

PHILADELPHIA CITY PLANNING COMMISSION
May 18, 2010

PRESENT: Joseph Syrnick, Acting Chair
Brian Abernathy, representing Camille Cates Barnett
Duane Bumb
Chris Donato, representing Rob Dubow
Patrick J. Eiding
Bernard Lee
Natalia Olson Urtecho
Nancy Rogo Trainer

ABSENT: Nilda Ruiz

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

Acting Chair Joseph Syrnick convened the City Planning Commission Meeting of May 18, 2010 at 1:10pm.

- 1) Approval of the Minutes for the April 20, 2010 meeting.

Upon motion by Ms. Rogo Trainer, the City Planning Commission approved the minutes for April 20, 2010.

- 2) Executive Director's Update

Mr. Greenberger stated he had a number of things to go over.

- **CITY PLANNER 2 EXAM ANNOUNCEMENT**

The Office of Human Resources received over 200 applications for our upcoming "City Planner 2" exam. The exam, which is in an interview format, is scheduled for June 10th and 11th. The PCPC expects to have three "City Planner 2" positions to fill beginning in early July. The Water Department will fill two City Planner positions from these candidates.

- **CITIZENS PLANNING INSTITUTE COORDINATOR**

Thanks to a William Penn Foundation grant, we were able to hire a Coordinator for our *Citizens Planning Institute*. I'd like you to welcome Donna J. Carney, who will be working with our staff to develop a curriculum for the CPI, develop "pilot course" materials, and otherwise help us to get the CPI off the ground this fall. We are very happy to have her. She just started this week.

- **PHILADELPHIA 2035 COMMUNITY MEETINGS**

Four community meetings will be held on:

1. THURSDAY, MAY 27, 2010: Pennsylvania Academy of the Fine Arts, 118 N. Broad St., 6 to 8:00 p.m.
2. TUESDAY, JUNE 1, 2010: Please Touch Museum, 42nd and Parkside Ave., 6:30 to 8:30 p.m.
3. MONDAY, JUNE 7, 2010: Esperanza College, 4261 N. 5th St., 6:30 to 8:30 p.m.
4. TUESDAY, JUNE 8, 2010: Knowlton Mansion, 8001 Verree Rd., 6:30 p.m. to 8:30 p.m.

For more information, VISIT www.facebook.com/Phila2035 or E-MAIL Phila2035@phila.gov

- **ITEMS IN ACCORD WITH PREVIOUS POLICY:**

1. **STAMPER SQUARE: TIME LIMIT EXTENSION FOR SITE REZONING**

We have seen this item several times at this Commission. Councilman DiCicco has sponsored a time extension Bill for this item to give them an additional year to get their financing in order. If you are seeing this for the first time, there was an extension request last year which we recommended to Council. This is the second extension based on the

softness of the credit market. Here are new investors coming in to invest on the same project. If they are changing the project in any substantive way, we will let you know because they will be back before this Commission. We are recommending to Council that this extension be granted.

Bill No. 100311: Stamper Square Reauthorization. This Bill amends previous Bill No. 090296 (PCPC approval on 4/21/09, passed by City Council on 5/21/09, signed by Mayor 6/3/09) by extending the sunset provisions of the C2 to C4 zoning change for this site by one year, to June 30, 2011.

2. ONE (1) STREETS BILL

Streets Bill No. 100306: Authorizing a City Plan change to revise the lines and grades of Van Pelt Street between Chestnut and Sansom Streets by creating a new public use sidewalk on the west side of Van Pelt. (Introduced by Councilmember Tasco for Council President Verna on May 6, 2010.) This is related to 2116 Chestnut Street. We have seen this many times before for zoning. They are pulling the building line back on Van Pelt to create wider sidewalks for a more public passageway. This is the Streets Bill that will make that sidewalk happen.

3. ELEVEN (11) REDEVELOPMENT AGREEMENTS, STAFF RECOMMENDS APPROVAL:

Lastly, numerous Redevelopment Agreements and projects that have followed from those agreements, The handout provided to the Commission lists these agreements with individuals and non-profit corporations for housing rehabilitation, new residential construction, mixed-use redevelopment, and side yard agreements. All of these items are consistent with existing Redevelopment Area Plans recommendations, and will be approved administratively, as items in accord with previous PCPC policy. We didn't deem any of them critical to bring them to this Commission, since they are items in accord with previous policy for items that we have previous approved.

