

PHILADELPHIA CITY PLANNING COMMISSION
October 20, 2009

PRESENT:

Joseph Syrnick, Acting Chair
Duane Bumb
Patrick J. Eiding
David G. Wilson, representing Camille Cates Barnett
Bernard Lee
Natalia Olson Urtecho
Nancy Rogo Trainer
Nilda Ruiz
Peggy VanBelle, representing Rob Dubow

ABSENT:

Executive Director:

Alan Greenberger

Deputy Executive Director:

Gary J. Jastrzab

Acting Chair Joseph Syrnick convened the City Planning Commission Meeting of October 20, 2009 at 1:12pm.

Mr. Syrnick stated Alan Greenberger, our Executive Director, is testifying at City Council.

- 1) Approval of the Minutes of the September 15, 2009 meeting.

Upon motion by Ms. Rogo Trainer, the City Planning Commission approved the minutes of September 15, 2009.

- 2) Executive Director's Update

Mr. Jastrzab gave the Executive Director's Update for Alan Greenberger.

- 1) **Barnes Collection Design Submission:** For your review, we have provided you with a copy of the same material that was submitted to the Art Commission on October 2nd concerning the design of the Barnes Collection museum on Benjamin Franklin Parkway. Although we do not anticipate any actions to be taken by the City Planning Commission for the development of the museum, we hope to be scheduling a full presentation of the design for you at a future meeting.

- 2) **PCPC Meeting Calendar for 2010:** Also for your review, are the proposed meeting dates for next year. We maintain our 3rd Tuesday of the month meeting dates, with the exception of June and December, when we will meet on the 2nd Tuesday, to accommodate City Council's legislative calendar. We will vote to adopt a 2010 calendar at our November meeting.

- 3) **Items in Accord with Previous Policy:**

Bill 090578: The staff approved approval of this Bill, which makes technical amendments to the "City Avenue Regional Center and City Avenue Village Center Special District Controls." This Bill corrects some errors in the original Bill (090072) creating these districts. Bill 090578 adjusts the language concerning Building Height, Spacing, and the Buffer Area sections of the original Bill. The PCPC recommended approval for the original Bill on June 9, 2009.

Bill 090582: The staff recommended approval of this Bill, which remaps the Strawbridge & Clothier site at 8th and Market from "CED" Commercial Entertainment District to its original "C5" Commercial classification. The PCPC recommended the change to CED on April 24, 2009 (Bill 090295). This change reflects the ruling of the PA Gaming Board to deny the Foxwoods Casino Group the authorization to move forward with a casino at this location. Leaving the property zoned "CED" would impose additional burdens on the occupancy of this property since the owners would be forced to create a Master Plan for City Planning Commission approval. This Bill returns this site to its long-standing "C5" classification.

Bill 090668: The staff recommended approval of this Bill, which revises curb lines at the NW corner of 2nd Street and Germantown Avenue to accommodate a new traffic signal and facilitate access to the development at this location (Blatstein in Northern Liberties: 110K sq ft commercial, including a supermarket, 600 housing units in 4 buildings and a 1,380 space parking structure). The Commission recommended approval of this development in October 2008, with the proviso that the developer be required to install a new signal based on a traffic study.

3) Review and Comment: Parkside Historic District Designation

Jonathan Farnham, Executive Director of the Philadelphia Historical Commission, stated we are here today to present the proposed Parkside Historic District in West Philadelphia for your review and comment. The Philadelphia Historical Commission will consider the creation of the Parkside Historic District at its monthly meeting on December 11, 2009. The City's Historic Preservation Ordinance, Section 14-2007 of the Philadelphia Code, requires the City Planning Commission to comment on all proposed historic districts prior to the Historical Commission's consideration. Section 6.d of the Historic Preservation Ordinance states:

"During the sixty days prior to a [Historical] Commission hearing on designation of a particular historic district, the City 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."

The Ordinance requires the City Planning Commission to comment to ensure that the Historical Commission's actions are compatible with the City Planning Commission's plans and policies. Therefore, the Historical Commission respectfully requests that the City Planning Commission determine whether the creation of the Parkside Historic District would accord with the City Planning Commission's long-range plans for the area including those enumerated in the Centennial District Master Plan. The proposed Parkside Historic District would not overlap with the Centennial District, but would be adjacent to it and would support it.

