

PHILADELPHIA CITY PLANNING COMMISSION
February 19, 2008

PRESENT: Duane Bumb, Acting Chair
Patrick J. Eiding
Alan Greenberger
Bernard Lee
Natalia Olson de Savyckyj
Nilda Ruiz
Joseph Syrnick
Peggy VanBelle, representing Rob Dubow

ABSENT: Camille Cates Barnett

Acting Executive Director

Gary J. Jastrzab

Acting Chair Duane Bumb convened the City Planning Commission Meeting of February 19, 2008 at 1:10PM.

1) Executive Director's Update

Mr. Jastrzab stated that there would not be any meeting minutes to approve from the January 15, 2008 and February 8, 2008 Philadelphia City Planning Commission meetings due to staff illness.

He reported that the City Planning Commission had submitted 4 projects to the American Planning Associations Great Places 2008 Competition in the following 3 categories: great streets; neighborhoods; and public spaces. Three of our submissions have been selected to move on to the second round. They are as follows: Avenue of the Arts for great streets; Society Hill for neighborhoods; and the combined entry of Fairmount Park, Waterworks, the River Drives for public spaces. The winners will be released in October 2008 during the National Community Planning Month.

2) *Imagine Philadelphia* Presentation

Alan Urek, Division Director for the Strategic Planning and Policy Division, stated that the funding for Imagine Philadelphia is a mix of grant money from DVRPC and State funding. This is an agency partnership of one year, and we are still in the information gathering stage. So far we have had meetings at 9 locations with 600 plus participants. Mayor Nutter attended the Germantown meeting. Our focus is on big planning ideas and our strong planning tradition. He explained the need for a new comprehensive plan. We have had very positive media coverage. These are the outcomes from these meetings: big ideas for housing, transit, greening the city, economic development and tax structure, and regional cooperation. The next steps are to summarize the information into "Top 10" lists by breakout group topic, prepare policy papers, and report back to the public. Creating the plan that could be a 2 to 3 year process, which is dependent on available resources.

Ms. Ruiz stated her concerns that certain communities, such as, the eastern part of North Philadelphia was left out of this process.

Mr. Urek replied that some additional geographic areas would have forums in the upcoming weeks.

Ms. Ruiz asked what about the currently existing neighborhood plans.

Mr. Urek replied that they are being discussed at the meetings.

Mr. Greenberger asked how is this process connected to the Zoning Code Commission.

Mr. Urek replied that in an ideal world a comprehensive plan precedes zoning reform, in our situation we are working to coordinate the two efforts. The remapping issues by the Zoning Code Commission will eventually cross over to the *Imagine Philadelphia* project.

- 3) Technical Amendment to the FY2009-2014 Capital Program and Budget.

Mr. Urek stated that the technical amendments have arisen since the Philadelphia City Planning Commission approved the Capital Program and Budget on February 8, 2008. The changes are in the Commerce Department as follows:

- 1) One carry forward project was omitted. Addition of line "25H Food distribution Center – Imps – FY02" with \$850,000 in CT funds;
- 2) For the second carry forward project, funds were placed in the wrong line. Modification of line "26A Navy Yard Infrastructure Improvements – FY08" to delete \$850,00 in CA funds.

The total of all funds for the Program and Budget remains the same, but the totals of CA and CT funds are each modified by \$850,000 (decrease for CA and increase for CT). The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Greenberger, seconded by Mr. Syrnick, the City Planning Commission approved the Technical Amendment to the FY2009-2014 Capital Program and Budget.

- 4) Redevelopment Agreement between the Redevelopment Authority and New Life Affordable Housing Phase II, L.P. to allow for development of 39 new units of affordable rental housing in the Tioga Redevelopment Area in Upper North Philadelphia. (8th District – Councilmember Reed Miller)

Richard Redding, Division Director of Community Planning, gave an overview of the redevelopment process. He explained that the following agencies that are involved in the process: the Redevelopment Authority, the Philadelphia City Planning Commission, Office of Housing and Community Development, and City Council (who approves all redevelopment projects). He explained the Urban Redevelopment Law, the type of plans and approvals that the Philadelphia City Planning Commission will see, and he gave examples of Urban Renewal: Penn Center, Society Hill, West Philadelphia, and Eastwick, just to name a few. The Blight reports are on the Philadelphia City Planning Commission website.