3) Philadelphia2035 Plan Update

Danielle DiLeo Kim stated this is a monthly update on where we are on our Comprehensive Plan. Our year long process is broken up into four quarters of work. For the most part, we have completed the first quarter. That was analyzing information, collecting data, and establishing long range vision statements. The second quarter also talks about population forecasts, and then physical development scenarios which will be manifestations for that. And then we will choose one of those, or a number of those for further scenarios for developing a physical plan of development; which you will hear more about it at our next month's Commission meeting. For the vision statement for 2035, the bulk of the plan itself, when the Philadelphia 2035 document comes out and these will be the things that people will be reading about. It will be coordinated among all of the different agencies in the City, hopefully we provide a well coordinated Comprehensive Plan. The vision statements or the themes, in which the planning elements will discussed under, are three topics: THRIVE, CONNECT & RENEW. We placed them under those topics because we felt they were the right tone and the right vision for what Philadelphia might need in 2035. We are hoping in 2035 that these are all true statements that we can look forward to. Under THRIVE, within that theme we have 3 planning elements that we will focus on neighborhoods, economic centers and districts, and land management. Under each of them, they are major goals. Under neighborhoods, the major goal is to improve neighborhood livability. Under economic centers and districts, the major goal is to make Philadelphia more competitive in the northeast and the region. Under land management, the

goal is to capitalize on land development. Under each of those are sub-goals, which are supported by the sub-planning elements. Under neighborhoods would be something like neighborhood centers, public service networks, and housing. Under economic centers and districts, we would discuss business environments, metropolitan centers, industrial districts, and job centers. Under land management, we would discuss the issues of vacant land and structures, transit oriented development, and how zoning relates to the Comprehensive Plan related to the prior elements. The next major topic is CONNECT. The major planning elements under CONNECT are transportation and utilities. The major goals for transportation are to improve transportation safety, efficiency, and convenience. Utilities the major goal is to adapt utility services to changing technology and consumption patterns. To support the planning elements under transportation, we would look at the airport system, waterways and ports, the rail network, transit, complete streets network, walking and bicycling. Under utilities, we would look at management of water, clean energy sources, management of waste, and information exchange. The major planning elements under RENEW are open space, environmental resources, cultural, architectural, and historical resources, and the public realm. So this category covers those natural resources and historical preservation issues, and also the public realm. The major goal is to create, extend, and increase the access to connectivity to open space. Under environmental resources, it is a very broad topic. The main goal is fulfill City obligations to meet ambitious Federal environmental standards. The major goal under cultural and architectural, historical resources, is to preserve and protect historic buildings and planning resources.

The major goal under public realm is to achieve excellence of design of the building in the public realm. The goal for environmental resources is for open space parks and public trails. Objective under RENEW improve air quality. We would look at the preservation of development and tourism. Under the public realm, we would look at art and urban environment. We are starting to look at existing maps, and creating maps. Each of the goals are supported by a number of elements. We might look at a map where major retail and commercial are located at. Is there an opportunity to build here? At N. Broad Street Station is an example for transportation. Objective is streets, safety, etc. We would complete a streets manual for all users. This will all be worked out with the Streets Department. There are 4 public meetings that are not near each other, in signature venues at the Pennsylvania Academy of the Fine Arts, Please Touch Museum, Esperanza College, and the Knowlton Mansion. We are talking very big ideas. They are not community meetings. We are talking about the entire City. At these meetings, we will have groups of 10 people. We will give them a map and 27 game pieces (3 of each). We are asking each team to make a map and place what the group thinks should be on it. We would like you to participate at these meetings. We will photograph these maps and put them on Facebook.

4) Review of the Philadelphia School District FY2011-2016 Capital Program and Budget

Jametta Johnson, Strategic Planning and Policy Division, stated before the School District presents an overview of their FY 2011 -2016 Capital Budget and Program, I would like to provide some background on the Planning Commission's role in reviewing the School District's Budget and to address some broader planning issues as identified by Planning Commission staff. By City Charter mandate, the Planning Commission must review the Philadelphia School District's Capital Budget and Program before it is adopted at the end of May. This year the budget will be adopted on May 26, 2010. The School District's fiscal year is concurrent with ours, and will begin on July 1. Section 12-304 of the Home Rule Charter specifies that:

"The capital program shall not be adopted, nor shall it be amended, until the Board of Education has requested the recommendations thereon of the City

Planning Commission. The Board shall not be bound by such recommendations and may act without them if they are not received within (30) from the date they were requested.”

Although the Planning Commission does not have a fiduciary role in reviewing the School District's Capital Budget and Program (its completely funded with bonds), and its approval is not required, today's review does provide the Commission and staff with the opportunity to understand the School District's capital needs and priorities, and to coordinate and leverage the City's capital investments in neighborhoods with the building of schools. Planning Commission staff has reviewed the budget and is agreement with the stated priorities. Our Community Planning Division which works with the School District and local communities on addressing educational needs has a number of goals for neighborhood schools: These include:

1. Increasing the Joint use of schools (having schools serve a wider population with longer hours);
2. Increasing the use Schools as community centers; and
3. Having Schools serve as community anchors for revitalization and investment.

