

PHILADELPHIA CITY PLANNING COMMISSION
October 21, 2008

PRESENT:

Andrew Altman, Chair
Alan Greenberger, Vice Chair
Patrick J. Eiding
Anuj Gupta, representing Camille Cates Barnett
Natalia Olson de Savyckyj
Nilda Ruiz

ABSENT:

Rob Dubow
Bernard Lee
Joseph Syrnick

Acting Executive Director Gary J. Jastrzab

Chair Andrew Altman convened the City Planning Commission Meeting of October 21, 2008 at 1:12pm.

Mr. Altman welcomed everyone to the Academy of Natural Sciences for the meeting, and thanked Mr. Jastrzab and the City Planning Commission staff for putting this all together so that we may have more room.

1) Approval of the Minutes for September 16, 2008

Upon motion by Mr. Eiding, the City Planning Commission approved the minutes of September 16, 2008.

2) Executive Director's Update

Gary Jastrzab thanked the Academy of Natural Sciences for providing this venue, and thanked everyone for attending this meeting.

He stated the American Planning Association (APA) Great Places in America Award. The APA created this award program that recognizes the roll of planning for creating great spaces and great places in America. The APA announced awards approximately a week and a half ago in 3 categories: 1) Great Streets; 2) Great Neighborhoods; and 3) Great Public Spaces.

And he was very happy to announce that the City of Philadelphia won 2 of the awards: South Avenue of the Arts as a Great Street in American; and Society Hill as a Great Neighborhood in America. As the Commission may remember, last January he reported that the Philadelphia City Planning Commission staff was preparing the nominations for these awards and Philadelphia was the only City in the United States to win 2 of these awards. He presented framed certificates to Karen Lewis, Executive Director of Avenue of the Arts, accepting the award for South Broad Street; and Richard de Wyngaert, of the Society Hill Civic Association, accepting the award on behalf of Society Hill.

He made another announcement that earlier this month the Pennsylvania Planning Association (PPA) awarded to Richard Redding, the Director of our Community Planning Division, the Urban Hand Award for Excellence in Planning Professional Development. He was awarded this by the PPA as an outstanding Excellence in the field of Community Planning. As a result Rick will be getting a scholarship from PPA and taking a course at Harvard Law School in the Public Negotiation Conflict Resolution Program. Congratulations to Rick Redding.

He stated finally you have a series of proposed regulations that would give decision making authority to the Executive Director for items that are routine items that come before the Philadelphia City Planning Commission. These items are generally items that are in accord with previous policy. These actions are approved by the Commission. The delegation of authority, authorizes the Executive Director to provide recommendations on legislation to City Council on behalf of the Commission in order to fulfill our Home Rule Charter and other responsibilities. These proposed regulations are for your review and comment. We will be taking them up at a future Philadelphia City

Planning Commission meeting. He told the City Planning Commissioners to call him if they have any questions.

Mr. Altman stated the following 2 items are for the proposed Foxwoods Casino relocation to the Gallery II. He said each person, who wishes to speak on this subject, will have 3 minutes to do so.

3) *Information Only: Planning Process for Evaluating the Proposed Foxwoods Casino Relocation to Gallery II at Market East*

Alan Greenberger stated that we will do the information only presentation, then review the Bills, then we will have each person speak for 3 minutes, and then the Commissioners can discuss it before voting on it. He thanked everyone for taking the time to be here. The first part of item #4 is consideration by the Philadelphia City Planning Commission of the Bills that were introduced by Councilmember DiCicco. They are to establish the CED to make it applicable for this potential site. The second part of item #4 is for the location of that zoning. The purpose of the two Bills is a detailed examination for the proposal that doesn't exist yet. A plan of development, which plays a great role in design and analysis of conditions and impacts, such as traffic, will all need to be on the table before any thing can be approved. Proposal this doesn't exist yet. A plan of development will take several months to do. As a design is developing, we will be working with the developer, and the community. We are not reaching any conclusion with this presentation. We are presenting the facts, as we know it. To the extent that we have missed a fact, please bring it to our attention. This is not the only time we will be presenting this item. We expect to have another public information only presentation to the Commission in the future. And to show what the developer is thinking about before any action is taken in the future.

Paul Boni, attorney, asked if the Commission feels like it cannot review a plan of development as this legislation moves forward. This plan cannot go through without a plan of development.

Mr. Greenberger replied yes, they will have to submit it. He gave a presentation of the site. Ownership of Gallery is a complex affair: such as the RDA, Preit, and Vornado. We have identified an area. The site is on the 1100 block of Market East. It is currently zoned "C-5", which has the densest commercial zoning in the city; "C-4" is the next densest commercial zoning. The use has typical downtown use pattern (industrial, residential, commercial, parking, and mixed-use). The Gallery is the nexus of an assortment of transit systems. Road work has a typical pattern road grid in a city. Transit capacity - almost 88,000 people are getting on and off at this location. There are approximately 1,100 people transiting at 11th and Filbert Street, and Arch Street. There are a total of 118,700 people transiting. The Philadelphia City Planning Commission had done a study in 2005 regarding parking, which stated that within a 1,000 ft. radius of the site there are approximately 7,400 public parking spaces. This site is interconnected to the Pennsylvania Convention Center. The Gallery site planning goes back to the 1960's. The site had the capacity to build 2 multi-story buildings. There have been a number of community meetings arranged by Councilmember DiCicco, and the City Planning Commission staff has attended these meetings. At these meetings we have heard the good and the bad issues surrounding this issue. Social impacts with gambling addiction,

concerns about crime, such as pickpockets, prostitution, and drugs. Public services impact on street.

We don't have answers to these questions yet. These are subjects that we and the community have questioned. Character that is there today: re-enforce the street; preserve historic scale of Market Street; and dead walls. However, there are very large blank walls and entrance is obscure. If something is going to happen here, we want to see how they rethink the blank walls. Casino comes with signage, and we would like to see what they would do. The assumption of the casinos on the riverfront is that there is very little public transportation, and they would need more cars. Who is coming? How many? How are they getting there? There are roads that will be better used to get there. We will be working with the community and the developer with parking needs. Curb space management is subject of investigation. Bus terminals in the area. We want to understand how they are used. There are also independent bus lines that operate in the area. Usage of SEPTA – peaks and valleys of service usage. Sidewalk space – the Gallery was design to be fully occupied. There is 75% occupied space at this time. Transparency meetings - to let everyone know the facts and impacts. Civic engagement – we want to make sure the facts are out there.