Cornell Pankey, Community Planner for North Philadelphia, stated this item is phase II of an ongoing project, and that 1821 W. Ontario Street is the only property that will be rehabilitated, the other properties will be new construction on currently cleared land. The purpose of this item is the new construction of 38 rental units and rehabilitation of one vacant building to create 39 new residential units and a new community center. This is a continuation of housing production resulting from large-

scale demolition and acquisition in Tioga. The community is not in opposition to this development. The City Planning Commission staff recommendation is approval.

Mr. Syrnick asked if the Philadelphia City Planning Commission has been satisfied with this developer/architect in the past.

Mr. Pankey replied yes.

Mr. Lee asked how does this impact the current residents/blocks.

Mr. Pankey and Mr. Redding stated that it varies, homes are being built on lots that were previously residential, homes will be built respecting the current setback on the block.

Upon motion by Mr. Eiding, seconded by Ms. VanBelle, the City Planning Commission approved the Redevelopment Agreement between the Redevelopment Authority and New Life Affordable Housing Phase II, L.P. to allow for development of 39 new units of affordable rental housing in the Tioga Redevelopment Area in Upper North Philadelphia.

5) Institutional Development District Master Plan Amendment for Community College of Philadelphia.

Martin Gregorski, Development Planner, gave an explanation of an Institutional Development District (IDD), what the IDD amendment process entails, how it allows the institution to change uses easily within the IDD.

He stated the purpose of this item is to permit the construction of a new 37,776 square feet, student-dining building called, "The Pavilion". This new building will include a new, enhanced dining area for faculty and students, including a new kitchen. This building will also serve as the new location for the College's consolidated Culinary Arts Program, Hospitality Program, and it will serve as the new Visitor Welcome Center. In addition to the construction of the Pavilion Building, the College is also requesting approval to construct a 5,219 square feet addition to the main entry of the Bonnell Building. This new addition will improve pedestrian circulation and permit the creation of a "one stop" enrollment area. The Pavilion will be built in what is presently a courtyard and parking area for the West Building. Including these additions, the total amount of parking required in the IDD is 320 spaces, the College currently provides 725 parking spaces, well in excess of the requirement. The Pavilion Building will contain many "sustainable" components, including: high insulation values, vandal and graffiti resistant materials, passive solar heating, daylight sensors to control lighting, carbon monoxide sensors, recycled construction materials and a green roof. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked for clarification on the size of the IDD in question.

Upon motion by Ms. Olson de Savyckj, seconded by Mr. Eiding, the City Planning Commission approved the Institutional Development District Master Plan Amendment for Community College of Philadelphia.

6) Institutional Development District Master Plan Amendment for LaSalle University.

Mr. Gregorski stated the purpose of this item is to permit the expansion of the existing Holroyd Hall in order to accommodate state of the art facilities for use as science labs, classrooms, lecture rooms, faculty offices and a community lounge area. Holroyd Hall will be completely renovated for use by undergraduates in Science and Technology academic and research programs. The total amount of parking required in the IDD is 118 spaces, the University currently provided 118 parking spaces. It should also be noted that the University has other facilities and parking outside of the area zoned IDD. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. VanBelle, seconded by Ms. Ruiz, the City Planning Commission approved the Institutional Development District Master Plan Amendment for LaSalle University.

7) Bill No. 080080 – To amend Title 14 of the Philadelphia Code entitled, “Zoning and Planning” by adding a new Section 14-908 entitled, “Queen Village Neighborhood Conservation District.” (Introduced by Councilman DiCicco on January 31, 2008.)

