

PHILADELPHIA CITY PLANNING COMMISSION  
December 16, 2008

PRESENT:

Andrew Altman, Chair  
Anuj Gupta, representing Camille Cates Barnett  
Natalia Olson de Savyckyj  
Nancy Rogo Trainer  
Nilda Ruiz  
Joseph Syrnick

ABSENT:

Rob Dubow  
Patrick J. Eiding  
Bernard Lee

Executive Director:

Alan Greenberger

Deputy Executive Director:

Gary J. Jastrzab

Chair Andrew Altman convened the City Planning Commission Meeting of December 16, 2008 at 1:10pm.

1) Swearing-in of new City Planning Commissioner Member

Henry Schwartz, of the Philadelphia Law Department, administered the oath to new City Planning Commission appointee Nancy Rogo Trainer.

Mr. Altman officially welcomed Ms. Rogo Trainer as a Philadelphia City Planning Commissioner.

2) Approval of the Minutes of the November 18, 2008 meeting.

Upon motion by Mr. Syrnick, the City Planning Commission approved the minutes of November 18, 2008.

3) Adoption of 2009 Meeting Calendar

Upon motion by Mr. Syrnick, the City Planning Commission adopted the 2009 Meeting Calendar.

4) Executive Director's Update

Mr. Greenberger announced that Eva Gladstein has been appointed as the Zoning Code Commission's (ZCC) Executive Director. She starts January 5, 2009, and will be co-located with the Philadelphia City Planning Commission. He also reported that the Zoning Code stakeholders interviews, being conducted by the ZCC's technical consultants, are ongoing. There will be 10 community meetings, with the 1<sup>st</sup>, 9<sup>th</sup>, and the 5<sup>th</sup> Council District meetings in January. These and future meetings will be listed on the ZoningMatters.org website.

Mr. Greenberger gave a brief update on the proposed Foxwoods Casino at Gallery II. The staff and other City officials are continuing to work with Foxwoods on this proposal. The City will retain a consulting firm to develop a master plan for the Market East corridor.

Mr. Greenberger also handed out draft recommendations, for Commission member review, for the establishment of a Design Review Committee of the City Planning Commission. He stated that these recommendations would be discussed later in the meeting.

5) *Information Only: Dilworth Plaza Redesign Proposal (Presented by Paul Levy, Center City District)*

Paul Levy, Executive Director of the Center City District, stated that City Hall is an extraordinary Philadelphia building, and gave a brief history of its development. Dilworth Plaza was built in the 1960s. The Market/Frankford, Broad Street subway, and Subway-Surface Trolley lines intersect at this location, making the plaza a gateway for transit. SEPTA is scheduled to completely renovate the City Hall subway station, which has a major entrance on Dilworth Plaza. The Plaza also needs major redesign and renovation.

Mr. Steve Keiran, project architect, stated the design objectives of the Dilworth Plaza project:

1. to improve the street-level Plaza as a major public space;
2. to enhance public access to transit at City Hall;
3. to provide an enhanced transit hub.

A Concourse Hall will be re-established, connecting Broad Street, Market Street, Penn Center, and Suburban Station rail lines, and the MSB. Vertical access will also be improved with stairs and elevators. The designers wish to honor what was done in the 60s and 70s. Among the things to be accomplished: wide, spacious stairs (14 ft wide), a Concourse Hall transit information system (east wall), and pavilions for a street-level dining café.

Susan Weiler, project architect, stated the café would have outdoor dining. Bikes are also important to transit, and there may be a bike station (parking, repair services, etc.). The proposed fountain will have a shallow basin. It can be programmed to be filled or completely dry for public gatherings. Ice skating is still being considered as part of the program. There will be stormwater management and green roofs for the street-level pavilions. The goal is to create a vibrant city plaza.

Mr. Levy stated the estimated time table for the schematic design is the end of January 2009. They want to return in February of 2009 for the City design review process. The design development should be completed at the end of May 2009. The construction documents should be completed in November 2009. Project bids should be received at the end of December 2009, with a construction contract awarded in February 2010. The construction should be completed in September 2011. There is an existing allocation for State funding.

