

## Agenda Philadelphia City Planning Commission

**Thursday, June 9, 2022 at 1:00 p.m.**

**Remote Meeting on Zoom**

**Anne Fadullon, Chair**

Instructions for participating in the meeting are included at the bottom of this agenda

1. Executive Director's Update.
  - i. Reminder: RCO Registration and trainings.
  - ii. Request for 45 Days
    - i. Zoning [Bill No. 220418](#): An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising and clarifying certain provisions and making technical changes, all under certain terms and conditions.
    - ii. Zoning [Bill No. 220447](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing for limited expansion of single-room residence, under certain terms and conditions.
    - iii. Zoning [Bill No. 220448](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to provide for a height allowance for certain solar collectors; all under terms and conditions.
  - iii. Items in Accord with Previous Policy
    - i. Streets [Bill No. 220489](#): Amending Section 2 of an Ordinance (Bill No. 180560) approved July 10, 2018, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Parker on May 26, 2022.
    - ii. Streets [Bill No. 220490](#): Authorizing encroachments in the nature of a pedestrian underpass in the vicinity of 5700-30 City Avenue, under certain terms and conditions. Introduced by Councilmember Jones on May 26, 2022.
    - iii. Streets [Bill No. 220494](#): Authorizing the striking from City Plan No. 97 and abandoning of a right-of-way for drainage purposes and water main purposes, in the vicinity of east of Broad Street and extending from Washington Avenue to Carpenter Street, and a right-of-way for gas main purposes, located in the vicinity of north of Washington Avenue and extending from Thirteenth Street westwardly to a terminus, under

- certain terms and conditions. Introduced by Councilmember Johnson on May 26, 2022.
- iv. Streets [Bill No. 220513](#): Authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating the curblines, reducing the cartway width, modifying the curb grades, and lowering the curb elevations of Osler Circle from Civic Center Boulevard to a terminus northwestwardly therefrom and from Curie Boulevard to a terminus southeastwardly therefrom, all under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
  - v. Property [Bill No. 220517](#): Authorizing the installation, ownership, and maintenance of various encroachments in the vicinity of 1 Convention Avenue, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
  - vi. Streets [Bill No. 220519](#): Authorizing the striking from City Plan No. 130 and vacating of an area for municipal purposes located at the intersection of the northeasterly side of Haverford Avenue and the westerly side of Wilton Street, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
2. Action Item: Zoning [Bill No. 200118](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-700, entitled "Development Standards," by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, all under certain terms and conditions. Introduced by Councilmembers Squilla and O'Neill on February 6, 2020. (Presented by Ian Litwin)
3. Action Item: Zoning [Bill No. 220414](#): "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising and clarifying certain landscaping requirements and provisions and making related technical changes, all under certain terms and conditions." Introduced by Councilmember Gilmore Richardson on May 12, 2022. (Presented by Matt Wysong)
4. Action Item: Zoning [Bill No. 220417](#): "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising Section 14-303(11A), entitled 'Registered Community Organizations,' by establishing a fund to be used by Registered Community Organizations to obtain legal representation for hearings and appeals before the Zoning Board of Adjustments, all under certain terms and conditions." Introduced by Councilmembers Jones and Squilla on May 12, 2022. (Presented by Jonathan Goins)
5. Action Item (45 Day Request from May 19, 2022): Zoning [Bill No. 220358](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of

Chapter 14-503, /NCA, Neighborhood Commercial Area Overlay District related to the Ridge Avenue /NCA district and by making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on April 28, 2022. (Presented by Paula Brumbelow Burns)

6. Action Item: Zoning [Bill No. 220445](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Oxford Avenue, Tyson Avenue, Rising Sun Avenue, Glenview Street, Bingham Street, Kerper Street, Rising Sun Avenue, Unruh Avenue, Martins Mill Road, City Boundary, and Hasbrook Avenue. Introduced by Councilmember Parker on May 19, 2022. (Presented by Aaron Holly)
7. Action Item: Zoning [Bill No. 220446](#): An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising certain provisions of Section 14-520, entitled '/NDO, Ninth District Overlay District,' all under certain terms and conditions. Introduced by Councilmember Parker on May 19, 2022. (Presented by Peter Barnard)
8. Action Items: 51<sup>st</sup> Street and Woodland Avenue (Presented by Nicole Ozdemir)
  - a. Zoning [Bill No. 220450](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Woodland Avenue, 49th Street, Grays Avenue, and 54th Street. Introduced by Councilmember Gauthier on May 19, 2022.
  - b. Streets [Bill No. 220512](#): Authorizing the revision of lines and grades on a portion of City Plan No. 246 by striking from the City Plan Fifty-First Street from Woodland Avenue to its terminus southeastwardly therefrom and reserving and placing on the City Plan a right-of-way for public utility purposes within a portion of said Fifty-First Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
9. Action Items: 52<sup>nd</sup> and Market Streets (Presented by Brian Wenrich)
  - a. Zoning [Bill No. 220451](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 50th Street, Pine Street, and 54th Street. Introduced by Councilmember Gauthier on May 19, 2022.
  - b. Zoning [Bill No. 220452](#): An Ordinance amending Section 14-513 of The Philadelphia Code, entitled '/TOD, Transit-Oriented Development Overlay District,' to designate additional Transit-Oriented Development Transit Stations, all under certain terms and conditions. Introduced by Councilmember Gauthier on May 19, 2022.