Erin Cote, Planner with the Philadelphia Historical Commission, stated the proposed Parkside Historic District represents the unique German community in Philadelphia. Built between 1890 and 1900; located in West Philadelphia bordering Fairmount Park across from Memorial Hall on land that was once part of the Centennial Exposition. The area of the Parkside Philadelphia Historic District is one block deep, focusing on the most intact group of the high-style buildings and is generally located within the area bound by North 41st Street, Parkside Avenue, and Viola Street, extending northwards towards Belmont Avenue, although not all the way to Belmont Avenue. It was developed by German brewers and merchants of German descent. Most of the buildings within the Historic District are two-and-one-half to three-stories in height and include tan brick primary façades; recessed front porches; varied materials with high ornamentation; assorted roof shapes with intersecting dormers and gables; and projecting bays. The largest and most ornate residences were constructed in 2, 4, and 8 along Parkside Avenue, separated by pedestrian ways with iron gates. Smaller residences were constructed along the secondary roadway of Viola Street, and along Marlton and Memorial Avenues and the east side of North 42nd Street. In addition, very grand 3 ½ story apartment buildings were constructed along Parkside Avenue between North 41st and North 42nd Streets including the Lansdowne and the Brentwood, which remain as anchors in the community. The historic district satisfies 9 of the 10 criteria for designation. They are as follow:

- (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past;
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation;
- (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation;
- (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif;
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City;
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

The Historical Commission respectfully requests of the Philadelphia City Planning Commission if the Parkside Historic District would fit in their long range plans. The proposed Parkside Historic District would not overlap the Centennial District, but would be adjacent to it and would support it.

Mr. Synchronick thanked Mr. Farnham and Ms. Cote. He said these homes are spectacular.

Ms. Rogo Trainer said she could not imagine Philadelphia without these houses. She would be interested to hear what the neighbors have to say.

Sean Solomon, owner of 4255 Viola Street, stated he bought the house 11 years ago. It was a vacant shell, and he has been restoring it top to bottom for the past 11 years on his own; every detail from the original paint color, the original mortar color, bricks and the copper work. The architectural is spectacular, and there are no other buildings like these buildings in the city. Henry Flower, the architect, was a contemporary of many of the late 19th century architects; and Frederick Pope, the builder, wanted to create a German village. It was extremely modern at the time, using steel beams that were exposed, and skylights throughout the house. The most important thing, as far as the neighbors are concerned, is that his efforts have inspired other homeowners to not only appreciate their homes but to start fixing them up. They can get grants to fix up their façades. It can bring money into the neighborhood, which is not there right now. He is in full support of this initiative.

John Gallery, Executive Director of the Preservation Alliance, stated they prepared the nomination for the Historic Designation with the Philadelphia Historical Commission at the request of Parkside Historic Preservation Corporation. This was initiated by many interests. This is not just a group of houses of architectural buildings of local significance, the entire area is listed on the National Register; in fact The National Trust for Historic Preservation provided the grant to help prepare the district nomination. We would like to see this part of the city preserved and maintained as a Historic District.

James LeRoy Brown thanked the Commission for taking the time to review the documents that were presented; and thanked Mr. Farnham and Ms. Cote for their excellent presentation. He has worked with Sean. We support their recommendation, and we think that it will bring a lot of activity to the area.

Mr. Syrnick commended him and his father for their work in that area. You have been at it a long time, and I thank you for it.

Ms. Olson Urtecho asked are we going to see one of these every month.

Mr. Farnham replied not every month. Hopefully the next one will be in January or February 2010. You will probably not see us for another 8 or 9 months. We have other districts pending, such as Overbrook Farms, Spruce Hill, Washington Square West, and Tacony. We will continue our efforts.

Ms. Olson Urtecho asked what do you need. More staff?

Mr. Farnham replied anything and everything. He would be very happy to have more staff, it would be nice. He is not asking for more staff at this time.

Mr. James Fordham, of Strawberry Mansion section of the City, replied there are not many people who stay in the neighborhood, and now we have developers and that is a good thing.

4) *Information Only: Hilton Homewood Suites Hotel proposed at 41st & Walnut Streets*

David Adelman, of Campus Apts, gave updates on the projects they have been working on for 2 ½ years. There are main 2 updates here. The first update, the last time we stood here this Commission approved the project at 40th and Pine Streets. It is ironic that going into this project we had no financing. We took a great project that was at 40th and Pine, and we are proposing to move it. There were some controversies with the community, but not about the use. This new project, which will support the Penn Medicine's Roberts Proton Therapy Center when it opens in November, will be an extended stay hotel near the hospitals. The good news here is that we have located a site that Campus Apts already owns. We are moving it to the 4100 block of Walnut Street. They will continue the redevelopment of 4100 block of Walnut. It will be a mixed-use project of retail, residential and offices for Campus Apts. All told they are looking at an 80 or 90 million dollar project. It is a really large private investment, that we have not seen in West of the University of Pennsylvania in some time.

Tom Lussenhop stated Campus Apts has been active in the acquisition of property in the neighborhood for about 6 years now. Having the degree of ownership enables them opportunities to make moves that they would not have had. The entrance of the extended stay hotel will be on Walnut with a drop-off in the interior of the lot, and exit on 41st Street. This plan is the backbone of the proposal. There will be 130 rooms, much larger than a regular hotel. Phase I will be the 100,000 sq. ft. extended stay hotel. But because of the degree of ownership that we are putting into this street the opportunity to extend that development further, we don't have a definitive development plan other than to know that we have the capacity to development and the financing. We anticipate retail and garage parking below grade with 45 or 50 spaces. It will be a mixed-use building with possible office space. We had to work with Hilton

to get them comfortable with the layout. We worked with the State's Department of Economic Development and PIDC, they have been very supportive of the project. This is really the largest single private investment in this area. This is a chance to see Chestnut and Walnut Streets and north of there to see some of the large fallow sites that exist along there to hopefully attach themselves to this private investment. In addition we have excellent transit. There is a 5 to 10 minute walk between 2 major transit nodes. This will help both CHOP and Penn. They don't want to invest their money in hotels, even though they are critical. Their money goes to cancer treatment and related research. They are very supportive of this project.