1000 block of Market. Phase 1 – occupy spaces that are currently in that block. Interest in opening up the box with retail, and opening up the entrances. In the very deep future, there may be an interest in developing the towers. There were several community meetings in Chinatown and with WashWest on October 9, 14, 16, and 21. On Saturday, November 1 at 10am, there will be a special public meeting at City Council. On November 6, City Council will have a first reading of the zoning Bills. And on November 13, City Council will have a second reading and final passage of the Bills. TBD - Pennsylvania Gaming Control Board relocation approval of the plan of development submission. It will probably take several months of development and planning to put this plan together. We will have public meetings to keep you informed.

Ms. Olson asked on the plan of development was there a study on economic impacts.

Mr. Greenberger replied the developer will probably put forth their understanding of the economic impacts as it affects them and the Gallery. He doesn't know how detailed that information will be.

Mr. Altman replied that it is not a requirement of the plan of development, but I think that it is something that we will be looking at overall in terms of the economic impact. We are starting some of that work already.

Ms. Olson asked if there is funding as far as SEPTA is concerned with late night services, since there is an economic crises. Are there talks of how we are going to get that funding for that type of service?

Mr. Greenberger replied that SEPTA is very interested in working with the City to increase ridership, especially where the casinos are concerned on the peaks and valleys.

Mr. Olson asked if Foxwoods would be presenting to the Philadelphia City Planning Commission in the near future.

Mr. Greenberger replied that's what we are hoping for, that they have something to show, some version that we and the public get a chance to comment on.

- 4) Zoning Actions for the Foxwoods Casino Relocation to Gallery II at Market East, 1000 block of Market Street
 - a. Bill No. 080742 – An Ordinance amending provisions of Section 14-400 of the Philadelphia Code, the Commercial Entertainment District classification.
 - b. Bill No. 080741 – An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within the area bounded by Market Street, Filbert Street, 10th Street, and 11th Street. (Both Bills were introduced by Councilmember DiCicco on September 25, 2008)

Martin Gregorski, Zoning Planner, stated that Bill No. 080742 is an Ordinance that would amend the provisions of Section 14-400 of the Philadelphia Code for the Commercial Entertainment District (CED) classification for the area bounded by 6th, Broad, Chestnut, and Arch Streets. This Bill amends Commercial Entertainment District (CED) in the Zoning Code by creating, for this specific area, a set of CED regulations that mimic the "C-5" Commercial District in terms of the following: area regulations, height regulations, bulk regulations, off-street parking requirements, and setting a prohibition on freestanding signs for CED's in this area. This Bill will also remove the Public Art Requirements for interior alterations of existing structures if the alterations apply directly to retail or restaurant uses. At the time the original CED was written, they did not have existing structures in mind, and at the time of drafting, no site was being considered that would house existing structures to remain. It should be noted the process that was created is still intact. These changes would allow for structures in this area to keep the design criteria that many have now under the "C-5" Commercial District regulations. This Bill would make any new structure, or any existing structure conform to the requirements of "C-5" and keep the synergy along the Market East corridor. The passage of this Bill will permit the city to continue negotiations with the Foxwoods group on re-siting from their current location. No permits can be issued without a number of regulatory and legislative actions. The City Planning Commission staff recommendation is approval.

He stated that Bill No. 080741 is a remapping Bill for the area bounded by Market, 11th, Filbert, and 10th Streets. The purpose of this Bill is to rezone the area described from "C-5" Commercial to "CED" Commercial Entertainment District. This Bill will permit the City to pursue a possible new site for the Foxwoods Casino from their present site on Delaware Avenue to a new location at the Gallery Mall. This zoning change will not give the Foxwoods group the right to obtain permits. The plan of development is one of the necessary steps for any casino approval. It will need the approval of the Philadelphia City Planning Commission and City Council. The State Gaming Board will have to authorize a license at this site. All of these facts will likely include numerous chances for community and stakeholder input, and the actual permitting of the Casino is some way off. The approval of this Bill will allow the City to keep all of its options open as they pertain to the Foxwoods Casino, and no casino may

be placed here without many other regulatory and legislative actions. The City Planning Commission staff recommendation is approval.

There will be a hearing on Saturday, November 1 at 10am in Room 400 of City Hall.

Ms. Ruiz asked is there any contracts with local businesses through the minority businesses.

Mr. Gregorski replied not at this time. We are just setting up the process for any further negotiations. We expect this issue to be discussed and negotiated as the process proceeds.

Mr. Altman replied there will be a plan that we will look at and evaluate its contexts of the site.

John Chin, Executive Director of the Philadelphia Chinatown Development Corporation gave the following statement:

“Dear Members of the City Planning Commission:

My name is John Chin, Executive Director of the Philadelphia Chinatown Development Corporation (PCDC). We are opposed to the placement of the Foxwoods Casino at the Gallery Market East.

I stand here before you dismayed by the idea that a slots parlor is being considered for the Gallery. A slots parlor that is nothing more than a revenue generator. It is “economic impact” at its best. “Economic impact” is not “economic development.” “Economic development” is based on assets, which generate growth.

PCDC has worked very hard for more than 40 years to implement its vision of Chinatown – a multiethnic community, which is a gateway for new Philadelphians. PCDC has led urban planning and neighborhood development for Chinatown during this time. “Economic development” is defined by housing development, business development, greening, quality of life development, and programs for youth, family, and senior services.

Foxwoods is all about revenue generation. Make no mistake. Foxwoods is not about economic development.

There is no reason to have faith in the process. Legislation, which was passed in the middle of the night, has dumped two casinos upon Philadelphia. One casino was plopped on South Philadelphia without any notice. A second casino was plopped on North Delaware without any notice. A casino was plopped on Chinatown without any notice.

I ask the Planning Commission to give me reason to have faith in the process. I ask you to slow down the process.