Mr. Gregorski explained the criteria needed for a Neighborhood Conservation District. He explained that the Queen Village bill expired at the end of the previous Administration, and had to be reintroduced. If it is passed, it would be the first Neighborhood Conservation District, and a hearing would occur in the next few weeks. This zoning overlay district sets forth certain provisions for a property owner or developer to obtain a building permit for new construction, alterations, or demolition of a property within the district’s boundaries. The regulations include restrictions on building set-backs, heights, fenestration requirements, parking, decks, building materials for residential properties, and parking and material guidelines for commercial and industrial properties. This Bill includes a sunset clause with a 1-year time span. The City Planning Commission staff recommendation is approval.

Mr. Bumb asked what will come to the Philadelphia City Planning Commission for review.

Mr. Gregorski replied appeals to staff administrative decisions would be referred to the Philadelphia City Planning Commission.

Mr. Greenberger asked the following questions:
Can another Neighborhood Conservation District be proposed?
What others may exist?

Mr. Gregorski replied others can be proposed, but none are currently in discussion with the Philadelphia City Planning Commission. It would take us 6 months to develop guidelines.

Mr. Eiding asked what about the nonconforming uses in the Neighborhood Conservation District.

Mr. Gregorski replied that the Philadelphia City Planning Commission could grant exceptions to existing nonconforming structures.

Mr. Bumb asked a clarifying question.

Mr. Greenberger asked a question concerning the decision making process for building permits.

Mr. Greenberger suggested that there be a quarterly update on the burden of a Neighborhood Conservation District on the Philadelphia City Planning Commission.

Mr. Jastrzab agreed with Mr. Greenberger's suggestion.

Mr. Lee asked what would the Bill mean. Do all changes need to come to the Philadelphia City Planning Commission? What about community involvement?

Mr. Gregorski replied that while the Neighborhood Association requested that the guidelines to be created, the rest of the community would have an opportunity to accept or reject it.

Ms. Olson asked if there are so many differences within the neighborhood, why is the Neighborhood Conservation District so large. Won't there be a conflict?

Mr. Gregorski replied that the Philadelphia City Planning Commission staff is following the request made by the community.

Mr. Greenberger asked if the guidelines are suggestions or controls in the Neighborhood Conservation District.

Mr. Gregorski replied they are controls.

Someone from the public asked if there is a limit to how large a Neighborhood Conservation District could be. Are there existing applications and are applications currently being accepted?

Mr. Gregorski replied that there is no limit to how large one could be, and the existing applications have not been released.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080080.

- 8) Bill No. 080082 – To amend Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Delaware Avenue, former Marlborough Street right-of-way, the Delaware River and the former Shackamaxon Street. (Introduced by Councilman DiCicco on January 31, 2008.)

Paula Brumbelow, Development Planner, stated the purpose of this Bill is to remap a block of land from "G-2" Industrial to "C-3" Commercial District in the Fishtown neighborhood of the City. The party at interest is Steven Labov. He will be erecting a 32-story building with 168 dwelling units with 255 parking spaces, with the first floor spaces being dedicated to visitor parking for the building. The City Planning Commission previously approved this project in May 2005. The applicant is here today to present revised legislation with the corrected legal description for the property. This is a technical correction. The developer is providing the benefit of public access to the riverfront. There will be a path on the southern portion of the property to provide access to the Delaware River and Penn Treaty Park. It will be at a minimum ten feet in width, although with a much larger width for the majority of the path. The applicant will also be providing a museum and public restrooms along the Penn Treaty Park side of the building so that park users will be able to have direct access to facilities. The City Planning Commission staff recommendation is approval.

Mr. Bumb asked if the waterfront access is for public access.

Ms. Brumbelow replied yes it is for public access.

Mr. Greenberger asked when on the path, what uses will an individual walk by.

Mr. Labov replied they would walk by the driveway, parking garage, planted edge, and the park.

Mr. Greenberger asked who would take care of the museum.

Mr. Labov replied it would be dedicated to the development of Penn Treaty Park, and Friends of Penn Treaty Park would manage it.

Ms. Syrnick stated that he was confused over where the park is located in relation to the path and the development.

Mr. Labov replied that the riverwalk fits into the Penn Praxis plan, and would be access on both sides of the building.

Mr. Syrnick and Ms. Olson asked if the path on the east (i.e.,river) side of the building could be wider than 10 feet, which is very narrow for a trail.

