. Moore Avenue.

Since PHA's plans seem are not fully developed, we are recommending that this bill not be approved. A new street striking bill could be introduced into Council once the Authority's plans are final.

The proposal to strike City streets to facilitate a warehouse in this location conflicts with the goals of the Lower North District Plan, part of the City's Comprehensive Plan.

*Questions and comments from the Commission at the minute mark in video (01:55:39).*

Commissioner Johns expressed he was glad to hear that there's conversation with the Philadelphia Housing Authority. And hope that the continued relationship and conversation for the best plan for the community.

*Questions and comments from the Public at the minute mark in video (01:56:56).*

Ms. Judith Robinson inquired about compensation for property owners. Chair Fadullon informed Ms. Robinson that the Planning Commission wouldn't have the information about compensation to the property owners, then suggested reaching out to Philadelphia Housing Authority or Redevelopment Authority.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:58:30).

*Motion by Commissioner Johns and seconded by Commissioner Gaston to accept staff recommendation, request for 45-days.*

*Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Castle, Commissioner Johns, Commissioner Syrnick, Commissioner Lamb, and Commissioner Rashid. Motion carried (6-0).*

#### **11. Action Item: Final Plat for 1 Crescent Drive (Presented by Brian Wenrich)**

**Staff recommendation is for approval.**

This is for the relocation of lot lines to create two (2) lots (Parcel 7C1 and Parcel 7C2) from one (1) existing lot (1 Crescent Drive - OPA#883813200) as per plans.

No proposed use change at this time, subdivision only.

Final Plat - Zoning Permit # ZP-2021-007570

*Questions and comments from the Commission at the minute mark in video (02:01:09).*

*Commissioner Syrnick asked Mr. Wenrich to clarify that after the subdivision, there will be street although it's a private street and Mr. Wenrich confirmed.*

*Commissioner Rashid asked for the purpose. Rachael Pritzker responded that they were looking to subdivide in conjunction with the master plan to prepare very large lots for future development plan for the Navy Yard. Further discussion continued between Chair Fadullon, Commissioner Syrnick, Ms. Pritzker, Mr. Wenrich, and Commissioner Gaston regarding, the subdivision and zoning and subdivision standards (02:02:39). Ms. Sharpe added that the Planning Commission approved the subdivision of parcels in the Navy Yard. On the current day, what was being requested, was an additional subdivision of an already approved plat. Sarah Chiu confirmed.*

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:11:24).

*Motion by Commissioner Syrnick and seconded by Commissioner Rashid to request for 45-days to receive additional information as to why the subdivision is being requested.*

*Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Castle, Commissioner Syrnick, Commissioner Lamb, Commissioner Rashid, and Chair Fadullon. Motion carried (6-0).*

*Commissioner Johns recused himself from this item.*

This concludes the July Planning Commission Meeting.

Chair Fadullon asked for a motion to adjourn at the minute mark in video (02:13:40).

*Motion by Commissioner Rashid and seconded by Commissioner Gaston to adjourn. Motion carried unanimously (6-0).*

The next City Planning Commission Meeting will be **Thursday, September 23, 2021 at 1:00 p.m.** via Zoom platform.

## SUMMARY

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### 1. Approval of Minutes from June 2021

**APPROVED**

### 2. Executive Director's Update.

a. Welcome to new Commissioner Ximena Valle, AIA, LEED AP

b. Item in Accord i. 7611-25 Germantown Avenue, Wissahickon Watershed Overlay Impervious Coverage Waiver

c. Redevelopment Agreement for Administrative Approval i. Agreement with Habitat for Humanity Philadelphia, Inc. for 1604 through 1616 Page Street.