There is no rush to start taking money out of the pockets of those Philadelphians who can least afford it. Foxwoods has yet to submit plans and studies. Tell me that you will do your due diligence to look at all aspects of the proposal. Guarantee me that you will do what is best for the residents of Chinatown and its neighboring communities.

As far as your responsibilities, you can no more disassociate yourself from the responsibilities of investigating the negative social impacts than you can disown your own family. Your decision will have an impact on future generations.

The Foxwoods Casino is wrong for Chinatown and any neighborhood. Your job is to improve the city through good planning.

Respectfully,
John Chin”

Jeff Rush, President of the Queen Village Neighborhood Association, stated that on December 20, 2006 the Pennsylvania Gaming Control Board announced 2 casino sites in Philadelphia. That was anything but public. We are not taking any position of any new site for Foxwoods. We are supporting the process, which was missing in the State process, of open and transparent; which this has the potentiality to be. They want to make informed decisions of this most important project. He questioned “How long do you envision this process to take?

How does it interface with the appointment of a special master?

Mr. Altman replied that the process, assuming this legislation is approved, creates a framework for the plan of development. And that is when Foxwoods and Preit would submit a plan of development. It could take a couple of months. They are working on those themselves. There would be community process, where the Philadelphia City Planning Commission would hold meetings and hearings; and City Council would hold hearings. It could be a 6 month process. It would depend on what they submit. Then we will have a timeline to work with community organizations on the development. In terms of the special master, last week the Supreme Court, relating to Foxwoods at the waterfront site in South Philadelphia. We are proceeding in good faith for Foxwoods and Preit to evaluate this option, and they are pursuing this to see if this is going to be a viable option for them at Market East. We want to make sure that we are all on the same page as this is a community planning process.

Amy Michaels, resident of Washington Square, states she is against this proposal. She believes that the city planners are smart enough to plan. Casinos should no be in Center City.

Casinos exist only to recycle money for themselves. They cause social impacts, traffic congestion, and in relations to local business, it is poverty. The Mayor of Paris or Mayor Bloomberg of New York City would not allow casinos in their cities.

Brian McCale stated that he is undecided at the moment. If this is the necessary step to get a plan, then he would like to see it. Whether or not the Philadelphia City Planning Commission on giving the recommendation to City Council of what fits into the proper design framework. If there are certain mitigating factors that you expect

Foxwoods to maintain, would City Council enact it and have some additional leverage later on. We expect you to hold them to it.

Mr. Boni, of Casino-Free Philadelphia, stated this is not a necessary step. They know they have is a hostile local administration and a City that is willing to go to court for the waterfront sites. We know that this site here would be hundreds of dollars cheaper to develop. We believe that taking this legislative step maybe incredibly messy. We know that once this CED is in place, we may not be able to stop it. No one wants this site. What has fueled us is the lack of the legislative process. We hope the City of Philadelphia will conclude this is the wrong place for slot parlors. Everyone wants casinos at least 1,500 feet away from neighborhoods. In fact the Mayor, candidate Nutter, ran on the 1,500 feet away from residents that he put it on his campaign materials. Who wanted it? Ron Rubin, Ed Snyder and Lou Katz, and they are not Philadelphia residents and not Philadelphia voters. What other sites have you considered? As he saw the powerpoint, he doesn't think this Commission knows what you are setting the people up for serving the people up for this predatory industry. Negative impacts on the surrounding areas are not economic development. It is negative impacts of the surrounding local businesses that we should be concerned about. And crime, it's not the muggings and prostitutions that you should be concerned about. You will have to worry about that but that's not the crimes that casinos create. Putting the casino near 1101 Market Street and 1234 Market Street; that is a crime. And it will create tens of thousands of addicts, where you will have embezzlements and people leaving their jobs at lunchtime and not returning to work. (Exhibit A)

Ellen Gym, Executive Director of Asians United, stated she was disturbed by the powerpoint, as why the Gallery would be good for Foxwoods, Preit, the investors, and the political contributors. She saw very little of why it would be good for the people of Philadelphia? She feels that it is still business as usual. Mr. Altman has been at community meeting where we told him about the social impacts on the people. How it impacts the people of the city? The tax payers? She had hoped that Philadelphia City Planning Commission would not rush to approve the CED but would ask the communities for input before the zoning change. She feels that they have greased the wheels to help make it as smooth as possible for this development. Why are you insisting on pushing this forward and making it so easy for Foxwoods to do this to our community, rather than coming from the point of what is good for the City?

Helen G., Center City resident, stated she feels that she asks her child harder questions than the Commission asked the casinos. She has nothing to talk about that was written on the back of a napkin for this development. We want to know that you are going to do about our concerns. Gambling was more than a concern at the community meeting. We were outraged about this plan. The casino in the heart of the city has never been done. Economic impacts should be done.

Craig Schelter, from private planning consultant, stated that he had the pleasure of working on the Gallery II plan. He is not in support or against this plan. He said he heard that there are changes to gross floor area, and changes to signage in this new category, but you didn't mentioned what they were. Could you put out there what the changes are?

Mr. Gregorski replied it would be changes to the regulations to the gross floor area in "C-5" it requires 1200%, and in a CED it would be 400%. Incentive of gross floor

area in "C-5"; there is not such requirement in CED. Off-street parking would stay the same 1,000 ft. In a CED, free standing signs are not permitted. There is an art requirement in CED, but not in "C-5".

Ignatius Wang, resident of Chinatown, gave the following statement:

"Dear Mr. Greenberger:

Thank you for holding public hearings on the proposal of moving the Foxwoods Casino site to the Market East location. The proposed relocation of the Foxwoods Casino site from the Delaware Riverfront to the Gallery Shopping Mall in Center City deserves discussion and examination. Public participation is an important ingredient in this decision making process.

It is true that the entire Market Street East needs improvement both in terms of architecture and the substantive issues in commerce. Market Street East, in its current state, has its place in Philadelphia, nevertheless. Those who depend on public transportation need places to shop in store with affordable merchandise. Compare to the neighborhood commercial strips, shops in and around the Gallery and Market Street East offer larger collections of merchandize; these shops serve our inner city residents with choices and value.

