

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES JULY 20, 2023

PRESENT:

Anne Fadullon, Chair

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Garlen Capita

Dawn Summerville

Patrick Eiding

Michael Johns

Ximena Valle

Tavare Brown

Martine DeCamp

NOT PRESENT:

Maria Gonzalez

Aubrey Powers

Chair 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 the Commission Chair, to begin the meeting.

1. Action Item: Approval of the Meeting Minutes for February 16 and February 27, 2023

Seeing no questions and comments from the Commission, Chair Fadullon asked for a motion (00:01:03).

Motion duly made by Commissioner Eiding and seconded by Commissioner Summerville to approve the Meeting Minutes from February 16th and February 27th Special Planning Commission Meeting of the FY2024-2029 Capital Program and FY2024 Capital Budget.

Motion carried unanimously to approve the February 16th and February 27th Meeting Minutes (7–0).

2. Executive Director’s Update.

Martine DeCamp welcomed new Planning Commission staff, Community Health Planner Abigail Sobotka-Briner, and Community Initiatives Specialist Terrell Brown.

Ms. DeCamp provided an overview of the Broad Germantown & Erie Groundbreaking project. Construction is to be completed within 24 months.

Next Civic Design Review Meeting

- Tuesday, August 1st at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, August 17th at 1:00 p.m.

Members of the Commission extended well wishes and gratitude to Chair Fadullon. Madam Chair made brief remarks and appreciation to the Commission and staff.

- 3. Action Item: Property Bill No. 230512: Authorizing the Commissioner of Public Property to acquire, on behalf of the City, fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, for the purpose of making, enlarging, connecting, extending, operating, and maintaining public parks for recreational use, certain parcels of land, generally bounded and located between Vine Street, Fairmount Avenue, 8th Street and 12th Street, together with all improvements thereon and all associated easements and appurtenances; and to lease the property, or a portion thereof, to the Center City District; all under certain terms and conditions. Introduced by Councilmember Squilla on June 15, 2023. (Presented by Michael Gall)**

This Bill authorizes the Department of Public Property to acquire lands formerly owned and operated as a raised railway viaduct by the Reading Company. It further allows the lease of that property to the Center City District for a 20-year term, contingent upon a maintenance agreement and capital investment in improvements by the lessee. The property is being acquired for recreation purposes, triggering the Open Lands Protection Ordinance which restricts the City's ability to dispose of this property or convert it to non-recreational uses.

Staff recommendation is for approval.

Questions and comments from the Commission (00:13:57).

Commissioner Syrnick inquired about the responsibility for maintenance and Commissioner Capita wanted to know about availability and open space for public use, which was addressed by Paul Levy.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion 00:19:58).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Capita, Commissioner Summerville, Commissioner Eiding, Commissioner Johns, Commissioner Valle, Commissioner Syrnick, and Commissioner Brown.

Motion carried to approve staff recommendation for approval (8-0).

4. Action Item: Redevelopment Agreement with Liberty53 LP for 607, 625, 633, 635 and 637 N. 53rd Street in the West Mill Creek Urban Renewal Area, West Philadelphia Redevelopment Area, for construction of 31 affordable housing units. (Presented by Brian Wenrich).

Liberty 53 LP as developer of 607, 625, 633, 635 and 637 N. 53rd Street plans to build 31 units of affordable housing consisting of eight (8) two-bedroom units and 23 one-bedroom units. Four units will be rented to households at or below thirty percent 30 percent of Area Median Income, 27 units will be rented at or below 60 percent of AMI. The properties are located within the West Mill Creek Urban Renewal Area and are part of the Haddington Redevelopment Area Plan.

The proposed project will require a variance from the Zoning Board of Adjustment. The City of Philadelphia will support this proposal using funding from the Commonwealth. The proposal is in accord with the West District Plan.

Staff recommendation is for approval.

Questions and comments from the Commission (00:24:22).

Commissioner Summerville clarified that the rental units were apartments.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:25:14).