Mr. Labov replied that that the distance between the proposed building and the riverbank was about 25 feet and that this total width would be public space and available for the trail and greenway.

Tom Walsh, from PlanPhilly, asked what is the commercial name of the development.

Mr. Labov replied that for now it is being called Penn Treaty Tower.

Upon motion by Ms. Ruiz, seconded by Mr. Greenberger, the City Planning Commission approved Bill No. 080082.

9) Revised Final Plat – 601-603 Gravers Lane.

Sarah Chiu, staff planner at the Philadelphia City Planning Commission, gave an overview of Preliminary and Final Plats to the Commissioners. She stated that this revised Final Plat is at 601-603 Gravers Lane in the Chestnut Hill neighborhood of the City. The purpose of this item is to subdivide a 3.7-acre parcel of land into 2 lots to allow for the construction of 2 detached, single-family dwellings on each lot. The homes will front on existing City streets. This is a revision to a portion of Final Plat that the City Planning Commission approved for 6 lots in December 2004. One of the original 6 lots (3.7-acres) is to be subdivided into 2 lots, and each lot will exceed 1-acre in size. The proposed development will meet all Wissahickon Watershed and related environmental regulations. In addition, it meets the zoning requirement for “R-1” Residential classification. The City Planning Commission staff recommendation is approval.

Mr. Eiding asked for clarification on the number of units being built.

Ms. Chiu replied it would be one per lot for a total of 2 housing units.

Upon motion by Ms. Ruiz, seconded by Mr. Greenberger, the City Planning Commission approved the Revised Final Plat for 601-603 Gravers Lane.

10) Preliminary Plat – Cecil B. Moore Homeownership Zone Phase III-3.

Ms. Chiu stated the location of this Preliminary Plat is North Philadelphia in an area bounded by N. 19th Street, N. 20th Street, W. Jefferson Street, and W. Master Street. The party at interest is H.E.R.B. Community Development Corporation. The purpose of this item is to subdivide a 2.3-acre parcel of land to allow for the construction of 32 semi-detached and 2 detached single-family dwelling on existing and proposed new City streets. The existing zoning is “C-2” Commercial and “R-10” Residential, and it is presently vacant. This site is located in the federally designated Cecil B. Moore Homeownership Zone (HOZ), which is a \$60 million, 296-unit mixed income, residential development. The initial phases of the HOZ project were developed by Philadelphia Housing Development Corporation in conjunction with Tenth Memorial Community Development Corporation, Beech Interplex, and Cecil B. Moore Avenue Community Development Corporation. The remaining phase is currently under development by HERB CDC, OKKs, and Michael Development Company. The last remaining phase of the 33 residential dwelling development is consistent with the previous approved and constructed development, which features lower density residential blocks, larger lots, and more privately-owned green open area. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked would there be paired driveways.

Ms. Chiu replied yes, they would be compatible with the other phases of this development, and the new projects will have increased City Planning Commission staff involvement in their development.

Mr. Greenberger asked would future development have parking in the back.

Ms. Chiu replied yes, that would be the goal.

Mr. Jastrzab stated that because assisted housing is so difficult to finance, and this development has been in the works for so long, the Philadelphia City Planning Commission staff agreed with the Office of Housing and Community Development that the front parking should be permitted. In the future, the Philadelphia City Planning Commission staff would work closely with the City's housing agencies and developers to encourage rear parking.

Upon motion by Mr. Eiding, seconded by Mr. Syrnick, the City Planning Commission approved the Preliminary Plat for Cecil B. Moore Homeownership Zone Phase III-3.

- 11) Revision to a final plat to accommodate the sale of parcels 7FF and 7HH at the Navy Yard to Liberty Property Trust.