Mr. Syrnick replied the previous time you had community opposition. Could you expand on that?

Mr. Lussenhop replied we met with Spruce Hill Community Association in August on a very conceptual level. We weren't asking for any decision. I think the people, who were against the last location, approve this location.

Mr. Adelman replied the last time we didn't have opposition to the use. The problem was we had an old historic property that we were adding to our building and we were creating height. The height was the problem.

Ms. Rogo Trainer asked when you come again for a Commission vote, what would you need from us.

Ron Patterson, attorney, replied what we would be looking at is an adjustment on the FAR. We are not asking for "C5" but a "C4" with some adjustment; and we want to discuss if it is a plan of development or a Master Plan.

Mr. Syrnick stated this is an information only item, we are not voting on it. How long has it been vacant?

Mr. Adelman replied the site itself has been cleared for about a year and a half, but prior to that it was an abandoned old house.

Mr. Syrnick stated you were talking about "L" shaped street. Is it a public street or driveway serving your development?

Mr. Adelman replied driveway.

Ms. Olson Urtecho replied there is a big lack of hotels in West Philadelphia.

5) Sports Stadium District Master Plan Amendment (The Cordish Company)

William Kramer, Division Director of the Development and Planning Division, stated you have seen a presentation for Philly Live! proposal two months ago when it came in as a presentation by representatives from Cordish. What we have here is a Master Plan that was approved by this Commission in 1994. As part of that approval, it didn't have a plan for building structures and the like in the Master Plan. However, what it did do was establish a number of gross floor area to be built or constructed in an area being proposed in what is the Wachovia and the Spectrum and making a pedestrian connection to the Phillies Stadium and Wachovia Center. When the approval occurred in 1994, they were approving 400,000 sq ft of

development. At the time the uses that were outlined for proposal of this thing, they called it an Expo Hall. However, the breakdown of it was for demonstrations, memorabilia via sales and recreational activities, fitness center, banquet facilities, and it goes on, including pedestrian walkway between arenas to give them access to both of them. It also included food courts, restaurants, and associated retail. What is currently before this Commission is fine tuning that approval. In this case what we are talking about is 9 structures that are proposed to be built. It includes a 300 key hotel along Pattison Avenue. This would be the tallest of the buildings. It would be 250 ft in height. This building has not been designed as yet. It is difficult to know what it will look like. Staff concerns have always been the back of houses. The doors of these buildings will recognize these are public streets. The other building heights are 60 ft on average, some are 66 and 64. We have also been working with the Department of License and Inspections doing preliminary evaluations on the site plan. This plan calls for the demolition of the Spectrum, which is important having to deal with the parking. The proposal also has obviously a lot of signage; we are not looking at the signage at this time. It will come back to us at a later date as a signage package. What we are trying to do is get the authorization forward, and we can work out the specifics of the signage package. It will come before the Commission at a later date. The City Planning Commission staff recommendation is approval.

Alan Greenberger thanked Mr. Kramer, and apologized for being late, and also for having to leave again. The Planning Commission and Commerce Department staffs have spent a great deal of time working on this proposal. We don't push it very hard for venues like this. This is bringing the City to a place that the City hasn't thought to go. It is important as a planning issue and also as a commerce issue. This is a strange one. We haven't seen one quite like this before in terms of the mechanisms. You are asked to confirm that the approach, the whole design concept, is in conformance with the Master Plan approved by Council in 1994. In fifteen years, the uses are actually the same. The size is basically the same. The demos and banquet halls are not a part of this. It is more retail commercial, sports team themes. But we still believe it is consistent with the intent of that Master Plan in the sizes and heights, and also the desire to connect venues (Wachovia, Citizens Bank Park, and Lincoln Financial Field). You are being asked to confirm that it is consistent with that. It enables the developers to get serious tenants and really see how to put this thing together. You are not doing: operations of traffic on the surrounding streets and parking lots themselves; overlay requirements relating to leases and how many spaces of the Comcast Spectorcor site are being aimed as open public spaces for any event. We are taking away a demand load and replacing it with another. You may be coming down for an event or you may be there just for itself. The problems will be the Eagles issue of tailgating, and the double and triples of multi-events. Tailgating takes up multiple spaces. They have to get a highway occupancy permit to get the curb cuts on Pattison Avenue. They are working with the Deputy Mayor of Transportation, the Streets Department and the Police to sort out these issues. You are not looking at signage today. It's impossible to deal with signage since we do not know who the tenants are. It may require a zoning variance or an ordinance. Either way it is going to come back here for recommendation. We will work out the details as they get more tenants. What we have asked them to do, and they have agreed to it, to help develop a broader area of criteria. We have suggested a bigger package of limitations. It will lead to a real signed proposal with tenants. It will make License and Inspections job sane; they will not have to deal with this many signs one by one. Some of the lease hold issues they have down there, such as a stadium might have exclusive rights to certain kinds of advertising that has to be coordinated with any new advertising that comes on. PIDC administers that and has to worry about that now.

