

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES APRIL 21, 2022

PRESENT:

Anne Fadullon, Chair

Joseph Syrnick, Vice Chair

Michael Johns

Maria Gonzalez

Dawn Summerville

Cheryl L. Gaston

Charlotte Castle

Garlen Capita

Catherine Lamb

Martine DeCamp

NOT PRESENT:

Patrick Eiding

Ximena Valle

Marisa Waxman

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

Peter Bernard, 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. Bernard turned the meeting over to the Commission Chair Anne Fadullon, to begin the meeting.

1. Executive Director’s Update.

Next Civic Design Review Meeting

- Tuesday, May 3rd at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, May 19th at 1:00 p.m.

Items for Administrative Approval

- i. Redevelopment Agreement with Alliance for Education Foundation, Inc for 1701 through 1711 N 19th Street for preservation of an existing playground. North Philadelphia Redevelopment Area.
- ii. Redevelopment Agreement with Father Augustus Tolton Place, LLC for 2604 Island Avenue for 45 residential units for low-income senior citizens. Eastwick Redevelopment Area.

1. **Action Item: Zoning Bill No. 220007: Amending Chapter 14-500 of The Philadelphia Code entitled, "Overlay Zoning Districts," by amending a section as proposed to be added by Bill No. 210778, entitled the "/AHP, Affordable Housing Preservation Overlay District" to add certain areas, within the area bounded by Haverford Avenue, 38th Street, Walnut Street and 46th Street, to the district and making other changes, all under certain terms and conditions. Introduced by Councilmember Gauthier on January 20, 2022. (Presented by Mason Austin)**

Chair Fadullon stated that action item Bill No. 220007 would be tabled and heard at the May Planning Commission.

2. **Action item: Zoning Bill No. 220223: 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 Councilmembers Squilla and Councilmember Quiñones Sánchez on April 7, 2022. (Presented by Greg Waldman)**

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (00:10:30).

Commissioner Johns inquired about the circles on the map that's measured from the entrance to the station, which is why it isn't a perfect circle. Commissioner Gonzalez wanted to know if the 20% of affordability was for the entire TOD areas or applicable to the new ones. Greg Waldman explained which areas were within the 7th district and amend. Chair Fadullon added that all the TODs in the 7th district for those properties currently shown in the 7th district, are TOD's and in the mend. Commissioner Johns asked if there's a minimum number of units before the 20% kicks in. Mr. Waldman responded yes, 10 units.

Questions and comments from the Public at the minute mark in video (00:14:05).

Mark Zachary expressed that York-Dauphin and Girard Stations should've been included.

Jeremy Blatstein commented on the circle in the 500-ft.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:18:42).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Castle, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Capita, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval (7-0).

3. Action Item: Redevelopment Agreement with Triangle Senior Housing One, LP for 3701 through 3733 Brown Street and 3700-06 Mantua Avenue and a Redevelopment Area Plan Amendment. (Presented by Brian Wenrich)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (00:22:58).

Commissioner Gaston inquired about public engagement based on the zoning process.

Questions and comments from the Public at the minute mark in video (00:24:39).

Ms. Dodson requested to see the first map on the slide.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:25:05).

Motion duly made by Commissioner Capita and seconded by Commissioner Gaston to accept staff recommendation for approval.

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

4. Action Item: Zoning Bill No. 220298: To approve amendments to the Jefferson Torresdale Hospital Master Plan related to a new Proton Therapy Center building at 10800 Knights Road. Introduced by Councilmember O'Neill on March 31, 2022. (Presented by Keith Davis)

Staff recommendation is for approval.

Questions and comments from the Public at the minute mark in video (00:31:09).

Commissioner Capita wanted to know if the project would change how the site is accessed on Knights Road and Red Lion Road since it's a residential district. Additionally, are there any potential traffic impact. The applicant, Adam Leaver addressed the Commission (00:32:09). They do not anticipate any traffic impact.

Commissioner Gonzalez commented on the two-lane driveway and wide lanes for traffic to move from one entrance to the other near Red Lion Road. Commissioner Johns asked if the community would have any input regarding impact of the design, of the building. Keith Davis stated that the floor area proposed, is below the trigger for Civic Design Review. Chair Fadullon added that the Zoning Bill will be heard publicly at the Rules Committee of Council.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:34:50).

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

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

Chair Fadullon was notified by staff and Counsel for the Commission to revisit the Redevelopment Agreement item. There were two approvals that needed to be voted on (00:35:37).