Motion duly made by Commissioner Capita and seconded by Commissioner Eiding to accept staff recommendation for approval for the redevelopment recommendation with Liberty53.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Capita, Commissioner Summerville, Commissioner Eiding, Commissioner Johns, Commissioner Valle, Commissioner Syrnick, and Commissioner Brown.

Motion carried to approve staff recommendation for approval for the redevelopment recommendation with Liberty53 (8-0).

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:26:30).

Motion duly made by Commissioner Gaston and seconded by Commissioner Eiding to accept staff recommendation for approval on the Amendment to the Haddington Plan.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Capita, Commissioner Summerville, Commissioner Eiding, Commissioner Johns, Commissioner Valle, Commissioner Syrnick, and Commissioner Brown.

Motion carried to approve staff recommendation for approval on the Amendment to the Haddington Plan (8-0).

- 5. Action Item: Streets Bill No. 230486: Authorizing the revision of lines and grades on a portion of City Plan No. 308 by striking from the City Plan and vacating Addison Street from a point approximately eighty feet east of Fifth Street to its terminus further eastwardly therefrom and reserving and placing on the City Plan a right of way for sewer and drainage purposes within the portion of Addison 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 Squilla on June 8, 2023. (Presented by Keith Davis)**

The owner of 424 Pine Street is requesting the City strike and vacate the easternmost 20 linear feet of the 400 block of Addison Street. These 20 linear feet represent the end of a dead-end street and overlap with the rear of the applicant's property line for the entire 210 sq. ft (10.5' x 20'). The applicant wishes to secure the rear of their property against vandalism and trespassing.

This section of the dead-end street includes a manhole cover to access a 12" sewer, and a fire hydrant served by a 6" water main. The fire hydrant limits the movement for automobiles using the requester's garage and provides an informal ladder for trespassers onto abutting properties.

Because 424 Pine Street's deed explicitly includes the 210 sq. ft. requested to be stricken, all of the stricken land area would remain with 424 Pine Street, and not be distributed to abutting landowners as is usually the case.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:33:12).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Capita, Commissioner Summerville, Commissioner Eiding, Commissioner Johns, Commissioner Valle, and Commissioner Brown.

Commissioner Syrnick opposed.

Motion carried to approve staff recommendation for approval (7-1).

- 6. Action Item: Streets Bill No. 230488: Authorizing the revision of lines and grades on a portion of City Plan No. 146 by striking from the City Plan and vacating Morse Street from Beach Street to Allen Street and Allen Street from Morse Street to its terminus northeastwardly therefrom, under certain terms and conditions. Introduced by Councilmember Squilla on June 8, 2023. (Presented by Keith Davis)**

The street segment requested to be stricken is an unimproved paper street that dead ends in the middle of an undeveloped block. PECO owns all of the land directly abutting the street segment. The striking will allow PECO to clear the land and consolidate parcels for expansion and improvement of the existing electric power transmission substation.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:37:06).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Capita, Commissioner Summerville, Commissioner Eiding, Commissioner Johns, Commissioner Valle, Commissioner Syrnick, and Commissioner Brown.

Motion carried to approve staff recommendation for approval (8-0).

- 7. Action Item: Zoning Bill No. 230547: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Mayfield Street, 6th Street, Indiana Avenue, and Marshall Street. Introduced by Councilmember Jones on behalf of Council President Clarke on June 22, 2023. (Presented by Nathan Grace)**

This Bill will change the zoning of several parcels surrounded by Mayfield Street, 6th Street, Indiana Avenue, and Marshall Street from CMX-2 Commercial Mixed-Use to RM-1 Residential Multi-Family. The intent of this proposal is to make the zoning consistent with the historical and current use of the properties.

Staff recommendation is for approval.

Questions and comments from the Commission (00:39:38).

Commissioner Gaston inquired about the zoning CMX-2. Mr. Grace provided clarification.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:40:29).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Capita, Commissioner Summerville, Commissioner Eiding, Commissioner Johns, Commissioner Valle, Commissioner Syrnick, and Commissioner Brown.

Motion carried to approve staff recommendation for approval (8-0).

Chair Fadullon asked for a motion to adjourn at the minute mark in video (00:41:15).