Planning Commission Staff looks forward to working collaboratively with the SD as they develop their Facilities Master Plan and we complete work on our Long-Range Citywide Plan and our Strategic District Plans. As part of this process we will continue explore the feasibility of incorporating city agency uses within schools. We also support the SD efforts to incorporate sustainable design principles into the rehabilitation and new construction of school facilities, and we encourage them to continue programs that provide green recreational space within schools. Mr. Vincent Pagliaro, Program Director for Office of Capital Programs Philadelphia School Improvement Team, and Ms. Leigh Anne Clark, Operations Manager for the Philadelphia School Improvement Team, will now present the FY 2011-2016 Capital Budget and Program. Thank you

Vince Pagliaro, Program Director for the Office of Capital Programs Philadelphia School Improvement Team, thanked Commissioners for being here. This was established and originated in 2003 from various bonds. They explained what they are doing with the following schools: New Kensington, KAPPA, and West Philadelphia. They are currently in design mode for Dobbins and Bridesburg. They are 2 years of this in the district portfolio in the Master Plan process. You will recall publication 9 – design standards. There is a program for recreational spaces. They have partnerships with various agencies. They realized that they don't do this alone. They have 266 contracts. They have an in-house LEEDS for LEED certification is very important. All training is video taped and anyone can use it.

Mr. Greenberger asked what does commissioning mean in this context.

Mr. Pagliaro replied boilers and chillers and a commissioning in-house test on site and training. It is useful for staff at the time and anyone who will come after. Equipment is efficient and runs efficiently.

Leigh Anne Clark, Operations Manager for the Philadelphia School Improvement Team, replied currently we do have Building Council, and we are working with the Mayors Office of Sustainability. Commodore was certified in 2009. She talked about ice storage and electrical lightning. We have been about to introduce vegetated roofs. There will be energy cuts in 2011.

We have already 2 slated gold and we will have 3 more. We are very proud of that. There are 3 projects that are targeted for certification. Valley Green helped with that. Originally it was not designed that way. Kensington and KAPPA are slated for gold or platinum. This building will have the first vegetated roof – School of the Future. West Philadelphia we are anticipating a silver LEED certification. Because we have a public entity assisting through the curriculum and science depart. We did do a recycling program and Philadelphia Beautiful is working with us.

Mr. Pagliaro stated there is an excess of \$1 million, and the Capital Improvement has affected every building, saw 11 buildings. We had new construction of 3 new elementary schools. The Barry Elementary School and Feltonville had major renovations. In primary education, we have 2 supersites: Northeast Athletic and Foster. Major renovations in 21 locations with 6 new high schools, including Lincoln and Fels. We had \$253 million for 110 contracts at 59 locations, including West Philadelphia, Kensington, and Willard. We spent \$12.5 million in Penrose, motivational high school, built in 1910. One of the accomplishments they are proud of is the partnership with MBE firms and WBE firms, over 31%, in addition with small contractor programs. We are in our third year, 17.6 to date rated 3 contractors with 1 pending community and team planning. District outreach is very important, and without it, we would not be where we are today.

Ms. Clark stated we engaged in this because most of our buildings are existing buildings. We were accepted late 2008 into the LEEDs program. We expect that we should have a certification in the fall. It would be the first in a public school in the nation. We have one other Pennsylvania District, which is the Council Rock District. Our future is energy.

Mr. Pagliaro stated we are working on new construction, technology, environmental, and class room modernization. We look forward to working with the Philadelphia City Planning Commission in the future.

Mr. Eiding asked if the grants they were issued went directly to the District.

Ms. Clark replied yes.

Ms. Olson Urtecho replied this is great at the national level. We look to improve as we built other in the region. And second, the education for kids is great. Hope we could do that across the city.

Ms. Clark replied a lot of contractors are going back and getting certification. The art and science are on line. That is what we give them in our guidelines. It gives them a guideline for their design.

Mr. Pagliaro replied it reduces initial cost.

Mr. Greenberger asked if your lawyers will allow it, do you give tours to the kids at West Philadelphia High School.

Mr. Pagliaro replied risk management. We have considered it.

Mr. Greenberger replied even if it is just a walk around. There is the Ace Ventureship Program. Maybe he can get them together.

Mr. Pagliaro replied kids love the tours.

