

PHILADELPHIA CITY PLANNING COMMISSION  
March 16, 2010

PRESENT: Joseph Syrnick, Acting Chair  
Brian Abernathy, representing Camille Cates Barnett  
Duane Bumb  
Patrick J. Eiding  
Bernard Lee  
Nancy Rogo Trainer  
Nilda Ruiz

ABSENT: Rob Dubow  
Natalia Olson Urtecho

Executive Director: Alan Greenberger  
Deputy Executive Director: Gary J. Jastrzab

Acting Chair Joseph Syrnick convened the City Planning Commission Meeting of March 16, 2010 at 1:07pm.

- 1) Approval of the Minutes for the February 16, 2010 and March 2, 2010 meetings.

Upon motion by Ms. Rogo Trainer, the City Planning Commission approved the minutes for February 16, 2010 and March 2, 2010.

- 2) Executive Director's Update

Mr. Greenberger is testifying on City Budget.

Mr. Jastrzab stated the Capital Budget hearings are being heard today. You approved the Capital Program and Budget at our last meeting on March 2. There will be a hearing on the Philadelphia City Planning Commission Operating Budget on Wednesday, April 14, 2010 at 1pm.

- **POD DRAFT REGULATIONS** - Staff has been discussing these regulations with stakeholders, and we have some revisions (such as a notice requirement) to be made. We will e-mail these revised regulations to you in the next few days for your review and comment, and also post on PCPC Web for stakeholder comment. We will be taking it on April 20, 2010.
- **CITIZENS PLANNING INSTITUTE GRANT** - PCPC received a William Penn Foundation grant to create the CPI as part of our *Philadelphia2035* initiative. As a result, the PCPC currently has two RFQs outstanding, for Project Coordinator, to work with staff to establish and evaluate a pilot curriculum for the CPI, and; Graphic Design Services, to develop a graphic identity for the CPI, and to develop templates, interim, and final print and electronic products for use by the CPI. Deadline to submit a qualifications package is this Friday March 19. Info available at [www.philaplanning.org](http://www.philaplanning.org).
- **NATIONAL ENDOWMENT FOR THE ARTS/MAYOR'S INSTITUTE ON CITY DESIGN 25TH ANNIVERSARY INITIATIVE** - NEA/MICD is making competitive grants available to cities that have participated in the Mayor's Institute (we did, just about a year ago).

Philadelphia has applied for one under the auspices of the Mayor's Office of Arts, Culture and the Creative Economy and the City Planning Commission. We are partnering with the Fairmount Park Art Association and the Mural Arts Program.

Our application is for \$250K matching grant to support a project entitled, "The Delaware River Reach: A Public Art Competition and Installation to Improve and Encourage Access to Riverfront Resources and Enliven our City through Art."

The proposal is to generate and implement ideas for improving the public realm between City neighborhoods and the Central Delaware Riverfront, particularly under

I-95. There are at least 10 key access points that connect communities to key resources along the river. Working with FPAA and MAP, we will stage a national design competition open to artists, landscape architects, designers, etc. A jury would select a short list of proposals to be developed further, and some would be installed as part of the grant. The effort dovetails nicely with the master plan for the Central Delaware now underway.

We submitted a statement of interest yesterday. We will be notified by the NEA by whether they want us to submit a full proposal.

- **CENSUS 2010** – You should be receiving a Census form by April 12. It is important to fill it out and return it. He urged everyone to fill it out and return it when they get it. If you have not received a Census 2010 form by April 12th, you should call the national hotline number at 866-872-6868.
- **ITEMS IN ACCORD WITH PREVIOUS POLICY:**
  - **Streets Bill No. 100102:** Amends Section 2 of an Ordinance (Bill No. 080725, PCPC recommended approval in October 2008) authorizing the revision of lines and grades by striking and vacating Cleveland Street from Girard Avenue to Stiles Street by extending the period for compliance (Introduced by Councilmember Clarke on February 25, 2010).
  - **Zoning Bill No. 100133:** To amend the Institutional Development District of Temple University by allowing for the construction of additions to Pearson and McGonigle Halls which are located at 1800 N. Broad Street. (Introduced by Councilman Clarke on March 4, 2010). This is the Bill that follows from last month's Temple IDD approval by the Commission. We will be taking a Streets Bill for this project in the future.

### 3) *Phila2035 Plan Update*

Danielle DiLeo Kim stated we are still in the visionary phase. The Comprehensive Plan officially started in January. We are still collecting and analyzing data from many different sources of information. We are also concentrating our efforts on developing and establishing long range vision, goals and objectives for the plan itself. Two significant things that have happened since our February Planning Commission Meeting are: the first one, we have convened our External Advisory Board and a meeting for the Elected Officials. We had 2 meetings on March 12 at two separate times at the Center for Architecture. They were well attended meetings. The second major task that we have been handling is reworking the themes and visions for the plan itself. At the last meeting that Alan Urek presented to you that we were working on four different themes. They were growth, sustain, connect, and celebrate, which set the overall tone for the document. We have since refined them based on comments we received from our citywide working group to three themes, which are THRIVE, CONNECT and RENEW. The Advisory Board itself was convened for the first time on March 12. At your place is a list of the Advisory Board Members that we invited. We have given them four charges of things to do. One is to act as the public and private sector ambassadors to the theme of the Comprehensive Plan which we are referring to as Phila2035. We have asked them to garner support, information, and resources that the Planning Commission could use in our efforts. We like them