Mr. Syrnick replied the last time the Commission asked them about the connection between the development and the SEPTA subway station. He doesn't remember what the

answer was, but it was not satisfactory. It was not optimal; there was room for improvement. I understand we are not dealing with that today, but I would ask that we keep that in mind as we move forward.

Dick Hayden, attorney, replied Gary Block has recommended to bring the hotel back to align with Pattison Avenue. Mr. Greenberger had suggested having iconic graphic statues, or sports team related items along the sidewalk there. They were included in our proposal. Retail will be near subway station.

Gary Block, Vice President of Development for Philly Live! at the Cordish Company, replied we are committed to explore that in detail. We have to tie in Pattison and the entrance, which today is along Broad Street.

Ms. Olson Urtecho asked if 637 parking spaces are excessive.

Mr. Block replied it is excess of what we need and it will be surface parking.

Ms. Olson Urtecho replied parking or shuttles.

Ms. Rogo Trainer stated the last time you came with great graphics. This time it is hard to follow. The subway is important; I don't want to wait for Phase II. Signage, I know we are not here to talk about that today, but in the land of PSFS and PECO, we should not be shy about that. She likes the project a lot. She would love it more if we would stop tearing down buildings but look for ways to work around what we have.

Mr. Greenberger replied in regards to the subway, our preference would have been to align buildings along Pattison to get where we are going to. He shares their belief that it will be very successful. The Mission Bay area in San Francisco has been brought to life and activity in an area that didn't exist before.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission approved the Sports Stadium District Master Plan Amendment.

6) *Presentation of the Integrated Planning and Zoning Process*

Alan Urek, Division Director of the Strategic Planning and Policy Division, stated The Philadelphia City Planning Commission and the Zoning Code Commission have been working on this. It is really broad. The process includes the following three interrelated components: Comprehensive Plan, Citizens Planning Institute, and the Zoning Code Rewriting and Remapping. The Comprehensive Plan consists of 2 tiers: a Long-range Citywide Plan and 19 Strategic District Plans. There is a new initiative we are calling Citizens Planning Institute. The Institute will provide an accessible forum to discuss planning issues and increase the capacity of citizens and civic organizations to participate in planning their communities and the city. Rewriting the Zoning Code will require us to remap the City. Sections of the City will be remapped based on classification established in the new code and the goals, principles, and recommendations of the Comprehensive Plan. The last Comprehensive Plan was in 1960. It was prepared by Ed Bacon. Preparation of long range plan has a 15 to 18 month schedule. We are looking to wrap up Imagine Philadelphia in the next year to 15 months. All of this will happen in concert with the zoning code rewriting. This effort will build on the data gathering and early public outreach efforts of Imagine Philadelphia: Laying the Foundation, completed in the

summer of 2009. This will feed into the Comprehensive Plan. We intend to come back next month. It has been divided into 8 different topics. Philadelphia 2035 has 2 tiers: 1) long range framework; 2) series of district plans. The long range focus will correspond with the just released DVRPC's "Connections" plan for the region. We are looking to align with DVRPC's 5 year plan. Citywide plan will address growth, preservation, development, transportation, environment and energy, open space, and community services, economic development, and housing. It will take a lot of money to complete. We will do this at a district scale to make it more manageable. The District Plans will be shorter range. We will link those plans in our Capital Budget. The Zoning Code Commission is now fully into the re-writing of the code itself. It will have to go to City Council, and once that is approved, we will need to remap the city. We have completed the assessment of the code. There will be 4 meetings over the next 2 weeks. There will be the code re-writing, and then will we do the code remapping. Critical components are the Citizens Planning Institute. We want them to participate at the beginning. First by educating and then by encouraging citizens to engage at the "front end" of the planning process, the CPI will serve as a means to encourage input as zoning code reform is approved and more projects are built "as of right" than today, when many projects require variances and public hearings. We expect to run this curriculum 3 times a year. The Planning Institute will begin next spring.

Mr. Greenberger complimented Mr. Urek and staff as a whole. This was coming together when there was talk of dissolving this agency. This cannot be a predecessor for everything that happens in the City. We might want to give an update at every 2 meetings.

Ms. Olson Urtecho told people to get involved and there will be 4 meetings.

Ms. Rogo Trainer replied she thought these updates were informative.

Ms. Ruiz commended the proactive steps that go into those neighborhoods.