10. Action Items: 12<sup>th</sup> and Wharton Streets (Presented by Jonathan Goins)

- a. Property [Bill No. 220522](#): Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development, all or a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets for further conveyance; to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for use by the City of Philadelphia of a premises located at 1357 S. 12th Street, Philadelphia, Pennsylvania; and to acquire fee simple title or a lesser real estate interest by purchase, condemnation, or otherwise, in a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets; all under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022.
- b. Zoning [Bill No. 220458](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500 entitled "Overlay Zoning Districts," by amending the provisions of Section 14-527, entitled "VSMH, South Philadelphia Municipal Hub Overlay District," all under certain terms and conditions. Introduced by Councilmember Squilla on May 19, 2022.

11. Action Items: Penn's Landing Park Over I-95 (Presented by Ian Litwin)

- a. Property [Bill No. 220457](#): Authorizing the Public Property Commissioner, on behalf of the City, to execute all documents necessary and appropriate, including conveyances of easements, title, and other interests in City-owned real estate, new leases and amendments to existing leases, to facilitate and support the coordinated and comprehensive development of the Delaware River waterfront, Interstate 95, and Christopher Columbus Boulevard (formerly a portion of Delaware Avenue), in the area bounded by Market Street, Pemberton Street, Front Street, and the Delaware River bulkhead line; and authorizing the Philadelphia Redevelopment Authority to execute corresponding conveyances, amendments and agreements; all under certain terms and conditions. Introduced by Councilmember Squilla on May 19, 2022.
- b. Zoning [Bill No. 220456](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Market Street (Extended), the Delaware River, Dock Street (Extended), and 2nd Street, in order to facilitate development of public open space extending above Christopher Columbus Boulevard and the Delaware Expressway. Introduced by Councilmember Squilla on May 19, 2022.

12. Action Item: Property [Bill No. 220419](#): "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest from Philadelphia Authority for Industrial Development (PAID) to all or a portion of a parcel or parcels of land located in and about the area bounded by 56th Street, Lindbergh Boulevard, 61st Street, Passyunk Avenue, and the Schuylkill River and to grant an easement to PAID for access across the parcel for the construction and maintenance of an accessway, all under certain terms and conditions." Introduced by Councilmember Gauthier

on May 12, 2022. (Presented by Nicole Ozdemir)

13. Action Item: Property [Bill No. 220525](#): 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 Front Street, East Allen Street, Canal Street and Laurel Street, under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022. (Presented by Greg Waldman)
14. Action Item: Streets [Bill No. 220454](#): Authorizing the vacating of Krewstown Road from Norwalk Road to its terminus southwestwardly therefrom, under certain terms and conditions. Introduced by Councilmember O'Neill on May 19, 2022. (Presented by Sarah Chiu)
15. Action Item: Streets [Bill No. 220459](#): Authorizing the revision of lines and grades on a portion of City Plan No. 284 by relocating the northwesterly houseline and the curblines of Hillcrest Avenue from its current intersection with Germantown Avenue to a point northeastwardly therefrom, thereby widening the said portion of Hillcrest Avenue and modifying its intersection with said Germantown Avenue, under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Hillcrest Avenue. Introduced by Councilmember Bass on May 19, 2022. (Presented by Sarah Chiu)
16. Action Item: Streets [Bill No. 220492](#): Authorizing the revision of lines and grades on a portion of City Plan No. 375 by placing on the City Plan a certain portion of Sixty-Seventh Street, previously stricken from the City Plan, extending southeastwardly from the present terminus of Sixty-Seventh Street, southeast of Essington Avenue, to connect with a presently disconnected portion of Sixty-Seventh Street which extends further southeastwardly to the Schuylkill River, all under certain terms and conditions. Introduced by Councilmember Johnson on May 26, 2022. (Presented by Sarah Chiu)
17. Action Item: Streets [Bill No. 220500](#): Authorizing an existing bulk front addition at 401-407 East Wyoming Avenue, Philadelphia, PA 19120, under certain terms and conditions. Introduced by Councilmember Quiñones Sánchez on May 26, 2022. (Presented by Nathan Grace)
18. Action Item: Streets [Bill No. 220528](#): Authorizing the relocation of the curblines of Watts Street, from Pine Street to a point northwardly therefrom, on City Plan No. 308, and the plotting on said City Plan of an area for public pedestrian use extending along the westerly

side of said Pine Street and authorizing acceptance of the grant to the City of the said area for public pedestrian use, all under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022. (Presented by Sarah Chiu)

## **INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING**

**Applicants and the public may participate in the meeting in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.**

To join with a device, please visit this link.

- a. <https://us02web.zoom.us/j/87843361287?pwd=eTc0ZVVkTG11YjN0UkdVYUo1OHNWUT09>
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To email comments, send them to [planning@phila.gov](mailto:planning@phila.gov) by noon on the day of the meeting

Please note that the remote public meeting will be recorded. By participating in the meeting, you are consenting to be recorded. Please also note that the email address and/or telephone number you use to join in the remote meeting will be logged by the remote meeting software and may become part of the official record of the meeting. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.