Casino will bring traffic. A gambling place within walking distance is appealing; public transportation is attractive. But SEPTA run only until midnight while the casino continues on. The realities are that people will be coming to this casino by cars, vans, and buses. A courtesy bus ride with a free drink and some gambling chips will transport gamblers from far and wide areas. The quaint, charming, and livable Center City Philadelphia will be transformed.

Casino will not bring commerce to the neighborhood. Typically, casinos will do their best to keep their gamblers inside, keeping them fed and drunk until they exhaust all their money. They will be transported away to recuperate, make or borrow more money, and transported back for more time in those windowless buildings and lose more money. Local businesses will not only have fewer customers to their shops.

What is more important, the proximity to Philadelphia Chinatown needs particular reassessment. Studies have shown that Asians have a tendency to gamble. It is not something we like to talk about, but true. Bankers and accountants serving Asian clients in Chinatown will tell you that their Chinese senior clients are using ATM cards in gambling places more often then in grocery stores. Casinos everywhere are targeting their services to Asians because they know the potential addiction. Imagine

restaurant workers having the convenience of walking to a gambling place right after work everyday instead of doing it only once a week in Atlantic City.

We have already witnessed broken families, spouse abuses, and child abuses caused by gambling habits. This potential social damage is not to be ignored.

Behind the façade of restaurants and shops, Philadelphia Chinatown is a residential neighborhood with families, neighborhood associations, schools, churches, and temples. We need to respect their existence and preserve this neighborhood.

In guiding the public through this important planning process, I am asking the Commission to weight these considerations in its deliberations regarding this particular location for a gambling place.

Sincerely,

Ignatius C. Wang, AIA”

Roseann Mosh, from Society Hill section, stated Society Hill passed a motion at their board on Wednesday. They passed a resolution stating we can't accept this site. The site has been selected and now we are going through this justification of this selection. We think you need to go through an analysis of alternative sites. She asked them to look at the 2007 PICA report regarding the cost of casinos. The Philadelphia City Planning Commission needs to look at more than just the design, it is not that important. The traffic could be a real problem, but casinos particularly slots, do not need to be between City Hall, Independence Hall, and three neighborhoods. Bill No 080742 is for the area of Chestnut, Arch, 6th, and Broad Streets. What are you proposing here? This is much more than the proposal at 10th and 11th and Market Streets.

Mr. Jastrzab replied the legislation, that was introduced, identifies the area that can be mapped as a CED.

Ms. Mosh replied the area between 6th and Arch, Chestnut and Broad as opening this entire area for CED.

Mr. Jastrzab replied the rezoning for the 1000 block of Market to Filbert. The larger area is the area that would be zoned could be placed for CED.

Ms. Mosh asked if they were going to put more casinos in this area.

Mr. Gregorski replied they would need another Bill of Council to be introduced.

Mr. Jastrzab replied they would need legislation approved from City Council, and a license from the Pennsylvania State Gaming Control Board.

Mr. Boni asked why should we hold the area open to CED. Are we trying to entice any other developers to show their plan of development?

David Rosenblat, Center City resident, stated globally speaking, Center City is an island, a gem, and the east is where poor people shop at the Gallery.

Mr. Eiding asked the CED doesn't mean just casino, it also means other entertainment.

Mr. Altman replied yes, that is correct.

Ms. Ruiz stated that she runs a community organization. She would feel much more comfortable if Foxwoods would meet with the people and come up with an agreement for Non-profit to talk about how they are going to deal with addictions (gambling, drugs, and alcohol), housing, health issues, job training (not just janitors), and minority businesses, (attorneys and accountants), and contractors with the minority contractors of local businesses. She would like to see that before we give them a blank go ahead Bill. There is more than casino here. There is a neighborhood.

Mr. Altman stated this sets forth a process that essentially establishes the framework for those questions to be addresses. It basically starts a planning process for the plan of development for Foxwoods and Preit to come to the community, Philadelphia City Planning Commission, and City Council to present the traffic issues, the economic issues, and the design issues. We in the City would be evaluating those issues. We would also be looking at the social issues as well. Some of that work has been started, such as, the minority businesses, equal opportunity plan, traffic, social, and safety. What this process does is to establish a mechanism by which the plan of development can be created, so that we can work with the community in an open, transparent process. Obviously there have been a lot of concerns because of the way this issue has been handled in the past. Even if this legislation does get approved, they cannot move to this site. They don't have a state gaming license issued by Pennsylvania Gaming Control Board. They cannot get permits or move into this site until they have a plan of development that is approved by the Philadelphia City Planning Commission and City Council. The intent of the staff is to look at all of this and to allow a community planning process. They need a plan of development before they can be approved. It was first put forth as a possibility on September 11, 2008, that is what it is – a possibility, and now we have to work on the process. The legislation was introduced as CED so that it can be open and transparent. They could have gone under "C-5" and not have to go through this. They would not have had to obtain building permits. We did not suggest that, and that is why the CED legislation was taken. He is supporting this legislation.

Ms. Olson stated that as a Zoning Code Commissioner as well, she is concerned with amending the zoning code. She is a little uncomfortable with the idea that we always tend to resort to amending the Zoning Code at the first step. As a Planning Commission, we should set-up a process just like Mr. Altman indicated. Right now all of those issues should be brought up before we make any recommendations to amend the Zoning Code. She understands the developer is trying to work with us to find out if this is the right site. But again as a planner setting up as a process as a process, and then making an analysis, and then making a recommendation for zoning change. It will take a lot of hard work to rewrite the Zoning Code, where we actually have to see this. She pointed out that this is not only a local issue anymore regarding Chinatown. It is an international issue for the City.

Mr. Eiding replied his concerns are that a lot of things have taken place on the State level and many people who have voted for the casinos to be in Philadelphia have changed their minds. We are hearing that folks in that neighborhood are concern and

other people don't want the casinos built. That does not bode to well for our process. And the name calling is unfair because he was on the other Planning Commission that approved this. He stated that a whole lot of work was put into this and they were trying to be as open as possible. But when you are looking for the bad guys, it's not the Planning Commission. The Planning Commission is trying to move the process. There's a lot of questions that have to be answered, and a lot of issues that have to be dealt with before we go forward. But to come here at a session like this and try to stop it. To stop the Planning Commission and lump us with the other bad guys, that's a sorry excuse. There is a whole lot of people who need the money, and this site is already dealing with issues like this. There is an area there that needs a lot of help. We are trying to find out if this is the right place for it. We can't change what the legislators have done. Give us the opportunity to try to work on the process to get the job done. We are trying to keep it open. We are more open then we have ever been before.