Gregory Hartman, Development Planner, stated the purpose of this item is to revise a Final Plat to subdivide a portion of an existing Plat. Specifically, Parcel 7 would be subdivided to create Parcels 7FF and 7HH. Parcel 7FF will have a 4-story commercial office building, be Gold LEED Certified with a parking lot for 332 cars. On March 23, 2000, the City Planning Commission approved the initial subdivision and transfer of the Philadelphia Naval Base to PIDC in 10 parcels. On March 30, 2006, the City Planning Commission approved the subdivision of Parcel #7 to establish legal easements in lieu of public streets within this portion of the subdivision, and created 23 new parcels to expedite development. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked that since 7HH would become so small, what could be done on that parcel.

The developer replied they could develop and share the parking lot with 7FF.

Mr. Greenberger asked if there are any parking requirements for this site.

Mr. Hartman replied no.

Mr. Greenberger asked does it meet the stormwater regulations.

Mr. Hartman replied yes it does.

Mr. Greenberger asked if the plan has been reviewed by the Philadelphia Water Department.

The developer replied that the plans have been submitted and approval is expected within the next few days.

Mr. Greenberger asked if all of the water management issues have been dealt with.

The developer replied that the Department of Environmental Protection has signed off on the plan.

Upon motion by Mr. Eiding, seconded by Ms. VanBelle, the City Planning Commission approved the Revision to a Final Plat to accommodate the sale of parcels 7FF and 7HH at the Navy Yard to Liberty Property Trust.

Mr. Lee abstained.

- 12) Street Bill No. 080131 – To place Delaware Avenue from Lewis Street to Buckius Street on the City Plan with other certain technical amendments. (Introduced by Councilmember Krajewski on February 7, 2008.)

William Erickson, of the Development Planning Division, gave an overview of the Proposed City Plan changes. The purpose of this Street Bill is to reduce congestion on adjacent local streets by removing truck traffic to existing industrial business. The party at interest is the City of Philadelphia's Streets Department. Funding for this project has been included in the Capital Budget since FY2000. A total of \$17.8 million of city, state, and federal funding has been allocated for this improvement, and is included on the regional Transportation Improvement Program (TIP), administered by the Delaware Valley Regional Planning Commission. The Comprehensive Redevelopment Plan for the North Delaware Riverfront, adopted by the City Planning Commission in September 2001, identified this action as one of its major recommendations. The City Planning Commission staff recommendation is approval.

Mr. Bumb expressed support for this project and the increased access to the waterfront.

Mr. Greenberger asked the following questions: Does this street exist now? What will happen to the bridge? Who is paying for the streets?

Mr. Erickson replied the street does not currently exist; the bridge will need to be rebuilt; and the money for the street is allocated in the City budget, from DVRPC, and City/State matching funds.

Mr. Syrnick asked the following questions: What happens to the bike trail when it crosses the creek? What is the width of the right-of-way at the creek?

Mr. Erickson replied that the plan is still in the design phase, and the width is approximately 80 feet. He will follow-up with the Streets Department concerning the bridge.

Mr. Bumb requested a new overview of the waterfront plan for the new Commissioners.

Upon motion by Ms. VanBelle, seconded by Mr. Syrnick, the City Planning Commission approved Street Bill No. 080131.

- 13) Street Bill No. 080132 –To strike and vacate the westerly thirty-two foot wide and variable width portion of Island Avenue between Penrose Avenue and Escort Street to allow for the expansion of the airport parking area. (Introduced for Council President Verna on February 7, 2008.)

Mr. Erickson stated the purpose of this Street Bill is to reduce the street width by removing an unneeded lay-by lane in front of the now-closed Overseas Terminal. The Philadelphia International Airport is expanding its parking area into the lay-by lane of the former terminal building. This action is needed to address the loss of parking due to the airport's runway expansion. The former Overseas Terminal is no longer being used as a passenger terminal. Currently, the building is being used for storage, and is proposed for demolition. The Philadelphia International Airport will lease this area for parking. The proposal will add an additional 800 surface parking spaces and generate \$1.9 million annually.

The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked where is the lay-by lane and how wide is it.

Mr. Erickson replied the total reduction would be 32 feet, which includes a reduction in the size of the sidewalk and the lay-by lane.

Upon motion by Mr. Greenberger, seconded by Mr. Eiding, the City Planning Commission approved Street Bill No. 080132.

