

PHILADELPHIA CITY PLANNING COMMISSION  
March 20, 2007

PRESENT: Marcia Moore Makadon, Acting Chair  
David Adelman, Acting Chair  
Tumar Alexander, representing Pedro A. Ramos  
Duane Bumb, representing Stephanie Naidoff  
Patrick J. Eiding  
Gloria Levin

ABSENT: Lynette Brown-Sow  
Vincent Jannetti

Executive Director  
Deputy Executive Director

Janice Woodcock, AIA, AICP  
Gary Jastrzab

Acting Chair Marcia Makadon convened the City Planning Commission Meeting of March 20, 2007 at 1:15PM.

1) Minutes of the Meeting of February 20, 2007.

Upon motion by Ms. Levin, the City Planning Commission approved the minutes of February 20, 2007.

2) Executive Director's Update

Janice Woodcock informed the Commissioners that Richard Redding would be doing a presentation of two TCDI studies. We are working with the Commerce Department and NTI on the Commercial Corridor revitalization. In regard to the next Commission overview of the Central Delaware design scheme, Penn Praxis is working on the presentation. Gary Jastrzab would give an update on the American Planning Association Conference.

Gary Jastrzab stated that the American Planning Association is having its 99<sup>th</sup> National Conference here in Philadelphia from April 14 to the 18. Planners from the United States, Canada, and throughout the world would be attending this conference. The last year or so, the Local Host Committee have been working on this conference. Many of the Philadelphia City Planning Commission's staff has been working with them by setting up workshops, merchandizing, orientation tours, and getting volunteers. There are 25 City Planning Commission staffers that will be attending the conference. On April 14, there will be a one-day charrette organized by Richard Redding and Michael Roepel for the Sharswood neighborhood in North Philadelphia. Fifty planners from across the country will be coming to devote their time to this planning exercise.

Ms. Woodcock stated that John Haak and Gary Jastrzab co-chaired the Planner's Guide Committee giving registrants ideas for things to do, places to go, and places to eat. We are looking for to a very production conference with useful planning ideas.

Richard Redding gave a presentation on two studies funded by the TCDI (Transportation and Community Development Initiative) program. The grants are in the amount of \$100,000. The purpose is to reverse the trends of disinvestment. The City Planning Commission has completed several of these studies. The City Planning Commission has applied for four grants in 2007. For the West Market Street and Frankford Transportation Center Studies, WRT was the consultant, and the sub-consultant was Nelson Nygard. The study for Market Street El in West Philadelphia consisted of land use concepts, a land use plan, and Redevelopment guidelines for Market Street. The study for Frankford consisted of land use concepts, a land use plan, and Redevelopment guidelines to retain the historic fabric of the buildings. The biggest station is the Frankford Transportation Center. A lot of the credit has to go to DVRPC. They are using Federal highway funds. This is an intergovernmental agency working cooperatively with other agencies.

Ms. Makadon acknowledged the staff who have helped with these plans.

- 3) Bill Nos. 070114 and 070115 – Amendments to the Recommended FY2008-2013 Capital Program and Budget.
- a) Adding Operating Budget funds for FY2008 projects in the Fire, Police, and Recreation Departments;

- b) Deleting FY2008 funding for project line no. 63 – Certified Juvenile Detention Facility.

Alan Urek, Acting Director of Strategic Planning and Policy Division, stated that last month on February 20, 2007 the Philadelphia City Planning Commission adopted the Recommended FY2008-2013 Capital Program & Budget. On March 13, 2007, City Council introduced amendments to Bill Nos. 070114 and 070115, amending the Recommended FY2008-2013 Capital Program and Budget.

- A) Amends by adding \$30 million to the Operating Budget following projects:
  - \$10 million to the Fire Department for improvement to existing facilities;
  - \$10 million to the Police Department for improvement to existing facilities;
  - \$10 million to the Recreation Department for improvement to existing facilities (split equally among City Council Districts 1---10)

This amendment is the same item the City Planning Commissioners saw on November 14, 2006, which you disapproved and we are asking you to disapprove it again at this time. The source of these additional funds is the City's operating budget.