Mr. Greenberger replied that he supports the legislation because it is consistent with the previous plans for the casinos. We are not going to get a plan of development without this legislation being passed. He doesn't know what will happen to it then. If it would go before a special master, or go back to South Philadelphia, and the control or some measure of control the City has, or have the State or Supreme Court decide for us.

Mr. Altman replied that a lot of this is going to come down to how we structure the planning process. The plan of development is not a vote for this site. This is a vote for zoning. He recommends to Gary and Alan, assuming legislation goes forward, we need to discuss how this process should go forward. How we are going to layout the planning process so that everyone will know how to address the issues. Council is going to hear it on November 1.

Ms. Olson asked what happens to CED designation if casino is not approved for this site.

Mr. Altman replied it would not stay CED, it would go back to "C-5".

1. plan of development
2. 2. legislation does not take effect until plan is in effect

Ms. Ruiz asked if we don't approve this Bill, City Council could still approve it.

Mr. Altman replied they would like us to be involved with the plan of development. We were involved in Stamper Square's plan of development. We want to be a part of casino's plan of development.

Upon motion by Mr. Eiding, seconded by Mr. Greenberger, the City Planning Commission approved Bill Nos. 080742 and 080741 with the requirement of a plan of development.

Ms. Olson voted to disapprove these Bills.

- 5) Bill No. 080724 – Amending Section 14-305 of the Zoning Code entitled "C-4" and "C-5" Commercial in the area bounded by Arch Street, Cherry Street, 15th Street, and 16th Street. (Introduced by Councilmember Clarke on September 25, 2008.)

Martin Gregorski, of the Development Planning Division, stated the purpose of this Bill is to amend the "C-4" and "C-5" Commercial section of the Zoning Code by the following:

- Negating any setback requirements over 65 feet above grade in the "C-5" Commercial District for properties located within the prescribed area.
- Increasing the base floor area ratio from 1200% to 1500% for properties zoned "C-5" Commercial that are located in the prescribed area.

This Bill would affect the properties that fall within this designated area, which may be considered spot zoning. Additionally, this Bill further amends the "C-4" and "C-5" Commercial Section, which has been the subject of many amendments in the past few years, making this section almost incomprehensible to the average citizen. This Bill is for some proposal for the parking lot next to 1515 Arch Street. We have not seen the plans; we do not know what this proposal includes, thus cannot weigh the pros and cons of the development and have no basis to make a decision. We have contacted Councilmember Clarke for the plans, and have not had a response. The City Planning Commission staff recommendation is for an extension of 45 days be given to this Bill, so that we may have time to receive and review the proposed plans.

Upon motion by Ms. Olson, seconded by Mr. Eiding, the City Planning Commission approved the staff recommendation for an extension of 45 days for Bill No. 080724.

6) ZBA Case No. 7201: Development of the former Schmidt's Brewery site, 1101 N. 2nd Street (Applicant: Tower Investments)

Paula Brumbelow, planner for the Development Planning Division, stated this item was presented at our August 19, 2008 meeting as an information only item. The owner proposed to construct a mixed-use transit oriented development on this site that will include 110,000 sq. ft. of commercial space, which will include a full service supermarket, 600 dwelling units in four buildings, and 1,380 parking spaces. Lot one is for the retail uses, and lot two will be for the residential uses. The party-at-interest is Tower Investments. They have received a License and Inspection's refusal for the following variances:

1. The proposed use of 600 dwelling units on Lot 2 is not permitted in the "ASC" Area Shopping Center District.
2. The proposed use of preparing and serving of food for a take out restaurant requires a certificate.
3. The parking for Lot 1 requires 3,478 parking spaces. They are proposing 667 spaces.
4. The parking for Lot 2 requires 388 parking spaces. They are proposing 311 spaces.
5. Off-street loading for Lot 2 requires 9 spaces. They are proposing 4 spaces.
6. The size of off-street loading requires 11'X60'. They are proposing 2 at 12'X48' and 2 at 11'X41'.
7. The maximum height permitted is 3-stories and 35 feet tall. They are proposing 26-stories for a total of 80 feet and 295 feet.

The City Planning Commission staff recommendation is approval with the proviso that the applicant will install a traffic light at Germantown Avenue and N. 2nd Street as recommended in the Traffic Study by Traffic Planning and Design, Inc.

Mr. Altman stated that we have been working out the plan with them on traffic, etc.

Ms. Olson wanted to know if the community was supporting this proposal.

Ms. Brumbelow replied yes, they were.

Upon motion by Mr. Greenberger, seconded by Mr. Eiding, the City Planning Commission approved the ZBA Case No. 7201: Development of the former Schmidt's Brewery site, 1101 N. 2nd Street.

- 7) Bill No. 080649 – Amends the Philadelphia Zoning Code by adding telemarketing as a prohibited use in the Passyunk Avenue Overlay

Mr. Gregorski stated this Bill affects all of the commercially zoned properties with frontage on Passyunk Avenue between Washington Avenue and 25th Street. This special district was added to the Zoning Code to help promote and guide appropriate development along Passyunk Avenue, while still preserving the residential community. In order to accomplish this goal, certain uses that may be considered nuisances uses, were prohibited. Poorly managed telemarketing establishments can become nuisances to the residential component of the neighborhood, because of littering, loitering, and loud noise during work breaks. This Bill will not affect the ones already there. The City Planning Commission staff recommendation is approval.

Mr. Greenberger stated that this may be a misplace way to correct a problem. He is sensitive to the problem.

Ms. Olson asked how many communities have this.

Mr. Gregorski replied two.

Upon motion by Mr. Greenberger, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080649.

Routine Items:

- 8) Bill No. 080630 – An Ordinance authorizing the revision of lines and grades to extend Ontario Street to Delaware Avenue.