1. Review and Comment: 3600 Block of Spring Garden Street Historic District Nomination (Presented by Megan Cross Schmitt, Philadelphia Historical Commission)

2. Review and Comment: Disston-Tacony Industrial Waterfront Historic District Nomination (Presented by Allyson Mehley, Philadelphia Historical Commission)

3. Action Item: Adopt the Jefferson Heliport Hazard Map. (Presented by Paula Brumbelow Burns)

**APPROVED**

4. Action Item: Zoning Bill 210634: To amend the Master Plan for the University of Pennsylvania by areas of land located within an area bounded by Guardian Drive, East Service Drive, Civic Center Boulevard, 34th Street, 33rd Street, Walnut Street, the Schuylkill River, 34th Street, and University Avenue. Introduced by Councilmember Gauthier on June 24, 2021. (Presented by Matt Wysong)

**APPROVED**

5. Action Item: Shared Use Path Approvals for (a) South Broad Street and (b) Martin Luther King Jr Drive Bridge. (Presented by David Kanthor)

**APPROVED**

6. Action Item: Amend the Planning Commission Regulations regarding Split Zone Determinations. (Presented by Mason Austin)

**APPROVED**

7. Action Item: Zoning Bill 210638: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, to amend Title 14 of The Philadelphia Code by adding Section 14-531, entitled "/SMH, South Philadelphia Municipal Hub Overlay District," and making other related changes, and approving the Residential Mixed-Use-2 District (RMX-2) Master Plan for the site generally bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, all under certain terms and conditions. Introduced by Councilmember Squilla on June 24, 2021. (Presented by Jonathan Goins)

**APPROVED FOR 45-DAYS**

8. Action Item: Zoning Bill 210633: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/MIH, Mixed Income Neighborhoods Overlay District"; by revising certain provisions of Chapter 14-702, entitled "Floor Area, Height, and Dwelling Unit Density Bonuses"; and by making related changes, all under certain terms and conditions. Introduced by Councilmembers Gauthier, Quiñones-Sánchez and Johnson on June 24, 2021. (Presented by Mason Austin)

**APPROVED FOR 45-DAYS**

9. Action Item: Zoning Bill 210637: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-800, entitled "Parking and Loading," pertaining to parking requirements for uses in historically designated properties, all under certain terms and conditions. Introduced by Councilmember Squilla on June 24, 2021. (Presented by Peter Barnard)

**APPROVED**

10. Action Item: Streets Bill 210629: Authorizing the revision of lines and grades on a portion of City Plan No. 120 by striking from the City Plan and vacating Nicholas Street and Turner Street, each from Twentieth Street to Twenty-First Street, and reserving and placing on the City Plan rights-of-way for various utility purposes within the beds of Nicholas and Turner Streets being stricken and authorizing acceptance of the grant to the City of the said rights-of-way, all under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on June 24, 2021. (Presented by David Fecteau)

**APPROVED FOR 45-DAYS**

11. Action Item: Final Plat for 1 Crescent Drive (Presented by Brian Wenrich)

**STAFF RECOMMENDATION FOR APPROVAL WAS NOT APPROVED  
COMMISSION REQUESTED FOR 45-DAYS TO RECEIVE ADDITIONAL INFORMATION FOR WHY  
SUBDIVISION IS BEING REQUESTED**



#	Question	Asker Name	Asker Email
1	May we have access to a copy of these slides?	Al-Jalil Gault	gaulta@upenn.edu
2	The owner is here and is asking to speak	rachaelpritzker	rachael@pritzkerlg.com

<b>Answer(s)</b>
Please reach out to <a href="mailto:Planning@phila.gov">Planning@phila.gov</a> . We can try to dowload the slides and send a pdf.