Motion duly made by Commissioner Eiding and seconded by the Commission to adjourn the July Planning Commission.

The next Planning Commission scheduled for August 2023 at 1:00 p.m., will be announced.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for February 16 and February 27, 2023

APPROVED

2. Executive Director's Update.

3. Action Item: Property Bill No. 230512: Authorizing the Commissioner of Public Property to acquire, on behalf of the City, fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, for the purpose of making, enlarging, connecting, extending, operating, and maintaining public parks for recreational use, certain parcels of land, generally bounded and located between Vine Street, Fairmount Avenue, 8th Street and 12th Street, together with all improvements thereon and all associated easements and appurtenances; and to lease the property, or a portion thereof, to the Center City District; all under certain terms and conditions. Introduced by Councilmember Squilla on June 15, 2023. (Presented by Michael Gall)

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APPROVED

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Letitia (Letitia McNeil)	letitia.mcneil@phila.gov	7/20/2023 13:02	7/20/2023 13:42	40	Yes	United States
Yes	David Fecteau	david.fecteau@phila.gov	7/20/2023 12:51	7/20/2023 13:42	51	Yes	United States
Yes	Brian Wenrich	brian.wenrich@phila.gov	7/20/2023 12:55	7/20/2023 13:42	47	Yes	United States
Yes	Michael Johns	mjohns@mdesigns.consulting	7/20/2023 12:56	7/20/2023 13:42	47	Yes	United States
Yes	Ben Schmidt	benjamin.schmidt@phila.gov	7/20/2023 12:59	7/20/2023 13:26	28	Yes	United States
Yes	Anne Fadullon	anne.fadullon@phila.gov	7/20/2023 12:54	7/20/2023 13:42	49	Yes	United States
Yes	Dawn Summerville	dawn.summerville@phila.gov	7/20/2023 12:58	7/20/2023 13:42	45	Yes	United States
Yes	Michael Gall	michael.gall@phila.gov	7/20/2023 12:51	7/20/2023 13:42	52	Yes	United States
Yes	plevy	plevy@centercityphila.org	7/20/2023 13:15	7/20/2023 13:21	7	Yes	United States
Yes	Martine DeCamp	martine.decamp@phila.gov	7/20/2023 12:54	7/20/2023 13:42	49	Yes	United States
Yes	Nathan Grace	nathan.grace@phila.gov	7/20/2023 12:54	7/20/2023 13:42	49	Yes	United States
Yes	Cheryl Gaston	cg@sprucelaw.com	7/20/2023 12:57	7/20/2023 13:42	46	Yes	United States
Yes	Garlen Capita	capitag@wharton.upenn.edu	7/20/2023 12:54	7/20/2023 13:42	49	Yes	United States
Yes	Ximena Valle	ximena@xvadesign.com	7/20/2023 13:01	7/20/2023 13:42	42	Yes	United States
Yes	Pat Eiding	pat14@philafclio.org	7/20/2023 12:58	7/20/2023 13:42	44	Yes	United States
Yes	Leonard Reuter	leonard.reuter@phila.gov	7/20/2023 13:05	7/20/2023 13:42	37	Yes	United States
Yes	Eleanor Sharpe	eleanor.sharpe@phila.gov	7/20/2023 12:59	7/20/2023 13:42	44	Yes	United States
Yes	Keith Davis	keith.f.davis@phila.gov	7/20/2023 13:00	7/20/2023 13:42	43	Yes	United States
Yes	Tavare Brown	tavare.brown@phila.gov	7/20/2023 13:06	7/20/2023 13:42	37	Yes	United States
Yes	Billy Collins (Staff) he/him (Billy Collins)	billy.collins@phila.gov	7/20/2023 12:45	7/20/2023 13:42	58	Yes	United States
Yes	Paula Brumbelow	paula.brumbelow@phila.gov	7/20/2023 12:53	7/20/2023 13:42	50	Yes	United States
Yes	Joseph Syrnick	joseph.syrnick@srdc.net	7/20/2023 13:02	7/20/2023 13:42	41	Yes	United States