to augment the work of what we are doing within the Planning Commission as well. And of course they are going to provide their own advisory expert guidance and feedback. The relationship, between the external Advisory Board and the Planning Commission work, is that they are going to advise the Planning Commission. The Planning Commission staff is doing the plan itself with support and guidance from both the City Working Group and this external group. The Advisory Board decided to divide the group into 5 working committees. These working committees were based around topics and agenda items that we think could really help facilitate the work that the staff is doing. The idea was that these leaders would be able to help us to shape the categories that we are working on internally and provide additional information for us. The Advisory Board would likely meet four times between now and the end of the Comprehensive Plan, the citywide plan which is supposed to be January 2011. The committees will meet between that time to produce the work and facilitate the process. The three themes are now THRIVE, CONNECT and RENEW. They are essentially the defining visions for the chapters in which the specific planning element that planning directives will fall under. THRIVE will be addressing development concerns such as neighborhoods, economic centers and districts, and land resources and vacant land in the City. The vision statement theme is that Philadelphians thrive in a center of a competitive metropolitan region. The idea of these themes is that they are positive, optimistic statements. CONNECT is our second theme. The vision statement for that is Philadelphians connect intelligently to the region and the world. This major heading will include such chapters as transportation and utilities. Talking about how Philadelphians are connected to one another, how services are connected to them. Our third theme is RENEW and we had a lot of discussion of what this title should be. This is a vision that encompasses many different chapter headings, such as open space, preservation issues, cultural, historic, and architectural resources, environmental resources, and public realm. The vision statement for RENEW is Philadelphians renew valuable resources to sustain our bright future.

Mr. Syrnick stated that was a lot of work in one month.

#### 4) Adoption of the Broad and Erie Transit-Oriented Community Plan

David Fecteau, City Planner with the Community Planning Division, stated today you will hear about the Broad and Erie Transit-Oriented Community Plan. The plan started last year with an \$80,000 grant from the Delaware Valley Regional Planning Commission. The Planning Commission received a grant, and we selected the consultants. He was on the project team with Richard Redding, our Division Director of Community Planning, David Chen of Gannett Fleming, Jim Hartling and Chris Lankenau of Urban Partners, Jim Baker and Carol Smith of the Baker and Company, LLC handled our outreach for the plan. The plan included 9 public meetings, and 4 advisory committee meetings that were held at the Nicetown-Tioga Branch Library in the 3700 block of Broad Street. We also held several meetings outside of the planning process. The District Councilman invited us to a community meeting. We also had a separate meeting with a community group up there. And we had 3 other large meetings for the general public. The plan also draws from studies in other plans dating back to the 1970's. In fact one of the charges that we got from one of our planning team members was add something new to the conversation. We want to see something different; we want to see something new, not just rehashing the same ideas. You are not going to hear the entire plan. You are going to hear what I call big ideas. They are the major projects that we hope will come out of this planning effort, that will get people thinking and get them excited about this area. We averaged 60 to 80 people in our big planning meetings. We had 2 community meetings, one on the east side of Broad Street, and one on the west side of Broad Street, and one on Broad Street itself. We had an open house at

the new Temple Medical Research Building at Broad and Venango. In that area of the city, people on the west side of Broad Street don't typically go to meetings on the east side of Broad Street, and vice versa. The plan basically covered an area within a ½ a mile of the Broad and Erie subway station. The street boundaries are roughly from 10<sup>th</sup> to 20<sup>th</sup> Streets, and Hunting Park Avenue down to Indiana Avenue. Our charge is to targeted community renewal or to spur some other project. In the area we have the Temple Health Science Center from Allegheny to Venango on Broad Street. Just north of that from Erie to Butler Street is the Beury Building. The area around Germantown and Pike Street we are calling the Auto Services District. One area called the Bethune School Area, and another area at 17<sup>th</sup> and Tioga. Transit is the whole reason we got the grant funding to begin with. It is phenomenally well serviced by public transportation at the Erie Avenue subway stop has roughly 7,000 riders on a weekday, and 2 other transit stops within walking distance at Hunting Park Avenue and Allegheny Avenue. You also have several bus lines that run throughout the area. It presents some pretty interesting marketing opportunities. These were the main objectives of the plan:

1. Infrastructure improvements
2. Attracting private investments
3. Targeting neighborhood renewal
4. Relating all of the improvement, some how, to the public transportation system

As of 2000 (old census data), we have 16,600 people living in this area about ½ mile of the Broad and Erie subway station. It went down about 1,500 people from 1999. We expect the decline to continue at a slower pace. We have a stable employment base of about 3,000 or so including the Temple Health Sciences Center, Shriner's Hospital, and the other businesses in the Business Center District. Housing values from last 3 years, the median sales price is \$63,000. There are approximately 360 fewer houses occupied, which is due in part to the Neighborhood Transformation Initiative coming in and clearing out vacant houses. Rental housing has increased to 100 or more rental units on the market. We have found that for the past 10 years the rental housing has gotten a little more expensive. The average cost in 2000 was about \$500 for 1 bedroom unit; and is now \$750 for 1 bedroom unit. The business retention rates are pretty good. Looking at a third of the businesses in the Central Business District have been there for about 25 years, over half have been there for at least 10 years. A market study was done by Urban Partners, and they found that \$90 million are being spent elsewhere by people who live and work here that could be spent in this area. One of our challenges was how could we attract those dollars back in this area. It is not as easy as you might think. What we found is also a large amount of retail potential here, but because these other services are not here people are shopping elsewhere. We also found that there was a significant amount of square footage that could be built here. We don't have the vacant land available to assemble. One of the main concerns of the residents was that they don't have any full service grocery stores. They would like to have one, but the land isn't available. There is some vacant land, but you wouldn't put a 50,000 sq. ft. grocery store in the middle of the neighborhood. You are looking at roughly 4% of all the land parcels in the neighborhood are owned by some kind of City agency, and the rest is privately owned. Project areas (big ideas): Beury Building is north just one block below the Commercial District on Erie Avenue, the north-south street is Broad Street; on the 3700 Broad Street is the existing Nicetown/Tioga Branch Library right across from the Beury Building, south of Erie Avenue is the commercial block (where the suggestion for redevelopment in this area), and on E. Erie Avenue is the current Philadelphia Gas Works Services Center. The Beury Building, which is over 80 years old and on the National Historic Register, has 104,000 sq. ft. of space in it, and it is completely vacant. There is another building that is owned by the people who own the Beury Building. It is a 14-story building that has been vacant for over 20 years. We thought maybe it needed to come down, but when we said that to the community; they were not happy. So we decided to come with some kind of realistic use of

