

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES MARCH 17, 2022

PRESENT:

Anne Fadullon, Chair

Joseph Syrnick, Vice Chair

Michael Johns

Maria Gonzalez

Dawn Summerville

Patrick Eiding

Cheryl L. Gaston

Charlotte Castle

Marisa Waxman

Ximena Valle

Eleanor Sharpe

NOT PRESENT:

Catherine Lamb

Garlen Capita

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

Jonathan Goins, 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. Goins turned the meeting over to the Commission Chair Anne Fadullon, to begin the meeting.

1. Executive Director’s Update.

Special City Planning Commission Meeting

- Thursday, March 24th at 1:00 p.m.

Next Civic Design Review Meeting

- Tuesday, April 5th at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, April 21st at 1:00 p.m.

A. Item in Accord with Previous Policy

- i. Streets Bill No. 220188: An Ordinance authorizing the striking from City Plan No. 269 and abandonment of a portion of a certain right of way for drainage purposes and water main purposes in the vicinity of the northwesterly side of Civic Center Boulevard, northeast of Osler Circle, under certain terms and conditions.

The proposed development is for the New Patient Tower, a new 29-story hospital building; two levels of underground parking with a total of 149 spaces within the new structure (454 parking spaces, 17 accessible spaces, and 23 preferential parking spaces provided on the entire lot); 17 total loading spaces.

B. Items for Administrative Approval

- i. Redevelopment Agreement with SR 40th Street LLC (Smith Roller) for 629, 637, 718 and 744 N. 40th Street for multi-family construction. Mantua and Belmont Redevelopment Areas.
- ii. Redevelopment Agreement with 624 S 13th Street LLC for 614-26 S 13th Street for 46 apartment units. South Central Redevelopment Area.
- iii. Redevelopment Agreement with Janney Street Apartments LP for 2841-63 Janney Street and 2842-60 Weikel Street for construction of 47 senior citizen apartments. East Kensington a.k.a. Kensington North of Lehigh Redevelopment Areas.

1. Review and Comment: Victorian Roxborough Historic District (Presented by Kim Chantry, Philadelphia Historical Commission)

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.

Questions and comments from the Commission at the minute mark in video (00:10:15).

Commissioner Johns wanted to know why specific properties were left out.

Questions and comments from the Public at the minute mark in video (00:12:09).

Celeste Hardester shared frustration behind the persistent threat of demolition of buildings, anchor properties on corners, and also chopping up centers of blocks.

2. Action Item: Redevelopment Agreement with Pennrose PHL LLC for 217-53 N. 9th Street for 51 affordable dwelling units and amenities. Center City Redevelopment Area. (Ian Litwin).

Staff recommendation is for approval.

Pennrose PHL, LLC is proposing to develop a 5-story affordable senior development at the Southeast corner of 9th and Vine Streets. There will be fifty-one (51) affordable units consisting of eighteen (18) studios, thirty-two (32) one-bedroom units, and one (1) two-bedroom unit. The Area Median Income (AMI) breakdown will be six units rented at 20 percent AMI or below, 21 units rented between 21-50 percent AMI and 24 units rented between 51-60 percent AMI.

The development will also have a community room, fitness center, common laundry on each floor and on-site management space. An on-site Supportive Service Coordinator, hired from the community, will plan events and programming for the residents and the residents of the surrounding neighborhood. The Disposition price will be \$1.

Questions and comments from the Commission at the minute mark in video (00:17:38).

Commissioner Waxman wanted to know about the collaboration between Chinatown Development Corporation and Penn Rose. Mr. Litwin responded and Chair Fadullon clarified the RFP process.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:22:21).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Johns, Commissioner Gonzalez, Commissioner Summerville, Commissioner Eiding, Commissioner Gaston, Commissioner Castle, Commissioner Waxman, and Commissioner Valle. Motion carried unanimously to approve staff recommendation for approval (8-0).

Commissioner Syrnick was not present for this item.

3. Action Item: Zoning Bill No. 220224: To approve amendments to the Drexel University Master Plan in the area bounded by 34th Street, Cherry Street, 33rd Street, and Powelton Avenue, related to the Kelly Hall building at 203 N 34th Street. Introduced by Councilmember Gauthier on March 10, 2022. (Presented by Keith Davis)

Staff recommendation is for approval.

Drexel University is requesting an addition to their existing Kelly Hall, a University resident dorm, to include an entrance reception, mail lounge, study lounge, and group study rooms.

Public Engagement: None (of which PCPC is aware of)

Kimberly Miller from Drexel University's Office of Real Estate and Facilities called a meeting with Planning Commission staff on 12/10/21 to introduce the project. It was determined that the project's size necessitates a Bill from Council to introduce an ordinance for this major amendment to Drexel's SP-INS District.