5) Acceptance of WCRP Plan for Eastern North Philadelphia (Prepared by Women's Community Revitalization Project)

David Fecteau, Community Planning, stated the Planning Commission received a community plan for Eastern North Philadelphia prepared by the Women's Community Revitalization Project and the Eastern North Philadelphia Coalition. The area is in North Philadelphia, bounded by Front Street to Sixth Street, Girard Avenue to Montgomery Avenue. This includes a portion of the American Street Empowerment Zone. According to our Community Plan Guidelines that the City Planning Commission adopted in February 2010 that could lead to acceptance of community-driven neighborhood plans. These guidelines included provisions for public participation and outreach to affected parties. Although this plan was created before the guidelines were adopted, staff believes that it meets the spirit of the guidelines. In 2009, Women's Community Revitalization Project and the Eastern North Philadelphia Coalition received funding from the Wachovia Regional Foundation to create a plan for the South Kensington Neighborhood. *Our Community Plan: a shared vision for our neighborhood in Eastern North Philadelphia* focused on reusing vacant land for community benefit, developing affordable housing, promoting economic development and improving access to youth services and other community services, including access to healthy food. The Plan included input from more than 400 people, surveys conducted in Spanish and English, participation from two City agencies and two City Council offices, and input from several civic groups and CDCs that share boundaries with South Kensington and Old Kensington. The vacant land in this area converts to about 30 football fields. The population went down and the median prices of homes shot up. The guiding principals had to do with promoting equitable market rate housing and affordable housing. They propose a community land trust, tree planting, creating employment accounts, and a food trust. The first recommendation, our staff had a discussion on it, is the land trust. It is to provide affordable housing, but they would have equity in the land. The land bank would be run by a public entity, and the land trust would be run by private entity. Our policy does not allow land trust. You have to have an idea of what you are going to build on the sites. They are looking at 6th and Oxford, and Front and Montgomery. It is not necessarily the housing site. They recognize that most would have to be developed on private land. Commercial development – they will keep traditional markets that are already there, and continue the restaurants that are on Girard Avenue. Germantown Avenue is mixed-use. There is 7% of total land use. The caveat is that most of the commercial is not retail, there are auto shops, etc. There is a need for more retail. Plan to work with the food trust to work with corner stores instead of trying to get Whole Foods here. They want green spaces and recreational areas here. The City Planning Commission staff recommendation is for acceptance.

Ms. Olson Urtecho asked what is the percentage of properties that are zoned industrial.

Mr. Fecteau replied that he doesn't have that information. He said it is the opportunity areas that they want to build off of it.

Ms. Olson Urtecho replied this is in keeping in touch with our comprehensive plan to rehab clusters and for jobs.

Ms. Rogo Trainer asked transportation for jobs.

Mr. Fecteau replied lower cars and high public transportation.

Ms. Rogo Trainer asked how are the community gardens related to the plan.

Mr. Fecteau replied they went out and identified where they have gardens. The intention is to protect the gardens that are there.

Mr. Eiding are if there is private investment in this plan.

Mr. Fecteau replied they thought that the private investment would be coming in and pushing residents out, that is how this plan came about.

Ann Moss replied that she had sent in a letter to have this postponed. There are still a lot of things that have not been put in the plan. They ask that you hold back on your approval. We need affordable housing and we have a rec center.

Mr. Syrnick asked her how would she propose to make the change to move forward.

Ms. Moss replied it is 80% on the west and 55 % on the east; it should be spread out equally to help the single family; to help them support the children that are being brought in. We would like to know where affordable housing will be built.

Valeria Highbell, Pastor of the Priestly Church, stated her church is over 100 years old. She said more of our residents have been forced out. Mr. Fecteau didn't go over our plan for services for youths. In terms of affordable housing, approximately half would be new affordable housing, ownership and rental, not just single-family.

Lamara Wilson, Principal, at the engagement of the community meetings, we started with Steering Committee that evolved into subcommittees. We didn't leave the participation to engagement to not only look at our neighborhood but look at the fringes that affect the neighborhood, and the data that is out there. We as a team of consultants and residents, we did a great job. We always did agree. Affordable house, what we mean is people who have been here for a long time should have it. This was a sharing process. You want to get everyone involved. What's important about this neighborhood? What is the City doing?

Ms. Highbell replied one last comment here; we have no vested interest to have a poverty cluster here. The concerns are valid, and we want to know what should we do with the children.

Representative from Kensington South stated that her council did participate. The green spaces, working with the corner stores and affordable housing are topics we all continue to struggle with. We are trying to figure it out. How often will this be visited?

Mr. Greenberger replied the value of these kinds of plans, over the next 4 years are important. We are going to be doing District Plans that will help guide us. He doesn't know the zoning patchwork such as industrial that doesn't appear to be coming back. We can't do more than a few of them a year. Development pushes these plans. It will be a multi-year thing.