Terry Heiser, SEPTA's Senior Project Manager, gave an update on City Hall Station reconstruction. Design is at the 15% stage, and SEPTA is presently coordinating conceptual design with the Center City District and negotiating a revision of the Memo of Understanding for this project with the City. The project includes a new subway entrance at Dilworth Plaza, opening up the station to make people feel safer and secure, relocating and modifying fare lines, making structural repairs, adding new audio/visual, and security elements, and adding ADA compliance, including elevators. This is a continuing \$100 million project.

Ms. Rogo Trainer asked a number of questions about the design of the plaza, including the height of the pavilions.

Mr. Heiser replied that the pavilions will be about 20 feet high – the right height in regard to City Hall.

Ms. Ruiz asked if advertising signs would be permitted in the Plaza, concourse, and station.

Mr. Levy replied that above ground signs are not appropriate. Any advertising signage would be underground.

Ms. Olson asked about total cost of Plaza redesign and construction.

Mr. Levy replied \$40 million. They have the support of the Mayor and the Governor in securing funding for the project.

Mr. Syrnick asked about the proposed 15<sup>th</sup> Street, southern-most crossing.

Mr. Levy replied that they are working with Rina Cutler on this issue. The safety aspects of this proposed pedestrian crossing need to be analyzed.

Ms. Ruiz stated it is beautiful, but the location of advertising must be studied.

Ms. Olson replied that the large spaces provided can also be used for other things, such as the Christmas Market.

6) *Information Only: 828 N. 2<sup>nd</sup> Street, The Poplar Hotel Development by Tower Investments (Presented by Cecil Baker, Cecil Baker and Partners)*

Paula Brumbelow, planner for the Development Planning Division, introduced Cecil Baker.

Cecil Baker stated this project is in Northern Liberties. The neighborhood has unique buildings. Bart Blatstein's program is an extended stay hotel. It merges industrial theme with the neighborhood's low-scale. There would be a garden at 2<sup>nd</sup> level. The ground floor creates an entrance for the hotel and an entrance for the restaurant.

Mr. Altman asked what is on the ground floor.

Mr. Blatstein replied a small restaurant and bar on the corner of 2<sup>nd</sup> and Poplar Streets. It will have 86 units with 86 parking spaces.

Ms. Olson asked about current zoning.

Mr. Blatstein replied "G-2" Industrial.

Mr. Greenberger stated that a lot of the neighborhood is zoned "G-2".

Ms. Olson asked what is the adjacent property (to the west)?

Mr. Blatstein replied the old Ortlieb Bottling Plant.

Ms. Ruiz asked if he has meet with the community.

Mr. Blatstein replied 2 or 3 times.

Ms. Ruiz asked if they support the project.

Mr. Blatstein replied yes.

- 7) *Information Only: Zoning Bill No. 080881 – Zoning remapping for the former State Office Building site, bounded by Broad, 15<sup>th</sup>, Spring Garden, and Buttonwood Streets (Introduced by Councilmember Clarke on November 13, 2008; Presented by James Templeton, H2L2)*

Ms. Brumbelow stated Zoning Bill No. 080881 is a zoning remapping for the former State Office Building site, bounded by Broad, 15<sup>th</sup>, Spring Garden, and Buttonwood Streets. It is to change the zoning from “C-2” Commercial to “C-5” Commercial.

James Templeton, of H2L2 Architects, stated this site is at the crossroads of Center City and North Philadelphia. It has 2-stories of retail along Spring Garden and wraps the corner of Spring Garden and Broad. They are exploring penthouse level for a pool and restaurant. There is an existing underground garage. Buttonwood Street would be the main entrance for the residents. The development would be filling in the open spaces, and maintaining the height of the existing building.

Ms. Rogo Trainer asked would the open area be upgraded.

Mr. Templeton replied they would be keeping the open area on the south side of Buttonwood and Broad Street.

Mr. Syrnick asked about the access to the subway.