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	Gabriel Gottlieb	Gabriel	Gottlieb	gabrielgottlieb7@gmail.com	7/15/2021 12:57	denied	7/15/2021 13:05	7/15/2021 15:19	135	The United States
Yes	Brett Feldman	Brett	Feldman	bfeldman@klehr.com	7/15/2021 10:06	approved	7/15/2021 13:05	7/15/2021 15:02	118	The United States
Yes	Esther Marcelin	Esther	Marcelin	emarcelin@gpasspa.org	7/15/2021 12:59	approved	7/15/2021 13:06	7/15/2021 13:36	30	The United States
Yes	Kyle Flood	Kyle	Flood	kyle.flood@pha.phila.gov	7/15/2021 13:00	approved	7/15/2021 13:05	7/15/2021 14:26	82	The United States
Yes	Kyle Flood	Kyle	Flood	kyle.flood@pha.phila.gov			7/15/2021 14:30	7/15/2021 14:37	8	The United States
Yes	Kyle Flood	Kyle	Flood	kyle.flood@pha.phila.gov			7/15/2021 14:37	7/15/2021 14:49	13	The United States
Yes	Kyle Flood	Kyle	Flood	kyle.flood@pha.phila.gov			7/15/2021 14:50	7/15/2021 15:04	14	The United States
Yes	Art Vandelay	Art	Vandelay	asdf@asdf.com	7/15/2021 13:56	approved	7/15/2021 13:56	7/15/2021 15:04	68	The United States
Yes	Matt Noblett   Behnisch Architekten	Matt	Noblett   Behnisch Architekten	rmn@behnisch.com	7/15/2021 12:59	approved	7/15/2021 13:05	7/15/2021 13:43	39	The United States
Yes	Alex Balloon	Alex	Balloon	alex@taconycdc.org	7/15/2021 12:54	approved	7/15/2021 13:05	7/15/2021 14:02	58	The United States
Yes	Mike Rashid	Mike	Rashid	marashid603@gmail.com	7/15/2021 13:08	approved	7/15/2021 13:09	7/15/2021 13:33	25	The United States
Yes	Andrew Meloney	Andrew	Meloney	andrew.meloney@pha.phila.gov	7/15/2021 13:55	approved	7/15/2021 13:55	7/15/2021 13:55	1	The United States
Yes	Corey Hull	Corey	Hull	chull@jmt.com	7/15/2021 12:59	approved	7/15/2021 13:05	7/15/2021 13:55	50	The United States
No	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	North	Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariellc@gmail.com	6/11/2021 8:27	approved	--	--	--	
Yes	Lauren Burnham	Lauren	Burnham	Lburnham@americanswedish.org	7/15/2021 13:02	approved	7/15/2021 13:05	7/15/2021 13:09	5	The United States
Yes	rachaelpritzker	rachaelpritzker		rachael@pritzkerlg.com	7/15/2021 13:02	denied	7/15/2021 13:05	7/15/2021 15:19	135	The United States
Yes	Samuel Hausner-Levine	Samuel	Hausner-Levine	shausner@upenn.edu	7/15/2021 13:12	approved	7/15/2021 13:12	7/15/2021 15:19	128	The United States
Yes	Patrick Eiding	Patrick	Eiding	klatarre@philaflcio.org	7/15/2021 13:16	approved	7/15/2021 13:16	7/15/2021 13:35	20	The United States
Yes	Derrick Howie	Derrick	Howie	howie.derrick@yahoo.com	7/15/2021 15:09	denied	7/15/2021 15:09	7/15/2021 15:19	10	The United States
Yes	Vadim Fleysh# City of Philadelphia# Streets Department	Vadim	Fleysh, City of Philadelphia, Streets Department	vadim.fleysh@phila.gov	7/15/2021 12:58	approved	7/15/2021 13:05	7/15/2021 14:06	62	The United States
Yes	Michael Rashid			Michael.Rashid@phila.gov	5/13/2021 16:00	upgraded to panelist	7/15/2021 13:35	7/15/2021 13:51	17	The United States
Yes	Darin Gatti	Darin	Gatti	darin.gatti@phila.gov	7/15/2021 13:00	approved	7/15/2021 13:06	7/15/2021 14:05	59	The United States