Mr. Lee asked about the land trust.

Mr. Fecteau replied regarding the land trust. They would go ahead and purchase the land for development. Land trust would maintain ownership of the land and homeowner would own the houses.

Mr. Greenberger replied the land trust would go around and buy property just like a developer.

Mr. Lee asked what about the vacant land. There is a requirement for the vacant land owner.

Mr. Abernathy asked what does a land trust do.

Mr. Greenberger replied he doesn't know the answer.

Mr. Abernathy asked about the 55% affordable housing goal.

Mr. Fecteau replied it is a goal. They don't break it down.

Mr. Abernathy asked are we laying the foundation down. I do want to know the expectation.

Mr. Fecteau replied he is leery because we could be looking at something in the Comprehensive Plan where it would say affordable housing. This wouldn't be asked from the private developers. Northern Liberties has done this several years ago. He thinks people are free to set housing goals.

Upon motion by Ms. Olson Urtecho, seconded by Mr. Lee, the City Planning Commission approved the Acceptance of WCRP Plan for Eastern North Philadelphia.

6) Institutional Development District Master Plan Amendment for Saint Joseph's University

Martin Gregorski, Development Planning Division, stated that anytime we have an IDD it needs to be approved by the City Planning Commission, and then goes to Council for approval. The purpose of this IDD amendment is to permit the construction of an approximately 5/6-story, 115,000 sq. ft. structure to be used as a new student residence hall on what is now a guest lawn. The new residence hall will house approximately 413 beds designed for freshman students and will contain amenities; such as central common areas, study lounges, a fitness center, offices, and guest suites for visiting professors and guest speakers. Additionally, the project will include a gateway plaza with seating and an open green space with landscaping. The existing FAR is 1,225,291 sq. ft.; the proposed FAR is 115,000sq.ft. The total allowed FAR is 1,340,291 sq. ft. The required parking spaces are 334 spaces; and they have a total of 1177 spaces. At this time some dorms have 3 students living in double dorms. The green space will be the area in front of the building. It will retain open space. The City Planning Commission staff recommendation is for approval. It will require a Bill of Council, which will be introduced this Thursday and will allow it to be approved this summer.

Ms. Rogo Trainer asked is the Cardinal's residence across from it.

Mr. Gregorski replied yes.

Upon motion by Mr. Eiding, seconded by Mr. Abernathy, the City Planning Commission approved the Institutional Development District Master Plan Amendment for Saint Joseph's University.

- 7) Redevelopment Agreement with Igor Frayman for the rehabilitation of a historic building at 149 S. Hancock Street for single-family residential use.

Laura Spina, Community Planning Division, stated this building is between 2nd and Walnut Streets. The Taxin family had acquired this property along with others in the block in the 1980s to provide parking for the Bookbinder's Restaurant. However, since the property is on the Philadelphia Register of Historic Places, the Philadelphia Historical Commission denied the demolition. The Redevelopment Authority acquired the property in 1988 to help find an owner that would rehabilitate it, but it has been vacant since the acquisition. Igor Frayman is the developer. The Philadelphia Historical Commission has approved the proposed rehabilitation. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Olson Urtecho, seconded by Ms. Rogo Trainer, the City Planning Commission approved the Redevelopment Agreement with Igor Frayman for the rehabilitation of a historic building at 149 S. Hancock Street for single-family residential use.

- 8) Zoning Bill No. 100200: Amending the Zoning Code by providing for restrictions on the placement, installation, and maintenance of satellite dishes and antennas (Introduced by Councilmembers Clarke, DiCicco, and Kenney on March 25, 2010)

Larissa Klevan, Development Planning Division, stated there have been technical amendments to the Bill. The purpose of this bill is to regulate the placement, installation and maintenance of satellite dishes and antennas on residential structures. The bill proposes that when an alternative location is available, without a material reduction in signal reception or significant additional cost to the owner or tenant, no property owner shall install or maintain, or allow the installation or maintenance of, a satellite dish or antenna between the front façade of a building and the street. If a satellite dish or antenna must be placed between the façade of the building and the street, the bill requires the property owner to notify the Department of Licenses and Inspections of the placement, installation or maintenance prior to the installation of the device. The bill requires a written statement signed by the provider or installer be provided to the Department of Licenses and Inspections that certifies the satellite dish or antenna cannot be placed in an alternate location. Any existing satellite dish or antenna that currently exists between the façade of the building and street must be registered with the Department of Licenses and Inspections and must be removed by the property owner when it is no longer in service.

The following is defined by the bill as a satellite dish or antenna:

- A "dish" antenna that is one meter or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
- An antenna that is designed to receive local television broadcast signals.