Mr. Blatstein replied they are keeping it closed, due to safety issues.

Mr. Templeton replied that the subway entrance is on the corner.

Mr. Blatstein replied the first phase is retail and renovation of the existing building. The tunnel from the State Building to the subway station is dangerous and difficult to monitor and maintain.

Ms. Ruiz asked if they would be adding green elements.

Mr. Templeton replied the rooftops on the lower buildings on the new buildings are going to be green roofs.

Ms. Ruiz asked about timing.

Mr. Blatstein replied that they are waiting for the State to relocate their offices. Completion is expected 18 months after that.

8) ZBA Case #7433 – Boyd Theater/Monaco Hotel, 1910 Chestnut Street (ARC Wheeler LLC)

Ms. Brumbelow stated this item is for the Boyd Theater/Monaco Hotel. This item will be coming before the Zoning Board of Adjustment tomorrow. It is currently a vacant theater. The proposed use is to construct a 28-story building at 320 feet tall as an addition to the existing 54,244 square foot theater. A 250 room hotel and restaurant will accompany the live entertainment area with film and conference space. ARC Wheeler LLC is the party of interest. The applicant will be seeking variances for the following:

Floor Area Ratio:

Permitted - 500% or 157,845 sq. ft.

Proposed - 772% or 243,646 sq. ft.

Off Street Loading:

Required Size – 11 feet x 60 feet

Proposed Size– 10' x 40 feet

Proposed Garden Space:

The proposed garden space must abut the public street or space for no less than 25% of its perimeter and none is being proposed.

An “Eat in Restaurant” requires a certificate when located on Chestnut Street between 7<sup>th</sup> Street and the Schuylkill River.

The Boyd Theater was put on the list of 11 Most Endangered Places by the National Trust for Historic Preservation. The City Planning Commission staff recommendation is approval with proviso that the Commission’s comments with regard to traffic issues will be considered before permits are issued.

Matt McClure, attorney with Ballard Spahr Andrews & Ingersoll, LLP, thanked the staff for all of the work that was put into this project.

John Gallery, President of the Preservation Alliance and Vice President for Friends for the Boyd Theater, stated that they are very excited about those plans. He thinks this is the first plan that brings an economic proposal for this property.

Erin Young, representing Mr. Fox (property owner of 2116 Chestnut Street and 2115 Sansom Street), stated that Mr. Fox is opposes this project. She said that the variances are not required to preserve the Boyd Theater, but because he wants to build the tower.

Mr. Greenberger stated that no bonus is being sought.

Mr. McClure replied not a bonus, but we are stating a hardship.

Mr. Greenberger stated it has a “C-4” zoning with an FAR 5.0 and they are asking for 6.5.

Ms. Rogo Trainer asked if the rendering is showing a 6.5 FAR.

Mr. McClure replied it is 6.5.

Mr. Altman replied the developer, John Gallery, and the Preservation Alliance have been working together to put something together. He thinks it's an exciting project. There were many fears of what was going to happen to the Boyd when the requests for proposals went out.

Ms. Olson replied that she is excited, especially at this time of economic downturn, that we are able to see an elegant proposal like this.

Upon motion by Ms. Olson, seconded by Ms. Rogo Trainer, the City Planning Commission approved ZBA Case #7433 – Boyd Theater/Monaco Hotel, 1910 Chestnut Street.

Mr. Greenberger stated they would now discuss the Design Review recommendations to create a committee of the Commission itself. It would be chaired by a member of the Commission, and composed of volunteers. It was part of the Mayor's statement in June. We have seen over the past decade, as we have seen today, the way these projects have been handled in a disorganized way. The proposal is to organize a design review in a public review. They would be a recommended body only, to support this Commission by testifying at City Council and Zoning Board of Adjustment hearings, and make recommendations where Council wants a Plan of Development.

The Committee will consist of seven members, one each from the fields of architecture, landscape architecture, urban planning, historic preservation, engineering and development. The seventh appointment will be an individual with experience in civic association development review. A member of the Commission will be the Chair of the Committee and will fill one of the designated positions. The Executive Director (or appointed designee) will advise the Committee but will have no vote.