- 7) Bill No. 080130: Amending Title 14 of the Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-300, entitled "Commercial Districts," by adopting a new Section, entitled "Transit-Oriented Development District," to promote mixed-use higher density development in certain areas in order to encourage the use of public transit and less reliance on automobiles, all under certain terms and conditions (Introduced by Councilmember Greenlee on February 7, 2008)

Mr. Kramer stated that staff and the Councilman have been working with the community to develop a Transit-Oriented Development. This particular Bill will not map any district in the City. This Bill will create a new overlay template, the Transit-Oriented Development District. This overlay template sets up a number of regulations for the areas that are to be rezoned. There are provisions in the overlay which permit uses over and above those of the base zoning designation, including single-family, two-family and multiple-family dwellings, Retail Sales, professional offices, residentially related uses and accessory parking located anywhere but the Designated Commercial Street (DCS). The Bill lists a number of prohibited uses, such as auto-related uses, parking lots as a main use, restaurants for patrons who remain in their vehicles, and dispensing windows on the sidewalks. Where you create a district, you would have a list of prohibited uses. As for the 45-75 ft. in height, the difference would be where you are located. We would also require that the building be built to the street line. This has a hearing on October 29. The staff of the Commission has worked with the sponsoring Councilman and representatives of the community in order to address many of the concerns that were the result

of the initial version of this legislation. We are requesting that the Bill be amended in order to address some of the language and technical concerns raised initially. In the amended version, the legislation will create an overlay template which will establish the TOD principals to be applied where it would be deemed appropriate. This Bill will not map the overlay anywhere in the City but would put the principals of TOD in the Code for application at a later date.

Ms. Olson Urtecho asked Mr. Kramer to elaborate on the 45 to 75 ft. height.

Mr. Kramer replied this would be a 45 to 75 ft. in height near the train station. When you put a residential near a train station, you will have a noise problem. This adds what we don't have in the code.

Ms. Olson Urtecho asked if this was the same Bill that Councilman Greenlee did in 2008.

Mr. Kramer replied yes, that is why we are amending it.

Mr. Lee asked about target areas.

Mr. Kramer replied no.

Ms. Ruiz asked is it depending on where this is located at.

Mr. Kramer replied we will fine tune it to where it will be. This is a guideline. This recommends 5 or 6 different templates. That is part of the problem.

Ms. Rogo Trainer asked if there was a way to write it in. There is a maximum of height, but not a minimum.

Mr. Kramer replied height issue is right across the board. We can write it in for minimum height.

Mr. Lee asked what happened to Curtis Jones' Bill.

Mr. Kramer replied that he wrote 2 Bills. One was in accord with previous policy today. That is now in place with an overlay.

Mr. Lee asked assuming it is approved, how would it be enacted.

Mr. Kramer replied either to the Councilperson or come to the Planning Commission.

Mr. Lee asked if it would be one by one.

Mr. Kramer replied yes. It would be done individually.

Ms. Rogo Trainer replied give guidelines, but not to be re-written over and over.

Ms. Olson Urtecho asked can we recommend it be pulled back.

Mr. Kramer replied yes, you can recommend it.

Mr. Bumb replied they will not get any input from us, and they could still vote on it.

Ms. Olson Urtecho replied she would like to table it.

Ms. Ruiz replied I thought if we table it, they cannot move forward.

Mr. Lee replied you need to make a recommendation.

Ms. Olson Urtecho replied that she wants to wait for the report from Neighborhood Now.

Upon motion by Mr. Bumb, seconded by Mr. Lee, the City Planning Commission recommended that City Council table Bill 080130 pending additional review.

Mr. Syrnick asked how are we going to put it together.

Mr. Kramer replied that he would do it.

- 8) Zoning Remapping Bill No. 090571: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Market, Farragut, Chestnut, and 49th Streets (Introduced by Councilmember Blackwell on September 17, 2009)

Andrew Meloney, Community Planner, stated this Bill rezones the aforementioned area so that it is in accordance with the Walnut Hill Transit Oriented Development Planning Study, which was recently completed. This Study recommended an upgrade to the existing industrial and low density commercial zoning existing in this area to a new designation, "C3" Commercial, which is more consistent with the idea of transit oriented development. TOD's generally encourage higher density in the vicinity of mass transit hubs and this rezoning bill does exactly that. At 46th and Market Streets, there are a lot of projects coming in the area. The Youth Study Center, West Philadelphia High School and Mark Enterprise, one of our cornerstones in the area. Their development is one of the major reasons for looking at this. Vacant property and larger number of parking lots with a large number of curb cuts.

1. The "C3" remapping is mixed-use with FAR of 1.5 to 4.5. It would be matter of right; it would be spot zoning.
2. Another recommendation is TRID ½ mile buffer. Our recommendation is lower the buffer to ¼ mile. The TRID has 3 positive aspects: 1) tax base (formula would work out); 2) another entity would have to manage it like SEPTA; and 3) TRID gives you State funding. This was laid out in 2004.
3. Recommend to find a way to grab people and pull them up to north to station.