Yes	mina monavarian	mina	monavarian	mina.monavarian@phila.gov	7/15/2021 13:02	approved	7/15/2021 13:05	7/15/2021 13:07	2	The United States
Yes	Nicole Ozdemir	Nicole	Ozdemir	tul07913@temple.edu	7/15/2021 13:21	approved	7/15/2021 13:21	7/15/2021 13:36	15	The United States
Yes	Cassidy Martin - Old City District	Cassidy	Martin - Old City District	cassidy.martin@oldcitydistrict.org	7/15/2021 12:58	approved	7/15/2021 13:05	7/15/2021 14:25	80	The United States
Yes	Tara L. Gontek	Tara	L. Gontek	tgontek@pahouse.net	7/15/2021 12:59	approved	7/15/2021 13:05	7/15/2021 15:19	134	The United States
Yes	Michael.Schickling	Michael.Schickling		michael.schickling@phila.gov	7/15/2021 13:00	approved	7/15/2021 13:05	7/15/2021 14:06	61	The United States
Yes	Eric Delss	Eric	Delss	edelss@upenn.edu	7/9/2021 17:34	approved	7/15/2021 13:05	7/15/2021 13:55	50	The United States
Yes	Leigh Whitaker	Leigh	Whitaker	leighw@upenn.edu	7/15/2021 13:02	approved	7/15/2021 13:05	7/15/2021 13:43	39	The United States
Yes	Shawn Jalousinski	Shawn	Jalousinski	sjalousinski@scssd.org	7/15/2021 12:56	approved	7/15/2021 13:05	7/15/2021 13:50	46	The United States
Yes	David Gest	David	Gest	gestd@ballardspahr.com	7/15/2021 13:47	approved	7/15/2021 13:47	7/15/2021 14:22	35	The United States
Yes	John.Haak - Philadelphia	John.Haak	'- Philadelphia	john.haak@phila.gov	7/15/2021 13:04	approved	7/15/2021 13:05	7/15/2021 13:06	1	The United States
Yes	John.Haak - Philadelphia	John.Haak	'- Philadelphia	john.haak@phila.gov			7/15/2021 15:14	7/15/2021 15:14	1	The United States
Yes	Oscar Beisert	Oscar	Beisert	oscar.beisert@gmail.com	7/15/2021 13:55	approved	7/15/2021 13:55	7/15/2021 15:18	84	The United States
Yes	Ian Litwin	Ian	Litwin	ian.litwin@phila.gov	7/15/2021 13:01	approved	7/15/2021 13:05	7/15/2021 13:05	1	The United States
Yes	Greg Waldman (Staff)	Greg	Waldman (Staff)	gregory.waldman@phila.gov	3/18/2021 12:10	approved	7/15/2021 13:15	7/15/2021 13:17	2	The United States
Yes	Dee Dukes	Dee	Dukes	wradeedukes@gmail.com	7/15/2021 15:09	approved	7/15/2021 15:09	7/15/2021 15:19	11	The United States
Yes	Martine.Decamp	Martine.Decamp		martine.decamp@phila.gov	7/15/2021 13:03	approved	7/15/2021 13:05	7/15/2021 13:05	1	The United States
Yes	Jametta Johnson	Jametta	Johnson	jametta.johnson@phila.gov	7/15/2021 13:00	approved	7/15/2021 13:05	7/15/2021 13:06	1	The United States
Yes	BARBARA CAPOZZI	BARBARA	CAPOZZI	BCAPOZZI@KW.COM	7/15/2021 13:04	approved	7/15/2021 13:05	7/15/2021 13:55	50	The United States
Yes	Rich Leimbach	Rich	Leimbach	richleim@aol.com	7/15/2021 13:13	approved	7/15/2021 13:13	7/15/2021 13:23	10	The United States
Yes	Laura Spina	Laura	Spina	laura.spina@phila.gov	7/15/2021 13:06	approved	7/15/2021 13:06	7/15/2021 13:06	1	The United States
Yes	Harrison Haas	Harrison	Haas	hhaas@cozen.com	7/15/2021 13:26	approved	7/15/2021 13:26	7/15/2021 13:33	7	The United States