The Committee would consider projects that need a variance, projects that exceed 200% of height limit, etc. We cannot require the committee to see "by right" projects. They would be looking at the walkability of streets, open areas, and how a project impacts the public realm. The nearest group that the City has is the Architectural Committee of the Historical Commission. This committee will meet 2 weeks before our Commission public meetings.

Ms. Olson asked why don't we blend the Historical Commission's Architectural Committee with this committee.

Mr. Greenberger replied the Historical Commission has a veto authority, but we don't. There will be some projects that may overlap, but most projects won't need Historical Commission feedback.

Ms. Ruiz stated she likes the idea, but at what point do we look at economic impact.

Mr. Greenberger replied neither committee has veto authority. The Design Review needs special expertise.

Ms. Ruiz replied economic is important. You may have a beautiful design, but it is not feasible to build it.

Mr. Altman replied that we cannot make decisions on what is economically feasible. We look at what is the right way to do a project, and making sure promises that are made – are delivered.

Mr. Greenberger replied we have to confine our decisions to planning issues. That is why with these bigger projects we are asking for a Plan of Development. A lot of people are concerned about a design review committee. The building industry thinks it is another layer to get through. Architects are concerned about them, and community groups are also.

Ms. Rogo Trainer said this is a public review.

Mr. Synchronic replied that a lot of people think the Art Commission does things that hold up the process. How do we make sure it doesn't?

Mr. Greenberger replied we will develop as much clarity as we can.

Ms. Olson asked if developers are going to be asked to come before this committee to prove why their projects should be approved.

Mr. Greenberger replied that we have seen a lot of these kinds of projects over the past year. This committee will help us. Staff can only help the developers so much, but they shouldn't be stretched so thin.

Mr. Altman replied that we have seen projects over and over. If we had the design review, they wouldn't have to come before us again and again. What goes before the Art Commission?

Mr. Jastrzab replied civic and public projects, and any elements that project above a public right-of-way..

Ms. Olson replied the developer had to meet nine times with the Logan Neighborhood Association.

Mr. Greenberger replied the goal is to use this for the forum instead of going nine times before a neighborhood association. It will take some time because people are used to using the system as it is.

Ms. Olson asked how long would it take to get it up and running.

Mr. Greenberger explained the administrative approvals needed. It may be up and running by February.

Brian McCale stated his concern is about rhetoric. That a lot of the community doesn't believe in studies. They believe in what they see on the street. This is adding a level of bureaucracy. It still becomes rhetorical arguments for community groups.

Mr. Altman left at 3:07pm, where upon Mr. Syrnick became Vice-Chair.

Mr. Greenberger said there are some community groups that are very well organized, that could come before us and state their case. Most neighborhoods don't have that expertise and they deserve a level of thoughtfulness for projects in their neighborhoods.

Mr. Syrnick stated that we don't have to take any action on this today.

Mr. Greenberger replied that is correct.

9) Institutional Development District Master Plan Amendment for Roxborough Hospital

Martin Gregorski, Zoning Planner, stated this is the first development proposal for Roxborough Hospital since 1992. The purpose of this action is to permit the construction of a new 3-story (51'), 57,150 square feet structure to be used as a retail pharmacy as well as medical offices associated with the hospital. They will need a Bill of Council. IDD's that are over 10 acres in size are permitted to have commercial uses on their campuses, including retail pharmacies. Roxborough Memorial's IDD does not meet this requirement; therefore, a variance must be obtained from the Zoning Board of Adjustment prior to the issuance of any zoning permits. The existing IDD lot area totals 236,134 sq.ft.. The existing gross floor area is 260,657 sq. ft.; and the proposed gross floor area is 317,807 sq.ft. The Retail Pharmacy Lease area is 14,100 sq. ft. The IDD has a total of 382 parking spaces. They are required to have 106 parking spaces. They have more than enough.