the land. What we are suggesting is a mix of retail and office space, and 70 market rate dwelling units. The current owners have been playing around with some program schemes. We have had several meetings with the owners of the buildings and PIDC to see what kind of financing might be available. PIDC thinks depending on the program, it could be \$3 to 6 million worth of public financing available for a redevelopment project. It sounds nice until you hear the total of the redevelopment costs. Just to get the building back in shape, it would cost \$20 to 30 million. As part of the redevelopment, we are looking at market rate housing or any kind of market rate development, it might sound strange to hear this but we will need parking. No one will be able to get financing without dedicated parking. We are suggesting that in a short term, the developer has space clearing up those two lots. They may be able to negotiate with the owners of Checkers which is just to the north of that parcel. The northern corner is a fast food restaurant/drive-thru. Even a quarter of an acre, you could build a small structure parking facility for about 80 parking spaces. We also thought about what would happen to the block in long term, the Checkers could be included in the ground floor of the larger parking structure. That could work and you could put drive-thru within parking garages. Whether it is desirable or not, the jury is out on that. The current Philadelphia Gas Works Services Center on Erie Avenue, the building is structurally sound that it could accommodate about another 30 parking spaces. Structured parking here would alleviate another problem we heard of that the residents and business owners have said. There are a good number of people, who drive down from the northeast, northwest and the suburbs, park on the streets in the neighborhood and the Business District, and then taking the express subway to Center City where they are working all day. The problem with that is that there is no place for employees or customers to park while they are doing business, or for the residents to park. That is a big nuisance issue. In the long term, putting in some structured parking and placing lower time limit on parking spaces would encourage parking in secured parking spaces. Just south of the Beury Building, we are suggesting not doing anything to Broad Street, but take a small section of Germantown Avenue and take the vehicles themselves off and allow only public transit, as in buses, and delivery trucks to use that portion of Germantown Avenue. We talked to the Streets Department, and they gave us the thumbs up to put it in the plan. We would need a traffic study. Pedestrian safety is the main part of this study. Delivery trucks would impact the businesses there and increase pedestrian safety. Business District bridging the gap. Temple Health System stops at Venango Street, and across the street are Shriner's Hospital and the Zion Baptist Church. There is nothing to pull those 3,000 employees or visitors to the hospital complex or the students up to Erie Avenue. That is a big problem because there are businesses up there that we hope to see in the Beury Building or any of these other buildings that we need to call these people further north. One idea is to build a new Nicetown-Tioga Branch Library. The existing library would close. It is 7,000 sq. ft. It was built in 1961. It was renovated a couple of different times, and it is still cramped. It is not handicapped accessible. It looks like a prison. It is not pleasant. We are suggesting closing the current library and building a new branch library south of Erie Avenue, at the southeast corner of Broad and Erie. The commercial space is there now. We would suggest using public financing, the \$6 million we would initially spend on the Beury Building. This is an alternative in case the renovation of the Beury Building doesn't happen. Lets use that financing to either build or subsidize a new library somewhere around 14,000 sq. ft. of the library on the 2<sup>nd</sup> floor and some ground floor retail space. That retail space could include a couple of sit down restaurants, which our consultants have found that the residents said they would like to see too. We could also accommodate some of the existing businesses that are there on that block. The total cost for 14,000 sq ft would be \$7.2 million; or 20,000 sq ft for \$10 or 12 million. We suggested in the plan that we would like to see us go toward the 14,000 sq ft. It could accommodate the traffic there now and also any growth for redevelopment that would be successful. We also looked into the neighborhoods, what we are calling the 17<sup>th</sup> and Tioga node. There is an activity center. There are the Tioga Senior Center, Hero Community Center,

Resurrection Life Church, the Temple University nurses dormitory, and a building owned by the same people who own the Beury Building. In the area from Westmoreland to Venango, it can accommodate approximately 100 housing units, subsidize housing units. These houses would be 1800 sq. ft. We don't know what the model will be. We could see 10 housing units built per year. We think it could stabilize the neighborhood. The Bethune School Area, one of the reasons we chose this is that the school will not be going anywhere. There is a large amount of vacancy in the area here. We are suggesting subsidize housing. We are also suggesting some green space like a park, which this area has very little of. The gentrification would be very low. Auto Services District, they provide someone with jobs and tax revenue. In the area of Germantown and Pike re-stripe the street for clearly defined parking spaces. Dobbins High School has a training program, and we think it is realistic to pair the students with the businesses. The City Planning Commission staff recommendation is to adopt the Broad and Erie TDCI plan. We had 30 requests of the plan at our open house, which we will be mailing in a couple of weeks. If anyone would want a copy of the plan, please contact me or Richard Redding. It will also be on our website so that you can download it.