This proposal is consistent with *Philadelphia2035* objective 2.3.1. "Encourage institutional development and expansion through policy and careful consideration of land resources".

Further, with the addition of the proposed project, Drexel University remains compliant with its SP_INS District regulations governing floor area ratio, occupied area, and parking requirements (see Supporting Materials).

This project qualifies as a Major Amendment to a Master Plan because it introduces more than 2,500 sq. ft of new gross floor area, per 14.304.4 of the Philadelphia Code.

Questions and comments from the Public at the minute mark in video (00:30:17).

Kimberly Miller expressed support for the Bill.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:31:01).

Motion duly made by Commissioner Johns and seconded by Commissioner Syrnick to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Johns, Commissioner Gonzalez, Commissioner Summerville, Commissioner Eiding, Commissioner Gaston, Commissioner Castle, Commissioner Syrnick, Commissioner Waxman, and Commissioner Valle,. Motion carried unanimously to approve staff recommendation for approval (9-0).

Motion duly made by Commissioner Gaston and seconded by the Commission to adjourn at the minute mark in video (00:32:05).

Chair Fadullon announced special commission meeting to review the Capital Budget and regular scheduled Commission Meeting will be April 21, 2022.

SUMMARY

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APPROVED

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Donna Carney (she/her)		3/17/2022 13:01	3/17/2022 13:33	32	United States
Yes	margaretannmorris		3/17/2022 13:03	3/17/2022 13:23	20	United States
Yes	Molly Baum		3/17/2022 13:00	3/17/2022 13:33	33	United States
Yes	Laura.Spina		3/17/2022 13:01	3/17/2022 13:32	32	United States
Yes	Nicole Ozdemir		3/17/2022 13:03	3/17/2022 13:33	30	United States
Yes	Melanie Knezich		3/17/2022 13:02	3/17/2022 13:04	2	United States
Yes	Nathan Grace		3/17/2022 13:07	3/17/2022 13:32	26	United States
Yes	Kelly Yan		3/17/2022 13:00	3/17/2022 13:32	33	United States
Yes	Alex Smith		3/17/2022 13:03	3/17/2022 13:33	30	United States
Yes	Jametta Johnson		3/17/2022 13:00	3/17/2022 13:33	33	United States
Yes	Don & Susan Simon		3/17/2022 13:00	3/17/2022 13:14	14	United States
Yes	Martine Decamp	martine.decamp@phila.gov	3/17/2022 13:01	3/17/2022 13:33	32	United States
Yes	Dan Herrman		3/17/2022 13:00	3/17/2022 13:14	14	United States
Yes	Kaitlin Frankforter - SCB		3/17/2022 13:00	3/17/2022 13:32	33	United States
Yes	Celeste Hardester		3/17/2022 13:00	3/17/2022 13:18	18	United States
Yes	Brian Wenrich		3/17/2022 13:05	3/17/2022 13:33	29	United States
Yes	Kimberly Miller		3/17/2022 13:03	3/17/2022 13:33	30	United States
Yes	Yue Wu		3/17/2022 13:15	3/17/2022 13:24	10	United States
Yes	Jihad Ali		3/17/2022 13:14	3/17/2022 13:33	19	United States
Yes	Chadd Harrison		3/17/2022 13:00	3/17/2022 13:32	32	United States
Yes	mina monavarian		3/17/2022 13:01	3/17/2022 13:33	32	United States
Yes	Aaron Holly		3/17/2022 13:00	3/17/2022 13:33	33	United States
Yes	Xujin Wang		3/17/2022 13:05	3/17/2022 13:22	17	United States
Yes	Matt Wysong (PCPC Staff)		3/17/2022 13:00	3/17/2022 13:33	33	United States
Yes	Sarah Chiu		3/17/2022 13:00	3/17/2022 13:33	33	United States
Yes	John Haak (PCPC)		3/17/2022 13:00	3/17/2022 13:33	33	United States
Yes	Julia Heberle		3/17/2022 13:00	3/17/2022 13:16	16	United States
Yes	Aaron Armstrong		3/17/2022 13:00	3/17/2022 13:33	33	United States
Yes	Jon Farnham		3/17/2022 13:06	3/17/2022 13:14	8	United States
Yes	Eloise Young		3/17/2022 13:11	3/17/2022 13:33	22	United States
Yes	Mike Katra		3/17/2022 13:02	3/17/2022 13:14	13	United States
Yes	cherylfeldman		3/17/2022 13:06	3/17/2022 13:14	8	United States