Redevelopment Agreement and Area Plan Amendment

With Triangle Senior Housing One, LP for 3701 through 3733 Brown Street and 3700-06 Mantua Avenue.

Staff recommendation is for approval on the Redevelopment Agreement.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:36:02).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Castle, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Capita, Commissioner Lamb, and Commissioner Summerville. Motion carried unanimously to approve staff recommendation for approval on the Redevelopment Agreement (8-0).

Redevelopment Agreement and Area Plan Amendment

With Triangle Senior Housing One, LP for 3701 through 3733 Brown Street and 3700-06 Mantua Avenue.

Staff recommendation is for approval on the Redevelopment Area Plan Amendment.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:37:08).

Motion duly made by Commissioner Capita and seconded by Commissioner Summerville to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Castle, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Capita, Commissioner Lamb, and Commissioner Summerville. Motion carried unanimously to approve staff recommendation for approval on the Redevelopment Area Plan Amendment (8-0).

5. **Action Item: Streets Bill No. 220222: Authorizing the relocation of the southwesterly curblineline of Ridge Avenue, from Calumet Street to a point northwestwardly therefrom, and the northwestly curblineline of Calumet Street, from Ridge Avenue to Kelly Drive, on City Plan No. 163, authorizing the plotting on said City Plan of an area for public pedestrian use extending along the northwestly side of Calumet Street, from Ridge Avenue to a point southwestwardly therefrom, 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 Jones on March 10, 2022. (Presented by Sarah Chiu)**

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (00:41:10).

Commissioner Capita raised concerns about the site plan total pedestrian sidewalk width. Commissioner Syrnick commented on regulated parking. Commissioner Summerville agreed with Commissioner Capita and added how busy the area is constantly. Commissioner Johns and Commissioner Syrnick confirmed how tight the area would be without a lane-by-lane present.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:48:05).

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

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

Motion duly made by Commissioner Johns and seconded by the Commission to adjourn at the minute mark in video (00:48:05).

Chair Fadullon announced special commission meeting to review the Capital Budget and regular scheduled Commission Meeting will be May 19, 2022.

SUMMARY

Executive Director's Update.

Next Civic Design Review Meeting
Tuesday, May 3rd at 1:00 p.m.

Next City Planning Commission Meeting
Thursday, May 19th at 1:00 p.m.

Items for Administrative Approval

- i. Redevelopment Agreement with Alliance for Education Foundation, Inc for 1701 through 1711 N 19th Street for preservation of an existing playground. North Philadelphia Redevelopment Area.

APPROVED

- ii. Redevelopment Agreement with Father Augustus Tolton Place, LLC for 2604 Island Avenue for 45 residential units for low-income senior citizens. Eastwick Redevelopment Area.

APPROVED

1. Action Item: Zoning Bill No. 220007: Amending Chapter 14-500 of The Philadelphia Code entitled, "Overlay Zoning Districts," by amending a section as proposed to be added by Bill No. 210778, entitled the "/AHP, Affordable Housing Preservation Overlay District" to add certain areas, within the area bounded by Haverford Avenue, 38th Street, Walnut Street and 46th Street, to the district and making other changes, all under certain terms and conditions. Introduced by Councilmember Gauthier on January 20, 2022. (Presented by Mason Austin)

BILL NO. 220007 WAS TABLED AND WILL BE HEARD AT THE MAY PLANNING COMMISSION

2. Action item: Zoning Bill No. 220223: 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 Councilmembers Squilla and Councilmember Quiñones Sánchez on April 7, 2022. (Presented by Greg Waldman)

APPROVED

3. Action Item: Redevelopment Agreement with Triangle Senior Housing One, LP for 3701 through 3733 Brown Street and 3700-06 Mantua Avenue and a Redevelopment Area Plan Amendment. (Presented by Brian Wenrich)

APPROVED

4. Action Item: Zoning Bill No. 220298: To approve amendments to the Jefferson Torresdale Hospital Master Plan related to a new Proton Therapy Center building at 10800 Knights Road. Introduced by Councilmember O'Neill on March 31, 2022. (Presented by Keith Davis)