Mr. Synchrony replied that is a lot of information.

Ms. Rogo Trainer asked what kind of participation in the planning did you get from Temple and Shriners.

Mr. Fecteau replied nothing from Shrine's, but Temple University bent over backwards. Their main campus is up there.

Ms. Rogo Trainer asked if they express an interest in expanding in that direction.

Mr. Fecteau replied their thoughts are exactly like the 2020 plan. They said they are concentrating developing within their district. We wanted to know who can we draw to this area.

Ms. Rogo Trainer commended him for taking a very complicated project and explaining it in a limited number of minutes. Around the Beury Building the parking garages that face on Broad Street, are they the only options? Putting parking garages on Broad Street could kill the businesses.

Mr. Fecteau replied yes, but it doesn't get us where we need to be. We could give surface parking. We were talking about ground floor retail to mitigate that. Temple has their parking down the street and it tends to take the life right out of the street. The problem is the land that we would like to see is not available.

Ms. Rogo Trainer asked the mixed use development that you show next to that is not large enough for a grocery store .

Mr. Fecteau replied Bart Blatstein has a 2<sup>nd</sup> story grocery store at 2<sup>nd</sup> and Girard. He needs to check the dimensions of the lot there at the Beury Building. It is possible that someone would put a grocery store there

Ms. Ruiz replied she is impressed with the plan. Was there anyone from the Police Department to address the crime and safety issues?

Mr. Fecteau replied no, we didn't invite anyone from the Police Department. It is not something we typically do in our planning. There is a police officer at Germantown and Lehigh,

who had been working with Commerce, doing the leg work. He has been able to coordinate with other offices from Erie to Lehigh. He hopes that our planning is going to pay off and bring down crime.

Ms. Ruiz replied as you clean up and start building, you will find that you attract more. Temple has a really good program now where they match people who are coming into those communities. She thinks that involving the Police in the clean up is really important to attract the middle class providers and renters.

Mr. Fecteau replied Temple Program feeds off of a City Program called Home Buy Out. It was arranged by OHCK, they contracted out to Commerce Department. The program has been temporarily suspended because of budget issues, but they hope to reactivate it this year.

Ms. Rogo Trainer asked what tools does the City have at their disposal for property owners.

Mr. Fecteau replied OHCD low interest loans available, weatherization, side grants, small grants and loans. They do have an eligibility requirement attached to them. It's an issue of whether the fundings are available. They are funded through the Federal Government. The HUD Grants are the lion's share.

Mr. Lee replied but the people who would need it probably never see this. On the small grants and loans on page 30 of the materials, that is very good and helpful. Is this available any other way.

Mr. Fecteau replied all of this information is available with the agencies that we have listed there. It's available on their websites, and at our partnerships with the neighborhood advisory councils, who are asked by OHCD to distribute this information. In Tioga area, it is run by Allegheny West Foundation, so they would be responsible for distributing that information. Tioga United have been distributing information to their civic group up there. We would be leaning heavily on civic groups. Which is something if they are not doing now, they should be doing anyway.

Ms. Ruiz asked is there a business district leader for the area.

Mr. Fecteau replied no, and that was one of the weaknesses. One of the suggestion of the plan was that we suggested a business association. And we suggested a voluntary business district that would be funded in part by Temple, just to be able to get the litter off of the streets. That is going to be a challenge. There use to be an active business association. We went around trying to find who the president was. It doesn't exist any more. We will need to work with the Commerce Department to fill that capacity there.

Ms. Ruiz stated it is a good plan and she likes it, but it does need outreach.

Gabriel Gottlieb replied he heard that State Senator Dwight Evans about 1 year ago want to put some state offices in the Beury Building. Have you heard anything about it?

Mr. Fecteau replied no. Inga Saffron wrote an article on that very same point, why couldn't the governor take those offices and put in State Offices. There have been talk that they will be moving to Center City. There was talk about the Strawbridge space. He doesn't know if anyone else knows anything about that.

Ms. Rogo Trainer asked what does the plan mean.

Mr. Jastrzab replied this is a plan that was done by the Planning Commission staff with a grant and adapting this plan would mean that you conceptually received it. It would be input in to the City's Comprehensive planning process. As what David has mentioned today, a lot of the big ideas in trying to transform this major transit node into a more active location. So we would take these recommendations and they would serve as input and conceptual recommendations for the Comprehensive Planning effort that we are going through now. So in a sense for example the library, that's been proposed for this area. While we are recommending that as a major big idea, certainly a lot more work would have to be done in terms of the library's capacity to build that size. The library that we are recommending as a big idea, we are not proposing in the Capital Program that the library be built at this time. It's a major idea for consideration as we move forward.

Ms. Ruiz replied it's exciting. She likes it. It is a good plan.

Upon motion by Ms. Ruiz, seconded by Mr. Eiding, the City Planning Commission approved the Adoption of the Broad and Erie Transit-Oriented Community Plan.

5) *Review and Comment: Awbury Historic District Designation*

Jonathan Farnham, Executive Director of the Philadelphia Historical Commission, stated we are here to request the Philadelphia City Planning Commission's comments on the proposed Awbury Historic District. As we have asked you to do for the last few months, is to tell us whether or not the creation of this historic district would coincide with your long range plans for this area in East Germantown. The City's Historic Preservation 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.