It should also be noted that efforts are already underway to consolidate the Hospital's real estate holdings under the IDD classification. A bill has been drafted and awaits introduction that will rezone much of the area of the block bounded by Ridge Avenue, Jamestown Street, Houghton Street and Walnut Lane, to "IDD" Institutional Development District.

The staff believes that a retail pharmacy and medical offices are compatible with the intent and purpose of the IDD zoning district for this Hospital. The inclusion of these uses will enable the better servicing of the clientele of the hospital as well as the surrounding community. The City Planning Commission staff recommendation is approval. They will need to go before the Zoning Board of Adjustments for approval.

Mr. Syrnick asked does the Hospital own all of the block.

Mr. Gregorski replied no, it doesn't own all of it.

Kevin Greenberg, attorney representing the owner, stated that they are neighbors.

Thomas Chapman, attorney with Blank Rome Comisky & McCauley LLP and representing Solis Health Care, stated this is part of revitalization plan. A number of hospitals have closed over the years. This is the remaining one that can provide this

service. We also had preliminary meetings with the neighbors immediately around this site, as well as Councilmember Jones.

Ms. Rogo Trainer asked what reactions have they had from the neighborhood associations.

Mr. Chapman replied they generally had good reactions. We still have to go to City Council to be rezoned.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Gupta, the City Planning Commission approved the Institutional Development District Master Plan Amendment for Roxborough Hospital.

Mr. Greenberger left at 3:17pm.

- 10) Zoning Bill No. 080874 – Zoning remapping for the area bounded by Tacony Street, Homestead Street, Milnor Street, and Dark Run Lane (Introduced by councilmember Krajewski on November 13, 2008)

Ms. Brumbelow stated the purpose of this Bill is to remap the property from “G-2” General Industrial to “L-R” Least Restricted Industrial in order to allow the existing business Newman and Company to continue under a zoning designation that will allow them to expand their business. Newman and Company manufacture paperboard products in their on-site mill, which produces more than 60,000 tons of paperboard annually. The company also has a paper recycling facility on-site, which is used in manufacturing all their items that are produce here in Philadelphia. With the change in zoning, it will allow their recycling facility to expand, which will also have a benefit to the City by providing a facility that takes used paper products. City Council Rules Committee reported this Bill out favorably on December 4, 2008. The City Planning Commission staff recommendation is approval.

Ms. Rogo Trainer asked about the neighbors.

Ms. Brumbelow replied that she hasn’t heard from them, but the Councilperson is in touch with them.

Upon motion by Ms. Ruiz, seconded by Mr. Gupta, the City Planning Commission approved Bill No. 080874.

- 11) Zoning Bill No. 080877 – Zoning remapping for the Northern Liberties neighborhood, bounded by Girard Avenue, Front, Spring Garden, and Sixth Streets (Introduced by Councilmember DiCicco on November 13, 2008.)

Ms. Brumbelow stated the purpose of this Bill is to change the zoning designations of certain properties from “R-10” Residential (multi-family) to “R-10A” Residential (single-family). City Council Rules Committee reported this Bill out favorably. The City Planning Commission staff recommendation is approval.

Mr. Syrnick asked what would happen to those who are zoned "R-10".

Ms. Brumbelow replied they would be notified and they would have to become legal.

Ms. Olson is concerned with the density.

Ms. Ruiz agreed with Ms. Olson, and wanted to know how people can work around it.

Ms. Olson said this neighborhood would consist of industrial sites and single-family dwellings.

Mr. Jastrzab replied most of them are small rowhouse properties, not multi-unit.

Ms. Rogo Trainer said it would be easier to buy "G-2" properties. How much of the "R-10" properties are vacant, and how much are occupied?

Mr. Kramer replied most of them are rowhouses. He went out 2 or 3 years ago to check out the neighborhood.

Ms. Rogo Trainer stated she wants to know how much are occupied and vacant.

Ms. Brumbelow replied this Bill is scheduled for a second reading and final passage in January.

Ms. Ruiz asked if it was possible to table it.