APPROVED

5. Action Item: Streets Bill No. 220222: Authorizing the relocation of the southwesterly curblineline of Ridge Avenue, from Calumet Street to a point northwestwardly therefrom, and the northwesterly curblineline of Calumet Street, from Ridge Avenue to Kelly Drive, on City Plan No. 163, authorizing the plotting on said City Plan of an area for public pedestrian use extending along the northwesterly side of Calumet Street, from Ridge Avenue to a point southwestwardly therefrom, 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 Jones on March 10, 2022. (Presented by Sarah Chiu)

APPROVED

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Ron Bednar (PCPC Staff)		4/21/2022 13:24	4/21/2022 13:50	27	Yes	United States
Yes	Sarah.Banh		4/21/2022 13:02	4/21/2022 13:50	49	Yes	United States
Yes	Aaron Holly		4/21/2022 13:02	4/21/2022 13:50	49	Yes	United States
Yes	a weiss/SoLo		4/21/2022 13:21	4/21/2022 13:50	30	Yes	United States
Yes	Jametta Johnson		4/21/2022 13:02	4/21/2022 13:50	49	Yes	United States
Yes	jgeorge		4/21/2022 13:02	4/21/2022 13:39	38	Yes	United States
Yes	Eleanor.Sharpe		4/21/2022 13:02	4/21/2022 13:50	49	Yes	United States
Yes	Kelly Yan		4/21/2022 13:10	4/21/2022 13:50	40	Yes	United States
Yes	Ron Patterson		4/21/2022 13:04	4/21/2022 13:38	34	Yes	United States
Yes	Jeremy Blatstein		4/21/2022 13:01	4/21/2022 13:50	50	Yes	United States
Yes	Catherine Lamb	catherine.lamb@phila.gov	4/21/2022 13:02	4/21/2022 13:02	1	Yes	United States
Yes	Marty Gregorski		4/21/2022 13:01	4/21/2022 13:40	39	Yes	United States
Yes	Dawn Summerville	dawn.summerville@phila.gov	4/21/2022 13:11	4/21/2022 13:11	1	Yes	United States
Yes	Dawn Summerville	dawn.summerville@phila.gov	4/21/2022 13:12	4/21/2022 13:14	2	Yes	United States
Yes	avin		4/21/2022 13:16	4/21/2022 13:20	5	Yes	United States
Yes	Kacie Liss		4/21/2022 13:10	4/21/2022 13:50	41	Yes	United States
Yes	Gabriel Gottlieb		4/21/2022 13:02	4/21/2022 13:50	49	Yes	United States
Yes	Nathan Grace		4/21/2022 13:01	4/21/2022 13:50	50	Yes	United States
Yes	Adam E. Laver		4/21/2022 13:02	4/21/2022 13:39	38	Yes	United States
Yes	Citizens Planning Institute		4/21/2022 13:02	4/21/2022 13:50	49	Yes	United States
Yes	Cindy Farrior		4/21/2022 13:03	4/21/2022 13:50	48	Yes	United States
Yes	Xujin Wang		4/21/2022 13:03	4/21/2022 13:50	48	Yes	United States
Yes	Ian Hegarty (PCPC Staff)		4/21/2022 13:01	4/21/2022 13:50	50	Yes	United States
Yes	Essie Dodson		4/21/2022 13:12	4/21/2022 13:50	39	Yes	United States
Yes	Nicole Ozdemir		4/21/2022 13:10	4/21/2022 13:50	41	Yes	United States
Yes	Matt Wysong (PCPC Staff)		4/21/2022 13:01	4/21/2022 13:28	27	Yes	United States
Yes	Matt Wysong		4/21/2022 13:27	4/21/2022 13:36	9	Yes	United States
Yes	Matt Wysong		4/21/2022 13:49	4/21/2022 13:50	1	Yes	United States
Yes	Paula Burns (PCPC Staff)	paula.brumbelow@phila.gov	4/21/2022 13:04	4/21/2022 13:38	34	Yes	United States
Yes	Jack Conviser# Philadelphia City Planning Commission# he/him		4/21/2022 13:17	4/21/2022 13:50	34	Yes	United States
Yes	John Dizzley		4/21/2022 13:01	4/21/2022 13:37	36	Yes	United States
Yes	Sarah Chiu (Staff)	sarah.chiu@phila.gov	4/21/2022 13:01	4/21/2022 13:02	1	Yes	United States
Yes	mark zachary		4/21/2022 13:02	4/21/2022 13:21	20	Yes	United States
Yes	Alex Smith		4/21/2022 13:03	4/21/2022 13:50	47	Yes	United States