Erin Cote, Planner with the Philadelphia Historical Commission, stated the Awbury Historic District was built from 1849 to 1940. It is located in East Germantown. It includes the Awbury Arboretum, which consists of most of the District. It was built and occupied by Henry Cook, son and successor to prominent Philadelphia Quaker merchant Thomas Pym Cope. It is bounded by the R7 Chestnut Hill rail line, Chew Avenue, Haines Street, and the property line northwest of Washington Lane. The Cope houses were built by generations of the family from 1849 to 1922. These are detached, masonry dwellings and secondary buildings, generally relatively substantial in scale, built by successive generations of the family in Gothic Revival, Italian Villa, Queen Anne, Tudor Revival, and finally Colonial Revival styles. Many of the buildings were designed by prominent architects including Thomas U. Walter, Addison Hutton and Cope and Stewardson. There are 26 houses, 11 of which are listed individually on the Philadelphia Historic Register. In 1916 the Awbury Arboretum was established as a park, and donated to the City Parks Association. It meets 4 criteria A, E, G & I as outlined in the Historic Preservation Ordinance.

- A – as an important part of the Germantown section of the city's late 19<sup>th</sup> century and early 20<sup>th</sup> century;
- E – high concentration of buildings and landscape by designers located regionally and nationally;
- G – public inclusion of the 20<sup>th</sup> century Arboretum;
- I – potential for archeological information.

Therefore, the Historical Commission respectfully requests that the City Planning Commission determine whether the creation of the Awbury Historic District would accord with the City Planning Commission's long-range plans for the area.

Mr. Eiding asked about community involvement.

Ms. Cote replied the nomination was submitted by the Preservation Alliance. It was in conjunction with Awbury Arboretum and several property owners.

Mr. Eiding asked what effect does this have on the owners once this is established.

Ms. Cote replied once this occurs, it falls under the jurisdiction of the Historical Commission, which means that any building permit application would be forwarded to the Historic Commission for review.

Mr. Eiding asked how about the folks who want to sell their property.

Ms. Cote replied they can sell.

Ms. Rogo Trainer replied most of this is under the National Registry District and now you want to extend the homes to the local register.

Ms. Cote replied yes.

Mr. Lee asked would the jurisdiction of the Historical Commission extend to the exterior and/or interior.

Ms. Cote replied the Historical Commission only has jurisdiction of interior that are specifically designated interior.

Craig Schelter, Development Workshop, stated given the fact that there have been homes, and given the beautiful houses are there and that more could be built there in the future. Does the Commission's policy affect the number of houses to expand that are there with what is compatible with the past.

Ms. Cote replied any new proposed development would be reviewed.

Ben Leech, representing the Preservation Alliance, read a letter from John Gallery:

"The Preservation Alliance strongly supports the nomination of the Awbury Historic District for listing on the Philadelphia Register and encourages the City Planning Commission to comment favorable on the district nomination.

The Awbury Historic District consists of the designed landscapes, buildings, and sites of the Cope extended family enclave in the East Germantown section of Philadelphia. This precinct includes the entire Awbury Arboretum, which takes up the majority of the land area of the district, and adjacent properties developed and

occupied by Henry Cope (son and successor to prominent Philadelphia Quaker merchant Thomas Pym Cope) his near relatives, and his descendants. The district retains historic integrity in all its significant and contributing buildings, of which there are 34. These are detached, masonry dwellings and secondary buildings, generally relatively substantial in scale, built by successive generations of the family in Gothic Revival, Italian Villa, Queen Anne, Tudor Revival, and finally Colonial Revival styles between 1849 and 1922. Many of the buildings were designed by prominent architects including Thomas U. Walter, Addison Hutton and Cope and Stewardson.

In addition to the contributing buildings, there are 8 significant landscape features and 4 significantly contributing sites in the district, 3 of which consist of archaeological sites of former buildings near surviving buildings. The fourth contributing site is the Awbury Arboretum, developed between 1916 and 1940 from the landscape gardens and agricultural areas around and between the houses in the district.

Awbury's significance derives from its identity as a perceived whole, integrating buildings and landscape, and it was created by an extended family group that shared design, planning, and conservation interests. The district is significant under criterion for the manifestation of the planning and preservation interests in the conservation of the landscape created by those designers as a publicly accessible arboretum established in the early twentieth century.

Adding the Awbury district to the Philadelphia Register will insure that this unique combination of distinctive landscape and significant works of architecture will be protected and preserved."

- 6) *Information Only: Revised plans for the Hilton Homewood Suites Hotel proposed for 41<sup>st</sup> and Walnut Streets.*

William Kramer, Division Director for the Development Planning Division, stated the proposed zoning changes for the block bounded by Walnut Street, 41<sup>st</sup> Street, Sansom Street and 42<sup>nd</sup> Street for the Hilton Homewood Suites Hotel. You saw it originally saw a presentation for the Hilton Homewood Suites Hotel in October 2009. Zoning relief will be required. ZBA Bill No. 100156 will be considered on our April agenda. These proposed changes to the Zoning Code will affect Section 14-304, the "C3" Commercial zoning district, Section 14-1402, entitled "Parking in Residential Districts", and Section 14-1405, entitled, "Off-street Loading." The first change proposed would be to change the requirements for legally required windows in the "C3" Commercial District so that there are no separate zoning requirements for the windows. The only requirements will be in the Philadelphia Building Code. They want to raised the FAR on this site for buildings containing 3 or more families will be increased from 550% for hotels to 800% of the area of the lot. Reduction in the parking space; 1 space per unit. It would include an exemption to the parking requirements for the area described. No parking would be required for

properties zoned "C3" Commercial on this block. Reduction in the loading dock for this block. No loading spaces are required, but if they are approved, they may be 10 ft wide, 40 ft long and 14 ft high. All of these particulars we will discuss in April. In your package, the Ordinance when the Bill was introduced, the parking relief has been taken out of the Bill as introduced.