William Erickson, planner for the Development Planning Division, stated Bill No. 080630 was introduced by Councilmember Krajewski on September 18, 2008. This Bill authorizing the revision of lines and grades on a portion of City Plan No. 197 by placing on the City Plan an extension of Ontario Street to Delaware Avenue. This was at the

request of the Philadelphia Regional Port Authority. The purpose is to create a better traffic circulation pattern for port related industries at this location. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Olson, the City Planning Commission approved Bill No. 080630.

- 9) Bill No. 080637 –Striking portions of Packer Avenue from Christopher Columbus Boulevard to the Delaware River

Mr. Erickson stated this Bill was introduced by Councilmember Tasco for Council President Verna on September 18, 2008. The purpose of this Bill is to consolidate the existing port industrial uses. The Philadelphia Regional Port Authority along with the Delaware River Port Authority will need to sign-off on the legal agreements to strike this street. The bed of the street is to be retained as a utilities right-of-way. The street would be maintained. Currently the street is not open to the general public, and is fenced. Packer Avenue is used to access the marine terminal. The City Planning Commission staff recommendation is approval.

Ms. Olson asked would they build and take care of it.

Mr. Erickson replied it would be private ground and they would maintain for access parking.

Upon motion by Ms. Olson, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080637.

- 10) Bill No. 080652 – An Ordinance striking from the City Plan and abandoning a right-of-way reserved for gas main purposes within the lines of former 17th Street from the intersection of Wood Street and 17th Street to Franklintown Boulevard.

Mr. Erickson stated this Bill was introduced by Councilmember Clarke on September 18, 2008. The purpose of this Bill is to develop a site for mixed-use development containing a hotel, Best Buys, Whole Foods, and a residential component. The Philadelphia Gas Works has reviewed this proposal and agreed to the relocation at the developer's expense. This is the same proposal that was presented to the Commission as an information only item on August 19, 2008. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Ruiz, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080652.

- 11) Bill No. 080641 – An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 128 by striking from the City Plan and vacating 18th Street from Cambria Street to Indiana Avenue and reserving and placing on the City Plan a right-of-way for drainage purposes and water main purposes within the lines of

18th Street being stricken, under certain terms and conditions.
(Introduced by Councilmember Miller on September 18, 2008.)

Sarah Chiu, for the Development Planning Division, stated the party-at-interest is the 18th Street Association. The 18th Street Association is making an effort to clean up the neighborhood around their business, and the association hopes this action will prevent problems such as short dumping, graffiti, and break-ins. The present use is a public street. The proposed use is for a private driveway. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Olson, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080641.

- 12) Bill No. 080643 – “An Ordinance amending Section 2 of an Ordinance (Bill No. 040569) approved July 1, 2004 entitled, ‘An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 205 in the vicinity of Fairhill Street and Annsbury Street; under certain terms and conditions’ by extending the period for compliance with the terms and conditions stated therein.” (Introduced by Councilmember Sanchez on September 18, 2008)

Ms. Chiu stated the original street striking action (Ordinance Bill No. 040569) was approved in July 2004, with the condition of a certain requirement being complied within 1 year from the date of approval. However, due to miscommunication between interested parties, the condition has not been met within the required time frame. This ordinance amends the original Bill by further extending compliance date to July 1, 2010, in order to meet the conditions. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080643.

- 13) Bill No. 080635 – An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 34-S in the area south of Oregon Avenue and west of Christopher Columbus Boulevard by striking from the City Plan and abandoning a portion of a right-of-way for drainage purposes reserved within the lines of former Bigler Street and placing on the City Plan a right-of-way for drainage purposes in an alternate location laying north of former Bigler Street, and authorizing acceptance of the grant of such right-of-way to the City’; all under certain terms and conditions. (Introduced by Councilmember Tasco for Council President Verna on September 19, 2008.)

Martine DeCamp, for the Development Planning Division, stated the purpose of this Bill is to allow SYSCO Foods to build a new 440,000 sq. ft. industrial warehouse at the southwest corner of Christopher Columbus Boulevard and Oregon Avenue. The former Bigler Street drainage right-of-way needs to be relocated to allow for the

construction. This will be the largest SYSCO warehouse in the country. SYSCO supports the City's food economy. This project will help retain 470 jobs and add over 200 new jobs. The culvert will be moved and completed at the owner's expense. The City Planning Commission staff recommendation is approval.

Ms. Olson wanted to know if they go before the Street Department.

Ms. DeCamp replied yes.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080635.

- 14) Bill No. 080631 – An Ordinance authorizing the grant to the City of right-of-way for gas main purposes within the lines of former Stevenson Street, southeast of Frankford Avenue, and the revision of lines and grades on a portion of City Plan No. 323 by placing on the City Plan the right-of-way; under certain terms and conditions. (Introduced by Councilmembers Krajewski and O'Neill on September 18, 2008.)

Ms. DeCamp stated this is a Holy Family University IDD. The City Planning Commission approved the plan for the resident's hall on April 20, 2006. The purpose of this Bill is to extend gas main service to the University's Stevenson Lane Residence Building, which is currently under construction. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Olson, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080631.

- 15) Bill No. 080644 – An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 158 by striking from the City Plan an abandoning a certain right-of-way for drainage purposes, which extends southeastwardly from the easterly side of B Street to the northerly side of Tioga Street; under certain terms and conditions. (Introduced by Councilmember Quiñones-Sánchez on September 18, 2008.)

Ms. DeCamp stated the purpose of this Bill is to strike and abandon a utility right-of-way that is not longer in use. The Tioga Self Storage recently converted a parking garage into a self-storage facility at 301 E. Tioga Street. The conversion of the property would have caused footings to extend into the combined sewer right-of-way. As a result, the City's Water Department required the developer to move the combined sewer into the adjacent street network prior to the developer receiving building permits. The developer has completed utility relocation and abandonment, but the right-of-way still exists diagonally through the property. This Bill will readjust the combined sewer right-of-way to match existing physical conditions at this location. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080644.

- 16) Bill No. 080725 – Authorizes the revision of lines and grades by striking and vacating Cleveland Street from Girard Avenue to Stiles Street. (Introduced by Councilmember Clarke on September 25, 2008.)