Current houses would not be remapped. The City Planning Commission staff recommendation is approval.

Mr. Bumb asked if they are zoning the Kirkbride side?

Mr. Meloney replied not at this time.

Ms. Olson Urtecho replied 4601 Market is certified historic.

Mr. Meloney replied it is not certifies historic.

Ms. Olson Urtecho asked how many stories.

Mr. Meloney replied 4 to 5.

Ms. Olson Urtecho replied look at the Bills that are in Congress right now. We need to get ahead.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Eiding, the City Planning Commission approved the Zoning Remapping Bill No. 090571.

- 9) Zoning Remapping Bill No. 090471: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Sedgley Avenue, Diamond Street, and Glenwood Avenue (Introduced by Councilmember Clarke on June 4, 2009)

Mr. Kramer stated it is currently zoned "L4" and "R10". This Bill will make it "L4". This proposal is strip shopping center of 22,000 sq. ft. of retail and 64 parking spaces. The City Planning Commission staff recommendation is approval.

James Boyle, Strawberry Mansion Community Association, stated they oppose the strip mall shopping center. They want a supermarket.

Mr. Kramer replied whether it is a strip mall or supermarket, it would need to be remapped. That Bill has not been schedule for a hearing. Call Councilman Clarke and he will put you in contact with a developer.

Upon motion by Mr. Eiding, seconded by Ms. VanBelle, the City Planning Commission approved the Zoning Remapping Bill No. 090471.

Ms. Rogo Trainer said there is an irony with the way we are voting. She wished there was more information about the neighborhoods.

Mr. Eiding replied it speaks to the individuality. It may fit in this neighborhood, and the other it may not.

Ms. Rogo Trainer replied she wants background.

Ms. Olson Urtecho wants them to show the surrounding zoning maps.

Ms. Ruiz wants to get to know the neighborhoods. Gary or Alan should get walking tours to look at the areas.

Ms. Rogo Trainer replied or a map but not necessarily a zoning map.

- 10) Bill No. 090667: To amend Chapter 14-1600 of the Philadelphia Code entitled "Miscellaneous," by repealing Section 14-1626 entitled "Demolition Moratorium in Old City," and Section 14-1628 entitled "Demolition Moratorium in Queen Village" and enacting a new Section 14-

1626 entitled "Demolition Moratorium Districts" and designating Waverly Walk between 12th and 13th Streets, and Addison Street between 12th and 13th Streets as a Demolition Moratorium District (Introduced by Councilmember DiCicco on September 24, 2009)

Mr. Syrnick stated we received a letter from Richard Brome opposing this moratorium.

Mr. Kramer stated these moratoriums are no longer actively functioning. This designates a Demolition Moratorium between Waverly Walk between 12th and 13th Streets; and Addison Street between 12th and 13th Streets. He has been talking to our Law Dept. It is unconstitutional to have it. They are suggesting a sunset clause. There is a hearing on October 29. It is because of the fact that the gas mains are above ground, we are supporting this Bill. We had someone who came in this past Friday. The City Planning Commission staff recommendation is approval.

Mr. Bumb asked if an application is now filed, can he seek to do the demolition.

Mr. Kramer replied yes.

Ms. Rogo Trainer asked if the sole issue of the moratorium is because of the utility issue.

Mr. Jastrzab replied he believes it is so that they can work out the issues.

Mr. Lee asked on the sunset provision do you have a recommendation.

Mr. Kramer replied that he is waiting to be guided by the Law Department.

Ms. Rogo Trainer asked when was the Bill introduced.

Mr. Kramer replied it was introduced prior to the owner asking to demolish the building.

Ms. VanBelle asked is the sunset provision a legal document.

Mr. Kramer replied yes. You could use the time to make the regulations.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission approved Bill No. 090667 with a sunset provision.

Ms. VanBelle left at 3:30pm.

- 11) Zoning Remapping Bill No. 090584: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 12th, Catharine, Fawn, and Clymer Streets (Introduced by Councilmember DiCicco on September 17, 2009)

Larissa Klevan, Development Division, stated the purpose of this Bill is to change the zoning designation from "R13" Residential to "REC" Recreational. The eventual park would be managed by Fairmount Park after it is purchased by PHA. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Olson Urtecho, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 090584.

- 12) Zoning Remapping Bill No. 090585: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 12th, Spruce, Camac, and Manning Streets (Introduced by Councilmember DiCicco on September 17, 2009)

Ms. Klevan stated the purpose of this Bill is to change the zoning designation from "C1" Commercial to "C2" Commercial. This rezoning Bill will allow for development that is in context with the surrounding mixed use neighborhood. The owner is Odd Fellows of America. The reclassification of this property from "C1" Commercial to "C2" Commercial will allow the developer to complete a project that is more appropriate for the mixed use neighborhood, specifically multiple commercial uses and a multi-family dwelling. We feel "C3" could create additional height. The City Planning Commission staff recommendation is approval for the amended map.