Carl Primavera, attorney, stated you saw a presentation of this item in the past. Dick Orth is the traffic consultant. The original site was at 40<sup>th</sup> and Pine, but the neighbors asked us to find a different site. Overall the Planning Commission invited is to look at the rest of the block so we planned the following. You will see an established apartment building. There will be a new office for Campus Development. There will be access to garage. The concept is for parking about 500 or 600 feet away. They have submitted the traffic study from Dick Orth. There will be curb cuts on Sansom and Walnut Streets. The Ordinance is trying to accomplish a few things. The multiple structures we are creating as of right. We will be back next month.

Mr. Syrnick said he had trouble following it.

Bill Aleskar, architect for site, stated a ground floor plan of a full developed site a public open space connects to Walnut. Lower floor of commercial is retail, maybe a restaurant, hotel arrival space on lower floor, and the hotel will be upper floors.

Mr. Primavera said the second phase demolishing of existing buildings.

Mr. Aleskar replied we choose to put the driveway into the hotel, for the below garage. All of our services happen on Sansom Street. It allows connection to the hotel. The parking for the hotel is going to happen at a garage a block away on Walnut Street.

Mr. Primavera replied most people who use an extended stay, use public transportation.

Mr. Aleskar replied provide good views and also to protect the other buildings.

Mr. Syrnick asked if you didn't control that, would you care.

Mr. Aleskar replied 41<sup>st</sup> Street. This is a plan of what is happening underground, services for hotel and office. The lobby is on second floor. The intention is that this be a LEEDS project.

Mr. Abernathy said we are not looking at a zoning remapping.

Mr. Kramer replied that's correct.

Mr. Kramer replied there is no sunset provision. It increases 800 FAR and removes the required window setback.

Mr. Abernathy replied the why and how is very important. Why are they going through this process than going through the zoning process.

Mr. Primavera replied we have done this with the Divine Lorraine. This allows us to plan. Alan Greenberger said since you control the whole block, let's plan the entire block. We are combining it for the existing buildings by creating a condition called multiple structures on a lot. We wanted to be sure the limited parking is a blessing, because we don't have to build a garage; and we will be using the existing one. In a zoning code the hotel is deemed as a resident not commercial. Alan Greenberger said he would like to get rid of all parking garages

because we don't need them when we have transit. You will have one building and required parking on site.

Ms. Rogo Trainer asked we are not asking for a FAR.

Mr. Primavera replied yes, we are asking for an 800 FAR. We could go to the ZBA but we are looking at the entire lot. Ultimately in the short run, we are asking for what we think we will need for the future.

Ms. Rogo Trainer asked is there anything in the code.

Mr. Primavera replied they are separately used parcels. Campus may buyout all of the offices.

Ms. Rogo Trainer said it is very complex. It is a little bit much to get my head around and we are writing a new zoning code. A narrow slot of space is not much of a give back. You are changing the streetscape.

Mr. Primavera replied it is not really spot zoning. We have done it with 30<sup>th</sup> Street, Brandywine, and the Divine Lorraine. We are getting \$20 million in public subsidies. We are doing green roofs and open space. We are bullish on West Philadelphia. We have been working with Councilwoman for the past 3 or 4 years.

Ms. Rogo Trainer replied when you look at the perspectives.

Mr. Primavera replied it is going to be an extended stay hotel.

Ms. Rogo Trainer asked how many stories of office building.

Mr. Aleskar replied 11.

Ms. Rogo Trainer asked how many stories is the extended stay hotel.

Mr. Aleskar replied 10.

Ms. Rogo Trainer replied we really do what to see good design.

Mr. Aleskar replied what you are looking is the drive entrance under the hotel.

Ms. Rogo Trainer replied she wants as much clear information next month.

Mr. Primavera replied we are trying to get it all done.

Mr. Eiding stated if he recalled from the other location, there was a lot of community input for and against it.

Mr. Primavera replied we see it as a win-win.

Ms. Rogo Trainer asked do you have an agreement with Penn.

Mr. Primavera replied yes.

Mr. Abernathy left at 3:00pm.

- 7) Institutional Development District Master Plan Amendment for University of Pennsylvania for Walnut Street between 32<sup>nd</sup> and 33<sup>rd</sup> Streets.

Martin Gregorski, Development Planner and Acting IDD Administrator for the Philadelphia City Planning Commission, stated the location is generally on Walnut Street between 32<sup>nd</sup> and 33<sup>rd</sup> Streets. The plan is to demolish Edison Building and create a new Center for Nanotechnology. This new structure will house lab space, conference rooms, classrooms and public spaces all devoted to the science of nanotechnology. The structure will be approximately 3-stories tall, at approximately 56 feet tall. They are LEEDS certification. The existing gross floor area is 97,086 sq. ft. The proposed gross floor area is 57,479 sq.ft. The total gross floor area will be 154,565 sq.ft. The City Planning Commission staff recommendation is approval. A Bill of Council is not required.

Mr. Syrnick asked about parking.

Ms. Rogo Trainer asked what are we being asked to do.

Mr. Gregorski replied gross floor area, foot print  
They could go smaller.

Ms. Rogo Trainer asked why the set back from Walnut Street.