Michelle Webb, for the Development Planning Division, stated the purpose of this Bill is to strike Cleveland Street to consolidate two independent parking lots into one lot to improve the efficiency and safety of the new parking lot. The party-at-interest is Saint Joseph's Preparatory School. They own all of the properties on both sides of Cleveland Street. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Olson, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080725.

Items in Accord with Previous Policy:

- 17) Bill No. 080636 – Authorizes the Philadelphia Authority for Industrial Development, notwithstanding any contrary requirements of the Philadelphia Industrial and Commercial Development Agreement between the City, the Philadelphia Industrial Development Corporation and PAID, to convey fee simple title to a certain property located in the vicinity of 61st Street and Eastwick Avenue to the Philadelphia Regional Port Authority for a total consideration of \$150,000.00; under certain terms and conditions. (Introduced by Councilmember Tasco for Council President Verna on September 18, 2008.) (Previous PCPC August 19, 2008)

Ms. Webb stated the purpose of this Bill is the construction of a surface parking lot for vendor trucks based in the Produce Terminal. This lot will have 111 parking spaces for the vendor trucks. The City Planning Commission reviewed and approved this as a Redevelopment Agreement on August 19, 2008. No changes have been made to the application since that time. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked who the owner was.

Ms. Webb replied it is owned by PIDC.

Upon motion by Mr. Eiding, seconded by Ms. Olson, the City Planning Commission approved Bill No. 080636.

- 18) Bill No. 080632 – A Zoning change Bill for the area bounded by Thompson Street, Juniata Street, Salmon Street, Berkshire Street,

Richmond Street, and the Betsy Ross Bridge Approach. (Previous PCPC May 31, 2005)

Mr. Gregorski stated this Bill was introduced by Councilmember Krajewski on September 18, 2005. The purpose of this Bill is to fix an error that was made in the preparation of a previous Bill. Bill No. 050463 was signed into law on June 16, 2005. Bill No. 050643 changed the zoning of the area specified from "L-4" Limited Industrial to "R-4" and "R-10A" Residential, in order to permit the construction of new dwellings. In the preparation of the Bill, an error was made, with a dimension incorrectly transposed. The result was that the last proposed dwelling fell partly into the "L-4" Limited Industrial district, and would require a variance in order to be built. In this case, the staff supported the original rezoning Bill and the impetus behind the Bill was to permit this development as a matter of right. While there are accuracy checks by the staff, the developer, and by the Councilmember's office, this error of twenty feet went undetected. This Bill will fix the error. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Olson, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080632.

- 19) Bill No. 080653 – An Ordinance placing on the City Plan an extension of Mount Vernon Street from Percy Street to 10th Street. (Previous PCPC July 17, 2002)

Ms. Chiu stated this Bill was introduced by Councilmember Clarke on September 18, 2008. The purpose of this Bill is to allow for the construction of 16 new residential dwellings, fronting on public streets. The previous Bill No. 020413 was introduced by Councilmember Clark in June 2002, to place this section of Mount Vernon Street on City Plan, and legally open the street. The City Planning Commission had recommended approval for that Bill. However, the applicant did not pay the required cost of advertising the public hearing by the Board of Surveyors. Therefore, Bill No. 020413 was not confirmed. The new applicant is New Urban Ventures. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Greenberger, seconded by Ms. Olson, the City Planning Commission approved Bill No. 080653.

- 20) Bill No. 080625 – An Ordinance striking and vacating lower 30th Street from Walnut Street to a dead end. (Previous PCPC June 17, 2008)

Mr. Erickson stated this Bill was introduced by Councilmember Blackwell on September 18, 2008. The party-at-interest is the University of Pennsylvania. The purpose of this Bill is the proposed City Plan change to remove the unneeded legal encumbrances on lower 30th Street from south of Walnut Street to a dead end. Currently, this street only services the University of Pennsylvania, who owns both sides of the street. The University of Pennsylvania will pay the fair market value for the portion of the bed of 30th Street, which had been legally opened by jury. The City will receive \$122,000.00. The City Planning Commission staff recommendation is approval.

Ms. Olson asked how does the City receive the money.

Mr. Erickson replied when it is closed by jury, we get the money back.

Upon motion by Mr. Eiding, seconded by Mr. Greenberger, the City Planning Commission approved Bill No. 080625.

- 21) Bill No. 080628 – An Ordinance placing and revising right-of-ways for municipal and public utility purposes within an area bounded by Market Street, former 32nd Street, Chestnut Street, and 33rd Street to allow Drexel University to build the Integrated Science Building. (Previous PCPC June 17, 2008)

Mr. Erickson stated the purpose of this Bill is to remove a 60 ft. wide utility right-of-way, and replace it with a new 54 ft. wide utility and relocating a 40 ft. right-of-way to allow for the construction of the Drexel University Integrated Sciences Building at this location. This proposal was presented to the Philadelphia City Planning Commission as an amendment to the Institutional Development District Master Plan for Drexel University and was approved on June 17, 2008. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Greenberger, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080628.

- 22) Bill No. 080629 – “An Ordinance extending the time for (Bill No. 060730) “An Ordinance placing on the City Plan Delaware Avenue from Hellerman Street Magee Avenue and by placing Magee Avenue from Delaware Avenue to New State Road’. (Previous PCPC September 19, 2006)

Mr. Erickson stated the purpose of this Bill is a time extension to 2 years for Streets Bill No. 060730, which authorized the placing of Delaware Avenue and Magee Avenue to the residential re-use of the former Dodge Steel site. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked was this an economy problem.

The developer replied it was due to finances.

Upon motion by Mr. Greenberger, seconded by Mr. Eiding the City Planning Commission approved Bill No. 080629.

Mr. Altman adjourned the City Planning Commission Meeting of October 21,
2008 at 3:42pm.