- 14) Street Bill No. 080029 – To authorize the vacating of Byberry and Bensalem Road from Southampton-Byberry Road to the Philadelphia and Bucks County Line, and the vacating of Burling Avenue from Roosevelt Boulevard to a dead end approximately three thousand nine hundred (3,900) feet southeast of the Roosevelt Boulevard, under certain terms and conditions. (Introduced by Councilmember O'Neill on January 24, 2008.)

Mr. Erickson stated the purpose of this Street Bill is to remove the roads through the Benjamin Rush State Park and allow the Pennsylvania Department of Conservation and Natural Resources to improve the condition at this State Park. These improvements will include a new trail system and the construction of a comfort station. The City Planning Commission approved Street Bill #010339, which authorized this same action on May 24, 2001. City Council repealed Street Bill #010339 on October 17, 2002 at the District Councilman's request. This street action is currently under litigation with the City of Philadelphia's Law Department for settlement. There is no hearing currently scheduled for this Street Bill. The streets involved are legally opened but not on the City Plan. The City Planning Commission staff recommendation is approval.

Mr. Lee asked if the City of Philadelphia's Law Department is in favor of this Bill.

Mr. Erickson replied yes they are and they are currently working on an agreement.

Mr. Erickson stated that the Philadelphia City Planning Commission was taking action on this so that we don't allow our 45 days to comment to expire, and then they would assumed that they have your approval.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Street Bill No. 080029.

Mr. Bumb adjourned the City Planning Commission Meeting of February 19, 2008 at 3:05PM.

SUMMARY

- 1) Executive Director's Update
- 2) *Imagine Philadelphia* Presentation. (Alan Urek) Presentation
- 3) Technical Amendment to the FY2009-2014 Capital Program & Budget (Alan Urek). Approved
- 4) Redev. Agreement bet. the RDA & New Life Affordable Housing Phase II, L.P. to allow for development of 39 new units of affordable Housing in the Tioga Redev. Area In Upper N. Phila. (8th District – Councilmember Reed Miller) (Richard Redding & Cornell Pankey) Approved
- 5) IDD Master Plan Amendment for CCP (Martin Gregorski) Approved
- 6) IDD Master Plan Amendment for LaSalle University (Martin Gregorski) Approved
- 7) Bill #080080 – To amend Title 14 of the Phila. Code entitled, "Zoning & Planning" by adding a new Section 14-908 entitled, "Queen Village Neighborhood Conservation District". (Introduced by Councilmember DiCicco on 1-31-08) (Martin Gregorski) Approved
- 8) Bill #080082 – To amend Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Delaware Ave., former Marlborough St. right-of-way, the Delaware River & the former Shackamaxon St. (Introduced by Councilmember DiCicco on 1-31-08) (Paula Brumbelow) Approved
- 9) Revised Final Plat – 601-603 Gravers Lane. (Sarah Chiu) Approved
- 10) Preliminary Plat – Cecil B. Moore Homeownership Zone Phase III-3. (Sarah Chiu) Approved
- 11) Revision to a Final Plat to accommodate the sale of parcels 7FF & 7HH at the Navy Yard to Liberty Property Trust. (Gregory Hartman) Approved

- 12) Street Bill #080131 – To place Delaware Ave. from Lewis St. to Buckius St. on the City Plan w/other certain technical amendments. (Introduced by Councilmember Krajewski on 2-7-08) (William Erickson) Approved
- 13) Street Bill #080132 – To strike & vacate the westerly 32-foot wide & variable width portion of Island Ave. bet. Penrose Ave. & Escort St. to allow for the expansion of the Airport parking area. (Introduced for Council President Verna on 2-7-08) (William Erickson) Approved
- 14) Street Bill #080029 – To authorize the vacating of Byberry & Bensalem Rds from Southampton-Byberry Rds to the Phila. & Bucks County Line, & the vacating of Burling Ave. from Roosevelt Blvd. to a dead end Approx. 3,900 ft southeast of the Roosevelt Blvd., under certain terms & conditions. (Introduced by councilmember O’Neill on 1-24-08) (William Erickson) Approved