Todd Hoehn, from Weiss/Manfredi/Architecture/Landscape/Urbanism, replied the Edison Building has equipment that cannot be moved until this building is completed. We also wanted to create an edge on Walnut Street.

Upon motion by Mr. Eiding, seconded by Mr. Bumb, the City Planning Commission approved the Institutional Development District Master Plan Amendment for University of Pennsylvania for Walnut Street between 32<sup>nd</sup> and 33<sup>rd</sup> Streets.

- 8) Zoning Bill No. 100092: Amending the Zoning Code by expanding the boundaries and making technical changes in the "Off-Street Parking Control District" (Introduced by Councilmember Tasco for Council President Verna on February 25, 2010)

Mr. Gregorski stated this expands the off-street parking created in 2006. Many developers were building front load garage. It takes away off-street parking. The area bounded by the south side of Chestnut Street (extended), the Delaware River, Oregon Avenue (both sides), Broad Street (both sides), Moore Street (both sides), 25<sup>th</sup> Street (both sides), Washington Avenue (both sides), Grays Ferry Avenue (both sides), Ellsworth Street (both sides), and the Schuylkill River. We are adding Point Breeze. This Bill extends and consolidates the existing "Off-Street Parking Control District" to include all of the properties within the new boundaries. What this District does make the addition of a parking space to newly erected single- or two-family dwellings from a matter-of-right permit to a use requiring a Certificate from the Zoning Board of Adjustment, under certain terms and conditions There is a lot of pressure dues to new development with front load garage. Point Breeze is OK with it. In effect, we are

sending more cases to the ZBA. The City Planning Commission staff recommendation is approval.

Ms. Ruiz what are we approving.

Mr. Gregorski replied if you build 4 more properties you would need parking. If you build 2 or more

Ms. Ruiz asked if they build 2, they need to park on the street.

Mr. Gregorski replied yes.

Claudia from Point Breeze stated we support it whole heartedly.

Mr. Jastrzab replied he has been sitting on the ZBA Board for several weeks, and we have been getting a lot of infill in this neighborhood.

Mr. Eiding replied if he remembers from the past, we were encouraging rear parking.

Mr. Jastrzab replied yes, if there was room for it.

Mr. Gregorski replied this would stop rearing parking.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission approved Zoning Bill No. 100092.

- 9) Zoning Bill No. 100079: Amending the Zoning Code by adding a new section entitled "Ridge Avenue Special District Controls." (Introduced by Councilmember Jones on February 12, 2010)

Mr. Gregorski stated this Bill will create a new zoning overlay in the Roxborough section of the City, which have frontage on Ridge Avenue between Hermitage Street and Monastery Avenue. This Bill will create a new overlay which will place new land use, height, façade and signage controls for the properties zoned "C2" Commercial within the District. There are a number of use controls that would be added in this section of the City – prohibited auto services, showrooms, and ground floor uses for professional offices, funereal parlors, laboratories, personal service or treatment of patients, radio or television studios, and certain utilities. There is 8000 sq. ft. limitation of ground floor areas used for commercial purposes, and height controls shall not be less than 25 feet or more than 45 feet above grade for newly erected buildings. Where a property abuts a Residential District, the development of any portion of that property shall include adequate screening along the boundary between districts, which may be vegetative planting with trees and/or shrubs or a solid fence. A façade review will be needed for newly erected or altered buildings within this District. At least 70% of the ground floor of buildings shall be clear glass. The sill height for first floor windows on Ridge Avenue shall be no more than 2'6" about the ground floor level. Public entrance doors should be at least 50 percent glazed or transparent when fronting on a public right-of-way. Our Urban Design Division said they can handle it. Sign controls prohibited. The signage must be accessory to the current building use, and Art Commission approval shall be required for projecting signs. Prohibited signs include: internally illuminated box and awning signs, freestanding pole and monument signs, rooftop signs, signs with intermittent flashing or illumination, and signs with digital

electronic messages. The types of signs permitted include: wall signs, projecting signs, awning signs, window signs, temporary signs (permitted for 14 days), and merchandise signs. Wall signs will be limited to 1.5 sq.ft. per linear foot of street frontage with a maximum area of 40 sq.ft. The total area of window signs shall not exceed 15 percent of the area of the glass panel to which they are affixed or 10 percent of the area of glass door panel to which they are affixed. The total area of all temporary or merchandise signs shall not exceed 9 sq.ft. per type. Letter block would be allowed. No curb cuts off of Ridge. Vehicle access from Ridge Avenue shall be prohibited. Off-street parking shall be permitted only within the rear 50 percent of the lot depth. Any parking lot having more than 5 parking spaces must provide landscaping which shall not be less than 15 percent of the area of parking lot. This was Development Corporation request that was started before ZCC decided how many Commissioners they would have. This may be incorporated in the Zoning Code. The City Planning Commission staff recommendation is approval.

Ms. Ruiz asked what kind of uses do they want.

Mr. Gregorski replied active use like retail. A lawyer's office may only have one person in a day.

Ms. Rogo Trainer replied this is a temporary measure until the new Zoning Code is written.

Mr. Syrnick asked what do the property owners feel about it.

Mr. Eiding asked are these places active now.

Mr. Gregorski replied most of them are. It would only affect new businesses.

Ms. Rogo Trainer replied there have been new businesses here over the last five years.

Stacey Graham, from Councilman Green's office and a resident, asked what is the purpose of this Bill. Why do you want to put signs up and block clear glass?

Mr. Gregorski replied you could put auto body shops

Mr. Jastrzab replied you could not be allowed to put in a 7-11 store.

Ms. Graham replied there is one there already.

