

Agenda

Philadelphia City Planning Commission

Thursday, May 15, 2025, at 1:00 p.m.
In Person in Room 18-029, 1515 Arch Street, and on Zoom
Jessie Lawrence, Chair

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

1. Action Item: Approval of the Meeting Minutes for April 17, 2025.
2. Executive Director's Update.
 - Items in Accord with Previous Policy
 - i. Streets [Bill 250367](#): 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 Phillips on April 24, 2025.
 - ii. Streets [Bill 250430](#): Authorizing the striking from City Plan No. 123 and abandonment of a certain right-of-way reserved for water main purposes located north of Montgomery Avenue and extending from Broad Street to Fifteenth Street, under certain terms and conditions. Introduced by Councilmember Young on May 1, 2025.
 - iii. Property [Bill 250485](#): Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee title or a lesser interest in real estate, located on East Roosevelt Boulevard in the vicinity of Langdon Street, known as Friends Campus, for the development, occupancy and operation of a health center and enter into related agreements, all under certain terms and conditions. Introduced by Councilmember Lozada on May 8, 2025.
 - iv. Property [Bill 250486](#): Authorizing the Commissioner of Health and the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into agreements with the Philadelphia Authority for Industrial Development for the development of a mixed-use condominium and Health Center facility on premises located on Frankford Avenue in the vicinity of Pratt Street and Dyre Street; owned by FCDC Development Properties I LLC or an affiliated entity, and authorizing the Commissioner of Public Property to enter into a long-term lease or sublease agreement for the occupancy and operation of the Health Center facility on said premises; and authorizing the Commissioner of Public Property to acquire fee simple title to, or a lesser interest in, the completed Health Center facility, including a condominium unit, or to facilitate the transfer of title in the completed Health Center facility, including a condominium unit, to the Philadelphia Authority for Industrial

Development or the Philadelphia Municipal Authority for the benefit of the City, all under certain terms and conditions. Introduced by Councilmember Lozada on May 8, 2025.

Items for Administrative Approval

- i. Capital Program [Bill 250204](#): To amend Bill No. 240182 (approved June 14, 2024), entitled "An Ordinance to adopt a Capital Program for the six Fiscal Years 2025-2030 inclusive," by revising various appropriation amounts and totals to conform to amendments to the FY2025 Capital Budget Ordinance, all under certain terms and conditions. Introduced by Councilmember Squilla on behalf of Council President Johnson on March 13, 2025.
Capital Budget [Bill 250205](#): To amend Bill No. 240181 (approved June 14, 2024), entitled "An Ordinance To adopt a Fiscal 2025 Capital Budget," by revising various appropriation amounts and totals, all under certain terms and conditions. Introduced by Councilmember Squilla on behalf of Council President Johnson on March 13, 2025.
 - ii. Streets [Bill 250327](#): Authorizing an encroachment in the nature of a staircase in the vicinity of 5313 Haverford Ave, Philadelphia, PA 19139, under certain terms and conditions. Introduced by Councilmember Jones Jr on April 10, 2025.
 - iii. Streets [Bill 250369](#): Authorizing various encroachments in the vicinity of 2700 S 10th St., Philadelphia, PA 19148, under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson for Council President Johnson on April 24, 2025.
 - iv. Streets [Bill 250370](#): Authorizing an encroachment in the nature of a staircase in the vicinity of 1855 Gladstone Street, Philadelphia, PA 19145, under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson for Council President Johnson on April 24, 2025.
 - v. Streets [Bill 250374](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 115 E Girard Ave, Philadelphia, PA 19125, under certain terms and conditions. Introduced by Councilmember Young on April 24, 2025.
 - vi. Streets [Bill 250381](#): Authorizing an encroachment in the nature of pedestrian lights in the vicinity of 416-38 Spring Garden St, Philadelphia, PA 19123, under certain terms and conditions. Introduced by Councilmember Squilla on April 24, 2025.
3. Review and Comment: The School District of Philadelphia Fiscal Year 2026-2031 Capital Budget and Program. (Presented by Nate Dorfman, PCPC; Vincent Pagliaro Jr., School District; and Surekha Ramanjulu, School District)
 4. Action Item: Subdivision Plat for 184 Cotton Street (Presented by Meg Cavanagh)
 5. Action Item: Zoning [Bill 250378](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Fox Chase Road, Castor Avenue, Hoffnagle Street, and Alma Street. Introduced by Councilmember O'Neill on April 24, 2025. (Presented by Nathan Grace)