- B) Deleting FY2008 funding for project line no. 63 – Certified Juvenile Detention Facility
  - \$11,020 million to the Prisons for the Certified Juvenile Detention Facility

The source of funding for this proposed deleted project is previously authorized PICA Funds. The Juvenile Detention Center is needed to separate the certified juvenile population from the adult prisoners. The Philadelphia Prison System constructing this facility would help to address this issue of overcrowding.

The City Planning Commission staff's recommendation is for disapproval.

Ms. Makadon asked if anyone from PICA testify at the City Council Hearing.

Mr. Eiding asked Mr. Urek to restate why we should disapprove these Bills.

Mr. Urek replied the previously approved Capital funding was shifted to Police, Fire, and Recreation projects, as well as proposed PICA funding, and this would be shifting \$30 million out of the Operating Budget.

Mr. Bumb stated that taking money out of one budget and putting it into another would unbalance the Operating Budget.

Upon motion by Mr. Bumb, seconded by Mr. Alexander, the City Planning Commission disapproved Bill Nos. 070114 and 070115.

- 4) Redevelopment Agreement between the Redevelopment Authority and Pradera Development Corp. for development of "Pradera III", consisting of 22 affordable homeownership units. Location: 8<sup>th</sup> & Jefferson Streets. (5<sup>th</sup> Council District - Councilmember Clarke)

David Ortiz stated this is a Redevelopment Agreement between the Redevelopment Authority and Pradera Corporation for the development of Pradera III in North Philadelphia. Located at various addresses on 1500 block of North 8<sup>th</sup>, Percy, and Franklin Streets, 700 blocks of Oxford and Jefferson Streets. It will consist of 22 units of twin homes. This will be the third phase of the Pradera Homeownership Initiative. Fifty units were completed in Phase I, and 53 are under construction in Phase II. Pradera Corporation is

sponsored by the Asociacion De Puertorriquenos en Marcha, a community development corporation that has also built 210 units of rental housing and a 44,000 square foot supermarket. This development has the support of the Ludlow Community Association, which will assist in marketing the units. The City Planning Commission staff recommendation is for approval.

Ms. Levin asked what is the cost of each unit.

Mr. Ortiz replied between \$95,000 and \$100,00.

Upon motion by Mr. Adelman, seconded by Mr. Eiding, the City Planning Commission approved the Redevelopment Agreement between the Redevelopment Authority and Pradera Development Corp. for a development of "Pradera III", consisting of 22 affordable homeownership units.

- 5) Bill No. 070093 – Amending Chapter 14 of the Philadelphia Code entitled, "Zoning and Planning" by amending provisions related to businesses with a "drive-thru", all under certain terms and conditions. (Introduced by Councilmember Kelly on February 15, 2007)

Martin Gregorski stated the purpose of this Bill is to add a definition for "Canopy," as well as permitting financial institutions and retail drug stores with drive-thru's in the "C-2" Commercial District under certain terms and conditions. Additionally, this Bill will permit Canopies in legal gas stations located within any commercial district. The Bill defines Canopy as, "A permanent roofed over structure which may be a completely open sided structure attached or detached from the main structure and used in conjunction with the principle use." The Bill then goes on to permit drive-thrus and their accessory canopies for financial institutions and retail drug stores located in any "C-2" Commercial District as long as the drive-thrus are not located between the main building and the front street line and that a dedicated lane is provided for such use. Finally, this Bill would permit canopies for gas pumps that are permitted as part of a gas station in any commercial zoning designation, provided that the canopies comply with the area regulations of the district in which it is located. The City Planning Commission staff recommendation is for approval.

Ms. Makadon asked if there would be any existing canopies in violation of this amendment.