Mr. Jastrzab replied read from fact sheet prohibited uses.

Ms. Graham asked is this an Ordinance or an overlay.

Mr. Gregorski replied this is an overlay.

Ms. Rogo Trainer asked how many stories are above Starbucks.

Ms. Graham replied one story.

Ms. Rogo Trainer replied it is the result of doing it a piece by piece.

Ms. Graham replied one of the proposals that were proposed at yesterday's meeting was two story. The problem with the prohibited uses, you have numerous buildings that you cannot get tenants for.

Ms. Ruiz asked did you say you were trying to get TOD.

Mr. Gregorski replied in the beginning we were.

Mr. Bumb replied to get up to 60 ft, the "C2" zoning

Ms. Rogo Trainer asked is there nothing that requires you to build to the street line.

Mr. Gregorski replied yes, he forgot to put it in. It is 5 ft. He said if you have a really good salon, you can go to the ZBA.

Ms. Ruiz asked have you had any neighborhood community meetings.

Mr. Gregorski replied this is a community driven plan.

Mr. Bumb replied this is a community driven plan. It came from a CDC.

Mr. Syrnick replied it would be nice to have them in the room. This is an area that has been in a decline.

Ms. Rogo Trainer replied they have tried many things, but it has been in decline.

Upon motion by Ms. Rogo Trainer, seconded by Ms. Ruiz, the City Planning Commission 45-day extension on Zoning Bill No. 100079, in order to obtain a better understanding of the local residents' opinions on this proposed District.

- 10) Streets Bill No. 090583: To authorize the striking of Marshall Street from the City Plan between Bainbridge to Kater Streets, and reserving and placing a right-of-way on the City Plan (Introduced by Councilmember DiCicco on September 17, 2009, and tabled by the PCPC on October 20, 2009).

William Erickson, Development Planner, stated the Commission previously seen this Bill on October 2009, and we asked you to table it. We told the party-of-interest to get in touch with everyone. The owner at 612 Kater Street stated they are enthusiastically in favor of closing this street. It is located in Queen Village between Bainbridge and Kater Streets. Marshall Street is a 12 ft wide street. One of the major reasons they wanted it closed is because of short dumping and illegal activity. The Planning Commission staff is doing a pedestrian walking plan. We disapprove of the closing. He indicated that that he could not be here today. He asked for it to be approved or asked that it be held until he can come here. The City Planning Commission staff recommendation is disapproval.

Ms. Ruiz asked if he would gate it at night.

Mr. Erickson replied yes.

Ms. Ruiz asked are they willing to clean it up.

Ms. Rogo Trainer replied it would close it for pedestrian and biking. No one is maintaining it now.

Mr. Erickson replied once the street is closed, it would be closed. We have no guarantee that there would be no parking allowed. They would own it to the center line of the street. They would have to make adjustments to the curb, and the manholes would need to be adjusted.

Mr. Jastrzab replied there are a whole bunch of issues that would take away the public right of way and may encourage other small street to also want to close.

Mr. Erickson replied that when he indicated that he served all the conditions.

Mr. Eiding replied he remembered that they discussed it, but that they didn't say they would take care of it. If they would get all of the parties-of-interest to get out there and clean up that street, it would be a nice little street.

Mr. Bumb replied we said this before and tabled it.

Gabriel Gottlieb replied it was a horrible process to let one street get gated. These little streets are part of the charm. When it comes to the issue of using it as a nuisance, they should put in more lights. If it is gated, it could become a center for drug activity and crime. Someone could break-in for illegal activity.

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

Mr. Syrnick adjourned the City Planning Commission Meeting of March 16, 2009 at 4:00pm.

## SUMMARY

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1) Minutes of the meetings 2-16-10 & 3-2-10.                                                                                                                                                                                                                                | Approved         |
| 2) Executive Director's Update.                                                                                                                                                                                                                                             |                  |
| 3) Phila2035 Plan Update<br>(Presented by Danielle DiLeo Kim)                                                                                                                                                                                                               | Presented        |
| 4) Adoption of the Broad & Erie<br>Transit-Oriented Community<br>Plan (Presented by David<br>Fecteau).                                                                                                                                                                      | Adopted          |
| 5) Review & Comment: Awbury<br>Historic Dist. Designation<br>(Presented by Jonathan<br>Farnham & Erin Cote, Phila<br>Historical Comm).                                                                                                                                      | Review & Comment |
| 6) Nicetown Redevelopment Area<br>Plan (Presented by Jennifer Barr)                                                                                                                                                                                                         | Approved         |
| 7) IDD Master Plan Amendment<br>for Temple Univ. (Presented<br>by Martin Gregorski).                                                                                                                                                                                        | Approved         |
| 8) Zoning Bill #1000003: Zoning<br>remapping for the Tacony<br>area (Introduced by Council-<br>member Krajewski on 1-18-10;<br>Presented by Larissa Klevan).                                                                                                                | Approved         |
| 9) Zoning Bill #100079: Amending<br>a parcel of land at 59 <sup>th</sup> St. &<br>Lancaster Ave from G2 Industrial<br>to C3 Commercial (Introduced by<br>Councilmember Jones on 2-4-10;<br>Presented by Martin Gregorski).                                                  | 45-day extension |
| 10) Streets Bill #090583: to authorize<br>the striking of Marshall St from<br>the City Plan bet. Bainbridge to<br>Kater Sts, & reserving & placing<br>a right-of-way on the City Plan.<br>(Introduced by Councilmember<br>DiCicco on 9-17-09; Presented<br>by Wm Erickson). | Disapproved      |