Mr. Bumb asked if the legislation was amended.

Ms. Klevan replied it was amended through the Councilwoman's office.

Upon motion by Mr. Eiding, seconded by Mr. Bumb, the City Planning Commission approved the Zoning Remapping Bill No. 090585.

- 13) Bill No. 090588: To amend Chapter 14-1800 of the Philadelphia Code, entitled "Zoning Board of Adjustment," by amending Section 14-1805, entitled "Hearings," by revising the number of members of the Zoning Board of Adjustment that shall constitute a quorum (Introduced by Councilmembers Clarke, O'Neill, and Kelly on September 17, 2009)

Ms. Klevan stated this Bill amends Section 14-1805, revising the number of Zoning Board of Adjustment members required to constitute a quorum. There are currently 6 members, and 4 members constitute a quorum. This legislation reduces it to 3. The implementation of this Bill will encourage a more efficient, effective and transparent development process. It will allow the Zoning Board of Adjustment to hear more cases and will decrease the need for certain continuances. The members are as follows: 5 appointed by the Mayor and the Commissioner of License and Inspections. It will require a ballot question. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Olson Urtecho, the City Planning Commission approved Bill No. 090588.

Mr. Lee left at 3:38pm.

- 14) Streets Bill No. 090573: To authorize the revision of lines and grades on a portion of City Plan No. 42 by placing on the City Plan a right-of-way for drainage purposed extending from 33rd to 32nd Streets, northeast of South Street (Introduced by Councilmember Blackwell on September 17, 2009)

William Erickson, Development and Zoning Planner, stated this Bill revises lines and grades from 33rd to 32nd Streets northeast of South Street in University City near Franklin Field. The University of Pennsylvania will relocate the right-of-way to continue with their building. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Mr. Bumb, the City Planning Commission approved Streets Bill No. 090573.

- 15) Streets Bill No. 090575: To authorize the vacating of Edom Street (also known as Eadom Street) from Arendell to Linden Avenues (Introduced by Councilmember Krajewski on September 17, 2009)

Mr. Erickson stated it is located in the far northeast in Torresdale. It is a paper street; it is not here. The owner owns all 3 adjacent properties. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Olson Urtecho, the City Planning Commission approved the Streets Bill No. 090575.

- 16) Streets Bill No. 090583: To authorize the revision of lines and grades on a portion of City Plan No. 97 by striking from the City Plan Marshall Street from Bainbridge to Kater Streets and reserving and placing on the City Plan a right-of-way for various utility purposes within the lines of Marshall Street being stricken and authorizing acceptance of the grant to the City of said right-of-way (Introduced by Councilmember DiCicco on September 17, 2009)

Mr. Erickson stated this is not your typical Streets Bill. It is located in Queen's Village. The owners ask Council to strike it. He talked to some of the neighbors. Seven people have rights to the street; they have to write off on it. He asked the Commission to table it. When they strike a street, all parties have to sign off on it and a \$6,500.00 bond has to be posted, and the street has to be paved so that it no longer looks like a street. The City Planning Commission staff recommendation is to table it.

Donato Ford stated he is the owner of the property at Marshall and Kater for 25 years, and his street has become a nuisance. The 2 people who they have not been able to contact are absentee owners. It would not be hard to make it no longer look like a street. It is dangerous to drive down the street.

Mr. Kramer replied that it would be deeded to the center of the street.

Mr. Syrnick said the staff would like to talk with the neighbors to make sure that they know what it entails when a street is closed.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission approved to table Streets Bill No. 090583.

- 17) Streets Bill No. 090589: To authorize the revision of lines and grades on a portion of City Plan No. 118 by striking from the City Plan the southerly twenty foot wide portion of Diamond Street from 10th to Alder Streets (Introduced by Councilmember Clarke on September 17, 2009)

Mr. Erickson stated the purpose of this Bill is to revise the lines and grades of Diamond Street by striking the southerly un-open 20 ft. portion of Diamond Street from 10th to Alder Streets. It is located in North Philadelphia, where the Regional Rail Line goes through. It was looking to widen 70 ft. wide but at the Regional Rail it is 50 ft. Mosaic Development Partners would like to come in and strike it 20 ft. They want to develop student housing with 777 beds with parking. Temple University has agreed to additional parking while the development is being built. The City Planning Commission staff recommendation is approval.

Darcell Waters, President of the People's Village, stated she lives at 12th and Diamond Streets since 1975. She has been active in the community since 1976. The ZBA knows there are issues with the development that was going up there. The community meeting on October 8 was disappointing. They are unable to do what the developer is doing without opposing part of the development. If you are putting up this kind of development, that is going to impact the community, you should listen to the community. They should do with and for the community. Metamorphous and Mosaic should give the community benefits. Approve it with the conditions that Metamorphous and Mosaic meet with community and a solid community benefit.

Mr. Bumb replied this is separate from a development agreement.

Mr. Erickson replied the ZBA has asked them to meet with the community. This is a Streets Bill.