6. Action Item: Zoning [Bill 250431](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roy Street, 11th Street, Allegheny Avenue, and Germantown Avenue. Introduced by Councilmember Young on May 1, 2025. (Presented by Nathan Grace)
7. Action Item: Zoning [Bill 250438](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Emily Street, 4th Street, Mercy Street, and 5th Street. Introduced by Councilmember Squilla on May 1, 2025. (Presented by Sarah Bryson Banh)
8. Action Item: Zoning [Bill 250371](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Powelton Avenue, Preston Street, Filbert Street, and 41st Street, and to amend Title 14 of The Philadelphia Code by adding Section 14-544 entitled /CSI, CSI Forensic Laboratory Overlay District, and making other related changes, all under certain terms and conditions. Introduced by Councilmember Gauthier on April 24, 2025. (Presented by Michael Gall)
9. Action Item: Zoning [Bill 250372](#): Amending Section 14-533 of the Philadelphia Code, entitled "/MIN, Mixed Income Neighborhoods Overlay District," to expand applicable areas of the overlay in the vicinity of 49th Street and Woodland Avenue. Introduced by Councilmember Gauthier on April 24, 2025. (Presented by Emma Sonner)
10. Action Item: Zoning [Bill 250432](#): Amending Section 14-529 of The Philadelphia Code, entitled "/VDO, Fifth District Overlay District" by removing exceptions for minimum residential lot area and floor area, height, and dwelling unit density bonus eligibility, all under certain terms and conditions. Introduced by Councilmember Young on May 1, 2025. (Presented by Amy Boyd)
11. Action Item: Streets [Bill 250328](#): Authorizing the revision of lines and grades on a portion of City Plan No. 226 by striking from the City Plan and vacating Bristol Street from Second Street to Hunting Park Avenue, under certain terms and conditions. Introduced by Councilmember Lozada on April 10, 2025. (Presented by Sarah Chiu)
12. Action Item: Streets [Bill 250377](#): Authorizing the revision of lines and grades on a portion of City Plan No. 306 by striking from the City Plan and vacating Brill Street from Richmond Street to Salmon Street, striking from the City Plan and vacating Salmon Street from Brill Street to the northeasterly required right-of-way line of Bridge Street, and reserving and placing on the City Plan rights-of-way for various public utility purposes and authorizing acceptance of the grant to the City of the said public utility rights-of-way, all under certain terms and conditions. Introduced by Councilmember Driscoll on April 24, 2025. (Presented by Brian Wenrich)
13. Action Item: Streets [Bill 250425](#): Authorizing the revision of lines and grades on a portion of City Plan No. 230 by striking from the City Plan and vacating the legally open portion of Cresson Street from Ridge Avenue to Osborn Street, under certain terms and conditions. Introduced by Councilmember Jones Jr on May 1, 2025. (Presented by Jaylene Gutierrez)

14. Action Item: Ludlow Street Garage. Introduced by Councilmember Squilla on May 1, 2025.
(Presented by Eliza Bower and Liz Fuselier)

- a. Zoning [Bill 250436](#): Amending Chapter 14-600 of The Philadelphia Code, entitled "Use Regulations," and Chapter 14-700, entitled "Development Standards," to establish use requirements for above-ground garages owned by a public entity and new development standards applicable to certain areas of land located within an area bounded by 10th Street, Chestnut Street, 11th Street and Ludlow Street, all under certain terms and conditions.
- b. Streets [Bill 250437](#): Authorizing the revision of lines and grades on a portion of City Plan No. 307 by relocating certain portions of the curb lines of Ludlow Street from Tenth Street to Eleventh Street, under certain terms and conditions.

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.

- <https://us02web.zoom.us/j/84629842291?pwd=YXRaTmdleE04YXAvelVxcVZCVVhkZz09>
- Passcode: 146958

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To email comments, send them to 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 on the [website](#) after the meeting.