The City Planning Commission staff recommendation is conceptual approval for this legislation. While the staff supports the approval of this bill in concept, we believe that the notification and registration requirements are unworkable, extremely burdensome to the City, and should be removed or revised. The implementation of this bill will help maintain the character of Philadelphia's neighborhoods, as well enhance the safety of all Philadelphians by regulating devices that may be placed in the public right of way. However, the notification requirements will put an undue burden on the Department of Licenses & Inspections, which does not have the ability to track the level of service of satellite dishes and antennas, much less enforce their removal.

Anju Gupta, Deputy Commission for the Department of License and Inspection, stated that they agree with the ultimate intent of this Ordinance, especially in other neighborhoods. How we get there is another matter. We are ill equipped to keep up with it. The Bill requires a certification to the Department of Licenses & Inspections. The property owner that states they could not install it in any other location. They would then come to License and Inspection, who would have to keep track of it. Over the past several months we have been receiving more work, and our personnel have been cut by 40 staff. What we have proposed to the Councilman that it be placed on the private parties. In the event the certification is not presented, then the dishes be moved on top of the building. There is also more time and work by requiring a 2 step process. Now you schedule an installation to come out, they do a test to see where the optimal place for installation, and they install it in 1 day. Approve Bill in concept but allow us time to work it out with the Councilman.

Mr. Abernathy asked doesn't the FCC regulates it. We were told several years ago we couldn't regulate it.

Mr. Greenberger replied we recommend in concept but that Council works out something.

Upon motion by Mr. Eiding, seconded by Ms. Rogo Trainer, the City Planning Commission conceptual approval of Zoning Bill No. 100200 with Mr. Greenberger's recommendation.

- 9) Zoning Bill No. 100253: Amending the Zoning Code by exempting certain architectural features from the Benjamin Franklin Parkway height controls within a limited area (Introduced by Councilmember Clarke on April 15, 2010).

Paula Brumbelow, Development Planning Division, stated this Bill amends Title 14 of The Philadelphia Code entitled, "Zoning and Planning" by amending Section 14-1600, entitled "Miscellaneous," by amending Section 14-1611, entitled "Benjamin Franklin Parkway Controls," by exempting certain building features from being considered as part of the height of a building within a specified area subject to the Benjamin Franklin Parkway Controls, under Certain terms and conditions. The area bounded by Vine Street, 18th Street, the former Wood Street, and Franklin Town Boulevard shall not be subject to the provisions of Section 14-1611(3)(a)(.1) above, solely with respect to any monuments, belfries, cupolas, minarets, pinnacles, gables, spires, or ornamental towers not intended for human occupancy which exceed the 125 feet height restriction. The area impacted is currently in the Special Height Controls District that does

not let a building within the boundaries exceed one hundred twenty-five (125) feet. This area is zoned "C-4" Commercial which does not allow for exceptions for belfries, minarets, spires or ornamental towers to exceed the height limit as it does in the Residential Districts. The City Planning Commission staff recommendation is approval with the following amendment: All monuments, belfries, cupolas, minarets, pinnacles, gables, spires, or ornamental towers not intended for human occupancy which exceed the 125 feet height restriction shall not be subject to the provisions of Section 14-1611(3)(a)(.1). This Bill was reported out of the Rules Committee favorably.

Peter Kelsen, attorney, stated this application is a minor amendment for the Mormon Temple. The idea is to establish a temple with buildings and parking for 200 vehicles. In the area bounded by 18th Street, Vine Street, and the former Wood Street. It is zoned "C-5" Commercial. We need that modification for the placement of the spires. It will allow the Parkway prominence. The only thing that would go over the height is for the 2 spires.

Mr. Syrnick asked this Ordinance is only for the spires.

Ahmad Corbitt, representative for the Mormon Church of the Latter Day Saints, replied we had meetings, and Parkway Council meetings. He would add that the spire would not reach the height of the cross of the Cathedral of Saints Peter and Paul.

Mr. Syrnick replied he would like to see a photo of it.

Ms. Olson Urtecho asked what is the symbol of the spires.

Mr. Corbitt replied they are religious symbols.

Michael Kihm, of Perkins and Will - the Architects, replied that is not the actual design but it gives you a good example of what it looks like.

Mr. Greenberger replied the 125 ft. height limit was placed by Council because of a development at Spring Garden but also over the entire Parkway.

Upon motion by Ms. Olson Urtecho, seconded by Ms. Rogo Trainer, the City Planning Commission approved Zoning Bill No. 100253 with amendment.

Mr. Kelsen said he looks forward to bringing back the design.