SUMMARY

- 1) Minutes of the Meeting of 9-16-08 Approved
- 2) Executive Director's Update
- 3) *Information Only: Planning Process*
Presentation
For Evaluating the Proposed
Foxwoods Casino Relocation to
Gallery II at Market East (Alan Greenberger)
- 4) Zoning Actions for the Foxwoods Casino Approved
Relocation to Gallery II at Market East, both Bills
1000 block of Market Street. w/POD
(Martin Gregorski)
requirement.
 - a. Bill #080742 – An Ordinance amending
provisions of Section 14-400 of the
Phila. Code, the CED classification.
 - b. Bill #080741 – An Ordinance to amend
the Phila. Zoning Maps by changing
the zoning designation of certain areas
of land located within the area bounded
by Market, Filbert, 10th, & 11th Sts. (Both
Bills introduced by Councilmember
DiCicco on 10-16-08.)
- 5) Bill #080724 –Amending Sec. 14-305 Approved
of the Zoning Code entitled “C-4” & “C-5” staff recom
Commercial in the area bounded by for a 45-
day extension
Arch, Cherry, 15th & 16th Sts. (Introduced
by Councilmember Clarke on 9-25-08.)
(Martin Gregorski)
- 6) ZBA Case #7201: Development of the Approved
former Schmidt's Brewery site, 1101 N. w/proviso
2nd St. (Applicant: Tower Investments) install
traffic light at
(Paula Brumbelow)
Germantown & 2nd
- 7) Bill #080649 – Amends the Phila. Zoning Approved
Code by adding telemarketing as a
prohibited use in the Passyunk Ave. Overlay.
(Martin Gregorski)

Routine Items:

- 8) Bill #080630 – An Ordinance authorizing the revision of lines & grades to extend Ontario St. to Delaware Ave. (Wm Erickson) Approved
- 9) Bill #080637 – Striking portions of Packer Ave. from Christopher Columbus Blvd. to the Delaware River. (Wm Erickson) Approved
- 10) Bill #080652 – An Ordinance striking from the CP & abandoning a right-of-way reserved for gas main purposes within the lines of former 17th St. from the intersection of Wood St. & 17th St. to Franklinton Blvd. (Wm Erickson) Approved
- 11) Bill #080641 –An Ordinance authorizing the revision of lines & grades on a portion of CP #128 by striking from the CP & vacating 18th St. from Cambria St. to Indiana Ave. & reserving & placing on the CP a right-of-way for drainage purposes & water main purposes within the lines of 18th St. being stricken, under certain terms & conditions. (Introduced by councilmember Miller on 9-18-08.) (Sarah Chiu) Approved
- 12) Bill #080643 – “An Ordinance amending Sec. 2 of an Ordinance (Bill #040569) approved 7-1-04 entitled, ‘An Ordinance authorizing the revision of lines & grades on a portion of CP #205 in the vicinity of Fairhill St. & Annsbury St.; under certain terms & conditions’ by extending the period for compliance w/the terms & conditions stated therein.” (Introduced by Councilmember Sanchez on 9-18-08.) (Sarah Chiu) Approved
- 13) Bill #080635 – An Ordinance authorizing the revision of lines & grades on a portion of CP #34-S in the area south of Oregon Ave. & west of Christopher Columbus Blvd. by striking from the CP & abandoning a portion of a right-of-way for drainage purposes reserved within the lines of former Bigler St. & placing on the CP a right-of-way for drainage purposes in an alternate location laying north of former Approved

Bigler St., & authorizing acceptance of the grant of such right-of-way to the City; all under certain terms & conditions. (Introduced by Councilmember Tasco for Council President Verna on 9-18-08.) (Martine DeCamp)

- 14) Bill #080631 – An Ordinance authorizing the grant to the City of right-of-way for gas main purposes within the lines of former Stevenson St., southeast of Frankford Ave., & the revision of lines & grades on a portion of CP #323 by placing on the CP the right-of-way; under certain terms & conditions. (Introduced by Councilmembers Krajewski & O’Neill on 9-18-08.) (Martine DeCamp) Approved
- 15) Bill #080644 – An Ordinance authorizing the revision of lines & grades on a portion of CP #158 by striking from the CP & abandoning a certain right-of-way for drainage purposes, which extends southeastwardly from the easterly side of B St. to the northerly side of Tioga St.; under certain terms & conditions. (Introduced by Councilmember Quiñones-Sánchez on 9-18-08.) (Martine DeCamp) Approved
- 16) Bill #080725 – Authorizes the revision of lines & grades by striking & vacating Cleveland St. from Girard Ave. to Stiles St. (Introduced by Councilmember Clarke on 9-25-08.) (Michelle Webb) Approved

Items in Accord with Previous Policy:

- 17) Bill #080636 – Authorizes the PAID notwithstanding any contrary requirements of the PIDC Agreement bet. the City, PIDC & PAID, to convey fee simple title to a certain property located in the vicinity of 61st St. & Eastwick Ave. to the Phila. Regional Port Authority for a total consideration of \$150,000.00; under certain terms & conditions. (Introduced by Councilmember Tasco for Council President Verna on 9-18-08.) (Michelle Webb – Approved

Previous PCPC 8-19-08)

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| 18) Bill #080632 – A Zoning change Bill for the area bounded by Thompson St., Juniata St., Salmon St., Berkshire St., Richmond St., & the Betsy Ross Bridge Approach (Martin Gregorski – Previous PCPC 5-31-05) | Approved |
| 19) Bill #080653 – An Ordinance placing on the CP an extension of Mount Vernon St. from Percy St. to 10 th St. (Sarah Chiu – Previous PCPC 7-17-02) | Approved |
| 20) Bill #080625 – An Ordinance striking & vacating lower 30 th St. from Walnut St. to a dead end. (Wm Erickson – Previous PCPC 6-17-08) | Approved |
| 21) Bill #080628 – An Ordinance placing & revising right-of-ways for municipal & public utility purposes within an area bounded by Market, former 32 nd St., Chestnut St., & 33 rd Sts. to allow Drexel University to build the Integrated Science Bldg. (Wm Erickson – Previous PCPC 6-17-08) | Approved |
| 22) Bill #080629 – An Ordinance extending the time for (Bill #060730) ‘An Ordinance placing on the CP Delaware Ave. from Hellerman St. to Magee Ave. & by placing Magee Ave. from Delaware Ave. to New State Rd. (Wm Erickson – Previous PCPC 9-19-06) | Approved |