Ms. Olson Urtecho asked how many community groups or organizations are there.

Ms. Waters replied 3 groups are opposing it. The only reason they had a meeting was because you told them to do it.

Mr. Eiding asked has your group had a meeting with Councilman Clarke.

Ms. Waters replied no. She didn't ask for the Councilman to meet with them.

Ms. Olson Urtecho replied the planning process is to clear up the confusion.

Upon motion by Mr. Eiding, seconded by Mr. Bumb, the City Planning Commission approved Streets Bill No. 090589.

Mr. Syrnick adjourned the City Planning Commission Meeting of October 20, 2009 at 4:15pm.

SUMMARY

- 1) Minutes of the Meetings of 9-15-09 Approved
- 2) Executive Director's Update
- 3) Review & Comment: Parkside
Historic District Designation
(Presented by Jonathan Farnham
& Erin Cote, Phila. Historical Comm.) Review &
Comment
- 4) *Information Only: Hilton Homestead
Suites Hotel proposed at 41st &
Walnut Streets.* Presentation
- 5) Sports Stadium District Master
Plan Amendment (The Cordish Co.;
Presented by William Kramer) Approved
- 6) Presentation of the Integrated
Planning & Zoning Process
(Presented by Alan Urek) Presentation
- 7) Bill #080130: Amending
Title 14 of the Phila. Code,
entitled "Zoning & Planning,"
by amending Chapter 14-300,
entitled "Commercial Districts,"
by adopting a new Section, entitled
"Transit-Oriented Development
District," to promote mixed-use
higher density development in
certain areas in order to
encourage the use of public
transit & less reliance on
automobiles, all under certain
terms & conditions. (Introduced
by Councilmember Greenlee on
2-7-09; Presented by William
Kramer) Tabled
pending
additional
review
- 8) Zoning Remapping Bill #090571:
To amend the Phila. Zoning Maps
by changing the zoning designations
of certain areas of land located
within an area bounded by Market,
Farragut, Chestnut, & 49th Sts
(Introduced by Councilmember
Blackwell on 9-17-09; Presented
by Andrew Meloney) Approved

- 9) Zoning Remapping Bill #090471: Approved
To amend the Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Ave, Sedgley Ave, Diamond St, & Glenwood Ave (Introduced by Councilmember Clarke on 6-4-09; Presented by William Kramer)
- 10) Bill #090667: To amend Chapter 14-1600 of the Phila. Code entitled "Demolition Moratorium in Old City," & Sect. 14-1628 entitled "Demolition Moratorium in Queen Village," & enacting a new Sect. 14-1626 entitled "Demolition Moratorium Districts" & designating Waverly Walk bet. 12th & 13th Sts, & Addison St bet. 12th & 13th Sts as a Demolition Moratorium District (Introduced by Councilmember on 9-24-09; Presented by William Kramer) Approved w/Sunset Provision
- 11) Zoning Remapping Bill #090584: Approved
To amend the Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 12th, Catharine, Fawn, & Clymer Sts (Introduced by Councilmember DiCicco on 9-17-09; Presented by Larissa Klevan)
- 12) Zoning Remapping Bill #090585: Approved as amended
To amend the Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 12th, Spruce, Camac, & Manning Sts (Introduced by Councilmember DiCicco on 9-17-09; Presented by Larissa Klevan)
- 13) Bill #090588: To amend Chapter 14-1800 of the Phila. Code, entitled "Zoning Board of Adjustment," by amending Sect. 14-1805, entitled "Hearing," by revising the number of members of the ZBA that shall constitute a quorum (Introduced by Councilmembers Clarke, O'Neill, & Kelly on 9-17-09; Presented by Larissa Klevan) Approved

- | | |
|---|----------|
| 14) Streets Bill #090573: To authorize the revision of lines & grades on a portion of CP #42 by placing on the CP a right-of-way for drainage purposes extending from 33 rd to 32 nd Sts, northeast of South St (Introduced by Councilmember Blackwell on 9-17-09; Presented by William Erickson) | Approved |
| 15) Streets Bill #090575: To authorize the vacating of Edom St (also known as Eadom St) from Arendell to Lincoln Aves (Introduced by Councilmember Krajewski on 9-17-09; Presented by William Erickson) | Approved |
| 16) Streets Bill #090583: To authorize the revision of lines & grades on a portion of CP #97 by striking from the CP Marshall St from Bainbridge to Kater Sts & reserving & placing on the CP a right-of-way for various utility purposes within the lines of Marshall St being stricken & authorizing acceptance of the grant to the City of said right-of-way (Introduced by Councilmember DiCicco on 9-17-09; Presented by William Erickson) | Tabled |
| 17) Streets Bill #090589: To authorize the revision of lines & grades on a portion of CP #118 by striking from the CP the southerly 20ft wide portion of Diamond St from 10 th to Alder Sts (Introduced by Councilmember Clarke on 9-17-09; Presented by William Erickson) | Approved |