- 10) Zoning Remapping Bill No. 100222: Amending the Zoning Maps by changing zoning designations within the area bounded by Hunting Park, Henry, and Roberts Avenues, and Fox Street; and amending the "Area Shopping Center" and "C-3" Commercial districts by permitting additional uses (Introduced by Councilmember Jones on April 8, 2010).

Ms. Brumbelow stated this Bill amends Title 14 of The Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Hunting Park Avenue, Henry Avenue, Roberts Avenue, and Fox Street; and amending Sections 14-304 and 14-309 of the Philadelphia Code, entitled, respectively, "Area Shopping Center District: and "C-3" Commercial," by providing for additional permitted uses; all under certain terms and conditions. This block is within the study area of the Hunting Park West Industrial

Area Study and includes the former Tasty Baking company site, a portion of the former Budd facility, the Mallrat Company, the Randolph Career Academy, the Second Alarmist and the future site of the Restaurant Depot. The plan recommends that the current land uses which are primarily vacant, be changed to create a higher density mixed-use development along Henry and Hunting Park Avenues and a regional shopping center in the core of the block located at Fox and Robert Streets. This recommendation is based upon community input, market analysis, and the existing building typologies. The goal for this new development is to bring new investment to an area experiencing high vacancy rates and a transition from industrial uses. The surrounding communities will benefit from a regional shopping center particularly one that encourages the development to be walk able. The use limitations are intended to protect the street frontage from an over abundance of auto related drive-through restaurants, convenience stores, and gas stations, which could negatively impact on the ability of this large block to become walk able and accessible to the non-drivers.

Text of Bill change zoning from "G-2" and "C-2" to "C-3" and "ASC".

ASC regulation is being added – takeout no more than 4 windows.

Time limit of 18 months for this Ordinance.

Changes "C-3" uses and will add a building footprint.

No more than drive thru windows includes bank, drug stores, and fast food restaurants.

The City Planning Commission staff recommendation is approval with technical amendments.

Mr. Syrnick asked wasn't one of the casino sites here.

Ms. Brumbelow replied yes, the Budd site.

Larry Wyle, Tasty Baking Company, this is the last part of the move to the Tasty Baking Company's move to the Navy Yard. We have always considered the community.

Ron Patterson, attorney representing U.S. Reality, replied the idea is if you are going to go from Industrial to Commercial or Area Shopping Center, the take-out restaurants are not allowed here or anywhere in the City. WAWA is considered a take-out restaurant.

Mr. Greenberger replied there are multiple property owners on this parcel. The "ASC" is above the rail and the "C-3" is a school that the School District is preparing to close and sell it. That makes development possible. Fox Street is a very good street to have this on. It goes through Allegheny

Mr. Eiding asked what about the supermarket.

Mr. Greenberger replied the supermarket is on the "ASC" part, and that doesn't have this restriction. He said one of the hot buttons for the Zoning Code Commission is take-out. A lot of communities are trying to stop take-out.

Ms. Rogo Trainer asked who prepared the photos.

Ms. Brumbelow replied Ms. Barr could tell you better.

Mr. Greenberger replied even PIDC, who is the prime fighter for industrial use, is not fighting this proposal.

Mr. Ali, who does affordable housing projects throughout the area. We just found out about this at 9am. On your website it says the date for the meeting was May 19, 2010, and item #10 was a Streets Bill.

Mr. Jastrzab replied you were looking at the wrong date.

Mr. Ali replied there was a Streets Bill in item #10 not this Bill. He asked that this be tabled for 30 days. We might approve it, but we don't know.

Mr. Greenberger replied this planning process has been going on for many months with many community meetings. Your group has been invited. You would have known about this if your group attended these meetings.

Mr. Ali replied you have been very transparent but this one we didn't know anything about.

A representative for the Allegheny West Foundation stated we have been in business for 4 years. We also were funded by Wachovia in 1999. The reuse and update for the Budd Company that closed the steel mill that closed and the surrounding area. How would we replace those? We had an insider track to it because of the Tasty Baking Company has supported us; and they told us about the agreement that was entered into early this year. Many developers had come and could not figure out what to do with this site. We were excited. There is a demand for supermarket. The effective way the Planning Commission has worked with the communities to be consistent with the strategic plan for neighborhood. He is here to give you input. This proposal will give jobs, no industrial jobs, but jobs. Do we know what color the walls will be? No, we don't. That is something that we have to be worked on as we progress in the process.

Mr. Syrnick asked would this require an Ordinance of Council.

Ms. Brumbelow replied it has a hearing on June 8.

Mr. Syrnick replied there is a community meeting tomorrow night.

Jennifer Barr, Community Planner and Project Manager for Allegheny West, replied it has been available since last December. Tomorrow night's meeting is the final of the plan.