Yes	Keith Davis (Staff)	Keith		Keith.F.Davis@Phila.gov	6/7/2021 14:11	approved	7/15/2021 13:13	7/15/2021 13:14	1	The United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh5@gmail.com	7/15/2021 13:45	approved	7/15/2021 13:45	7/15/2021 14:27	43	The United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh5@gmail.com			7/15/2021 14:27	7/15/2021 15:01	34	The United States
Yes	Edward Benfold	Edward	Benfold	benfold@upenn.edu	7/15/2021 12:58	approved	7/15/2021 13:05	7/15/2021 13:44	40	The United States
No	Clean Air Council	Clean	Air Council	nzr@cleanair.org	7/13/2021 14:26	approved	--	--	--	
Yes	QUEEN Judith Robinson	QUEEN	Judith Robinson	jjdthrbnsn@aol.com	7/15/2021 13:12	approved	7/15/2021 13:12	7/15/2021 15:04	113	The United States
Yes	SuePatrone	SuePatrone		susan.patrone@yahoo.com	7/15/2021 13:00	approved	7/15/2021 13:05	7/15/2021 14:36	92	The United States
Yes	Dee Dukes	Dee	Dukes	deed@cciu.org	7/15/2021 14:51	approved	7/15/2021 14:51	7/15/2021 15:09	18	The United States
Yes	SARAH MASSEY	SARAH	MASSEY	snmassey@upenn.edu	7/15/2021 13:00	approved	7/15/2021 13:05	7/15/2021 15:19	134	The United States
Yes	Hugh Lavery	Hugh	Lavery	hugh.lavery@jefferson.edu	7/15/2021 13:00	approved	7/15/2021 13:11	7/15/2021 13:34	23	The United States
Yes	John Mondlak	John	Mondlak	john.mondlak@phila.gov	7/15/2021 13:04	approved	7/15/2021 13:05	7/15/2021 13:06	2	The United States
Yes	Jack C (Staff)	Jack	C (Staff)	jack.conviser@phila.gov	7/15/2021 13:05	approved	7/15/2021 13:05	7/15/2021 13:06	1	The United States
Yes	Tim	Tim		timothy.dragan@phila.gov	7/15/2021 13:00	approved	7/15/2021 13:05	7/15/2021 14:07	62	The United States
Yes	Kacie Liss	Kacie	Liss	katherine.liss@phila.gov	7/15/2021 13:07	approved	7/15/2021 13:07	7/15/2021 13:08	1	The United States
Yes	Al-Jalil Gault	Al-Jalil	Gault	gaulta@upenn.edu	7/15/2021 13:00	approved	7/15/2021 13:05	7/15/2021 14:20	76	The United States
Yes	Tony Forte	Tony	Forte	tonyforte16@gmail.com	7/15/2021 12:50	approved	7/15/2021 13:05	7/15/2021 13:33	29	The United States
Yes	Patrick Grossi	Patrick	Grossi	patrick@preservationalliance.com	7/15/2021 12:55	approved	7/15/2021 13:05	7/15/2021 14:57	113	The United States
Yes	Martha Cross	Martha	Cross	mjc374@drexel.edu	7/15/2021 13:43	approved	7/15/2021 13:43	7/15/2021 15:18	96	The United States
Yes	Patrick Eiding			peiding@philaflcio.org	2/22/2021 10:08	upgraded to panelist	7/15/2021 13:14	7/15/2021 13:18	4	The United States

Yes	Patrick Eiding			peiding@philaficio.org			7/15/2021 13:33	7/15/2021 13:35	3	The United States
Yes	Conrad Garner	Conrad	Garner	cgarner@ensemble.net	7/15/2021 13:04	approved	7/15/2021 13:05	7/15/2021 14:34	89	The United States
Yes	Conrad Garner	Conrad	Garner	cgarner@ensemble.net			7/15/2021 15:14	7/15/2021 15:18	4	The United States
Yes	Sarah Chiu	Sarah	Chiu	Sarah.Chiu@phila.gov	6/7/2021 14:11	approved	7/15/2021 13:05	7/15/2021 13:06	2	The United States
	12158435555						7/15/2021 15:01	7/15/2021 15:02	1	The United States
	18057485992						7/15/2021 15:15	7/15/2021 15:18	4	The United States
	18057485992						7/15/2021 13:07	7/15/2021 14:19	73	The United States
	12158435555						7/15/2021 15:02	7/15/2021 15:18	17	The United States
	12157041792						7/15/2021 13:19	7/15/2021 13:20	1	The United States