Ms. Olson, Ms. Rogo Trainer, and Ms. Ruiz were concerned with remapping/rezoning this area without knowing the number of occupied and vacant properties.

Mr. Kramer stated that he was at the Council hearings and no one was there to oppose it.

Upon motion by Ms. Olson, seconded by Ms. Ruiz, the City Planning Commission tabled Zoning Bill No. 080877.

- 12) Streets Bill No. 080900 – Extending Tincum Boulevard from 86<sup>th</sup> Street to Bartram Avenue and striking other portions of legally open portions of Tincum Avenue (Introduced by Councilmember Tasco for Council President Verna on November 20, 2008)

William Erickson, planner for the Development Planning Division, stated this Bill was a request from the Streets Department. It would extend Tincum Boulevard from 86<sup>th</sup> Street to Bartram Avenue, and strike other portions of legally open portions of Tincum Avenue. Tincum Boulevard was constructed not in the location identified on the City Plan. This will legally open the existing Tincum Boulevard and close the

adjacent unneeded streets, namely 86<sup>th</sup> Street and former Tinicum Boulevard. The City Planning Commission staff recommendation is approval.

Mr. Syrnick stated that if the Streets Department did it correctly, it wouldn't have to come before us.

Upon motion by Ms. Olson, seconded by Mr. Gupta, the City Planning Commission approved Streets Bill No. 080900.

- 13) Streets Bill No. 080902 – Striking portions of Umbria Street (Introduced by Councilmember Jones on November 13, 2008.)

Mr. Erickson stated the Streets Department is being proactive striking portions of Umbria Street. This Streets Bill authorizes the Streets Department to revise the City Plan to reflect existing conditions and to allow the owners of properties located within the right-of-way of Umbria Street between Leverington Avenue and Wright Street to have a clear title unencumbered by this paper street. It would place Hermitage and Old Umbria Streets on the City Plan. The City Planning Commission staff recommendation is approval.

Mr. Syrnick asked would this legitimized what is already out there.

Mr. Erickson replied yes, it is a benefit to the people there.

Upon motion by Ms. Ruiz, seconded by Mr. Gupta, the City Planning Commission approved Streets Bill No. 080902.

- 14) Streets Bill No. 080905 – Encroachments at 1901 South Christopher Columbus Boulevard (Introduced by Councilmember DiCicco on November 20, 2008.)

Mr. Erickson stated this is an Encroachment Bill that authorizes the Philadelphia Regional Port Authority the right to build a railroad spur to connect to the Beltline Railroad operated by Conrail. The spur will allow transport products to be shipped from the new Pier 74 Forrest Products Warehouse. The Pier 74 Wood Products warehouse is built and the railroad connection is completed. The City Planning Commission staff recommendation is approval.

Mr. Syrnick asked this is already built.

Mr. Erickson replied yes.

Michael Meehan, of Wolf Block Schorr & Solis-Cohen, stated this warehouse has been under construction for 2 years. We were told that everything had been approved. Construction did not begin until we had the approval from the City. The first time we were told was when we went to the Rules Committee.

Mr. Syrnick asked if it was built before getting the ordinance.

Mr. Meehan replied we were told to proceed. The warehouse was already built. This is the Port Authority property.

Ms. Rogo Trainer asked there was a spur and they needed another spur.

Mr. Erickson replied they built a new warehouse, therefore, they needed a new spur.

Ms. Olson stated the Streets Department needs to talk to the other departments including the Philadelphia City Planning Commission.

Upon motion by Ms. Olson, seconded by Ms. Ruiz, the City Planning Commission approved Streets Bill No. 080905.