Upon motion by Mr. Eiding, seconded by Mr. Donato, the City Planning Commission approved Zoning Remapping Bill No. 100222 with amendments.

Ms. Olson Urtecho left at 3:55pm.

- 4) Zoning Remapping Bill No. 100287: Amending the Zoning Maps by changing zoning designations within an area bounded by Lindbergh Boulevard, 58th Street, Eastwick Avenue, and 61st Street (Introduced by Councilmember Clarke for Council President Verna on March 29, 2010).

Mr. Gregorski stated this is a Zoning Remapping Bill for the area bounded by 58th Street, Eastwick Avenue, 61st Street, and Lindbergh Boulevard. There are residents on west; and on the east is a vacant lot sold by PIDC as a church. This Bill rezones the site situated at 5800 Lindbergh Boulevard from a base zoning classification of "G2" General Industrial to a new base zoning classification of "C2" Commercial. This rezoning will enable the True Light Church to build a new sanctuary, memorial hall, office and administration area, a family life center and day care, and approximately 350 parking spaces. On the site north of this is a proposal for a Buddhist Monastery. This is industrial property that was sold by PIDC several years ago. The Community Plan said they are not looking for industrial use. The City Planning Commission staff recommendation is approval.

Ms. Rogo Trainer asked how long it was vacant.

Mr. Gregorski replied several years before it was sold.

Darwin Beauvais, attorney representing the Church, replied this property was purchased in 2008. We are looking to have a mega church, which has grown in the last several years. We are looking also for catering, day care and family life center with maintenance and upkeep of the property to have 15 staff. We thank you and hope you can approve it.

Mr. Synchron asked what kind of community support do you have.

Mr. Beauvais replied we have a letter of support.

Mr. Synchron asked does the Southwest CDC come up in this area too.

Mr. Beauvais replied yes.

Mr. Eiding asked would the main traffic come up on Eastwick Avenue.

Mr. Beauvais replied yes. The main entrance will be on Eastwick. We anticipate high traffic on Sunday.

Mr. Synchron asked where does the congregation come from.

Mr. Beauvais replied from all over the City.

Upon motion by Mr. Lee, seconded by Mr. Abernathy, the City Planning Commission approved Zoning Remapping Bill No. 100287.

Mr. Synchron adjourned the City Planning Commission Meeting of May 18, 2010 at 4:05pm.

SUMMARY

- | | |
|---|-------------------------------------|
| 1) Minutes of the meeting 4-20-10. | Approved |
| 2) Executive Director's Update. | |
| 3) Phila2035 Plan Update
(Presented by Danielle DiLeo Kim) | Presented |
| 4) Review of the Phila. School
Dist. FY2011-2016 Cap. Prog. &
Budget (Presented by Jametta
Johnson, PCPC, & Vince
Pagliaro & Leigh Anne Clark,
School Dist. of Phila.) | Review |
| 5) Acceptance of WCRP Plan
for Eastern N. Phila.
(Prepared by Women's
Community Revitalization
Project; Presented by
David Fecteau). | Accepted |
| 6) IDD Master Plan Amend.
for St. Joseph's Univ
(Presented by Martin
Gregorski). | Approved |
| 7) Redev. Agreement with
Igor Frayman for the
rehabilitation of a historic
bldg. At 149 S. Hancock St.
for single-family residential
use (Presented by Laura
Spina). | Approval |
| 8) Zoning Bill #100200:
Amending the Zoning Code
by providing restrictions
on the placement,
installation, & maintenance
of satellite dishes & antennas
(Introduced by Councilmembers
Clarke, DiCicco & Kenney on
3-25-10; Presented
by Larissa Klevan). | Conceptual Approval
w/conditions |

- 9) Zoning Bill #100253: Amending the Zoning Code by exempting certain architectural features from the Ben. Franklin Pkwy. height controls within a limited area (Introduced by Councilmember Clarke on 4-15-10; Presented by Paula Brumbelow). Approved w/amendment
- 10) Zoning Remapping Bill #100222: Amending the Zoning Maps by changing zoning designations within the area bounded by Hunting Park, Henry, & Roberts Aves, & Fox St.; & amending the "Area Shop Center" & "C-3 Commercial" districts by permitting additional uses (Introduced by Councilmember Jones on 4-18-10; Presented by Paula Brumbelow). Approved w/amendments
- 11) Zoning Remapping Bill #100287: Amending the Zoning Maps by changing zoning designations within an area bounded by Lindbergh Blvd., 58th St., Eastwick Ave., & 61st St (Introduced by Councilmember Clarke for Council President Verna on 3-29-10; Presented by Martin Gregorski) Approved