**Items in Accord with Previous Policy:**

- 15) Streets Bill No. 080883 – Time extensions for an ordinance (Bill No. 080383) associated with the proposed Le Meridien Hotel at 1421 Arch Street (Introduced by Councilmember Clarke on November 13, 2008)

Mr. Erickson stated this Streets Bill is for a time extension for an ordinance for the Le Meridien Hotel at 1421 Arch Street. This site is an old YMCA that is being converted to a hotel. They want to construct, own and maintain various encroachments at 1421 Arch Street. Namely, a 16' canopy versus a 17' awning, a bike rack and two 4' planters. This will extend the time the applicant has to meet all of the conditions of the Bill to 2 years. They failed to pay their \$200.00 fee, so they lost their ordinance. We are only here to vote on the encroachment fee. It will have to go to the Art Commission for signage. The 3 ft. lay by lane is not included in this Bill. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Ruiz, seconded by Ms. Rogo Trainer, the City Planning Commission approved Streets Bill No. 080883.

- 16) Streets Bill No. 080903 – Widening Keely Street as part of a Preliminary Plat (Introduced by Councilmember Jones on November 20, 2008)

Martine DeCamp stated the purpose of this Bill is to allow the widening and lengthening of Keely Street. This item was seen as a Preliminary Plat on June 17, 2008. It was reported out of Streets Services Committee favorably. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Olson, seconded by Mr. Gupta, the City Planning Commission approved Streets Bill No. 080903.

Mr. Syrnick adjourned the City Planning Commission Meeting of December 16, 2008 at 3:54pm.

## SUMMARY

---

- 1) Swearing-in of new PCPC Member
- 2) Minutes of the Meeting of 11-18-08 Approved
- 3) Adoption of 2009 Meeting Calendar Adopted
- 4) Executive Director's Update
- 5) *Information Only: Dilworth Plaza Redesign Proposal (Presented by Paul Levy, Center City District & Terry Heiser, SEPTA)* Presentation
- 6) *Information Only: 828 N. 2<sup>nd</sup> St., Poplar Hotel Development by Tower Investments (Presented by Cecil Baker, Cecil Baker & Partners)* Presentation
- 7) *Information Only: Zoning Bill #080881 Zoning remapping for the former State Office Bldg. Site, bounded by Broad, 15<sup>th</sup>, Spring Garden, & Buttonwood Sts. (Introduced by Councilmember Clarke on 11-13-08; Presented by James Templeton, H2L2))* Presentation
- 8) ZBA Case #7433 – Boyd Theater/Monaco Hotel, 1910 Chestnut St. (Presented by Paula Brumbelow, ARC Wheeler LLC) Approved w/proviso
- 9) IDD Master Plan Amendment for Roxborough Hospital (Presented by Martin Gregorski) Approved
- 10) Zoning Bill #080874 – Zoning remapping for an area bounded by Tacony, Homestead, Milnor Sts., & Dark Run Ln. (Introduced by Councilmember Krajewski on 11-13-08; Presented by Paula Brumbelow) Approved
- 11) Zoning Bill #080877 – Zoning remapping for the Northern Liberties neighborhood, bounded by Girard Ave., Front, Spring Garden, & 6<sup>th</sup> Sts. (Introduced by Councilmember DiCicco on 11-13-08) (Paula Brumbelow) Tabled

12) Streets Bill #080900 – Extending Tincum Blvd from 86<sup>th</sup> St to Bartram Ave. & striking other portions of legally open portions of Tincum Ave. (Introduced by Councilmember Tasco For Council President Verna on 11-20-08.) (Wm Erickson) Approved

13) Streets Bill #080902 – Striking portions of Umbria St. (Introduced by Councilmember Jones on 11-13-08.) (Wm Erickson) Approved

14) Streets Bill #080905 – Encroachments at 1901 S. Christopher Columbus Blvd. (Introduced by Councilmember DiCicco on 11-20-08.) (Wm Erickson) Approved

**Items in Accord with Previous Policy:**

15) Streets Bill #080883 – Time extensions for an ordinance (Bill #080383) associated w/the proposed Le Meridien Hotel at 1421 Arch St. (Introduced by Councilmember Clarke on 11-13-08) (Wm Erickson) Approved

16) Streets Bill #080903 – Widening Keely St. as part of a Prelim. Plat. (Introduced by Councilmember Jones on 11-20-08; Previous PCPC approval: 6-17-08) (Martine DeCamp) Approved