Mr. Gregorski replied yes there are. They would become non-conforming uses.

Ms. Woodcock asked why this Zoning Bill was being introduced..

Mr. Gregorski replied because so many of these cases require variances and have to go to the Zoning Board.

Ms. Woodcock replied this is the sort of thing we have been trying to look at for the new zoning code. We are trying to make uniform changes to protect the neighborhoods.

Mr. Bumb replied that the Commercial Corridors should be pedestrian friendly. This Bill encourages people to drive their cars. We are spending a lot of City money for upgrades on the commercial corridors and we need to be careful where we put these canopies.

Mr. Adelman replied that banks and drug stores bring in the income for developers and property owners. This Bill allows for the market for all three national drug stores to market their stores.

Mr. Eiding asked if this curtails the “Mom and Pop” stores.

Mr. Adelman replied that it encourages mixed-use. The banks and drug stores are “good credit” tenants.

Ms. Makadon said there is a large gas station at 22<sup>nd</sup> and Walnut Streets, where there are driveways on either side of it. She wanted to know if canopies were permitted on this site.

Mr. Gregorski replied yes, they are permitted.

Upon motion by Mr. Adelman, seconded by Ms. Levin, the City Planning Commission approved Bill No. 070093.

- 6) Bill No. 070120 - Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Front Street, Oregon Avenue, the Delaware River and a Railroad right-of-way, also known as the Northern Boundary of the Philadelphia Naval Base. (Introduced by Councilmember Blackwell for Council President Verna on February 22, 2007)

Mr. Gregorski stated that the purpose of this Bill is to change the zoning designations of certain parcels of land within the area described in an effort to reflect the existing land use conditions, particularly the port related activities. The Port Authority wanted to protect the area from residential development. At the present time the zoning is “LR” Least Restricted, “G-2” General Industrial, “FDC” Food Distribution Center, and “PI” Port Industrial. The proposed zoning is for “LR” Least Restricted, “G-2” General Industrial, “G-1” General Industrial, “FDC” Food Distribution Center, “C-7” Commercial and “PI” Port Industrial. The City Planning Commission staff recommendation is for approval.

Ms. Levin wanted to know if the Port Authority is really thinking of expansion or just that they want the protection of this zoning designation.

Mr. Gregorski replied that it is both.

Ms. Levin asked how far south is the port protected.

Mr. Gregorski replied as far as the Navy Yard.

Mr. Bumb asked if it was correct that the Philadelphia Port Authority does not own the properties.

Mr. Gregorski replied that is correct.

Mr. Bumb wanted to know what would be the permitted uses.

Mr. Gregorski replied the permitted uses are water related, such as warehouses, storage in transit, etc.

Ms. Levin said that this area is unlikely to change.

Upon motion by Mr. Eiding, seconded by Mr. Adelman, the City Planning Commission approved Bill No. 070120.

Ms. Makadon adjourned the City Planning Commission Meeting of March 20, 2007 at 2:00PM.

## SUMMARY

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- 1) Minutes of the Meeting of 2-20-07 Approved
- 2) Executive Director's Update
- 3) Bill #070114 & #070115 – Amendments to the Recommended FY2008-2013 Capital Program & Budget (Alan Urek)
  - a) Adding Operating Budget funds for FY2008 projects in the Fire, Police, & Recreation Departments;
  - b) Deleting FY2008 funding for project Line #63 – Certified Juvenile Detention Facility.Disapproved
- 4) Redevelopment Agreement bet. The RDA & Pradera Dev. Corp. for development of “Pradera III”, consisting of 22 affordable homeownership units. Location: 8<sup>th</sup> & Jefferson Sts. (5<sup>th</sup> Council District – Councilmember Clarke) (David Ortiz) Approved
- 5) Bill #070093 - Amending Chapter 14 of the Phila. Code entitled, “Zoning & Planning” by amending provisions related to businesses w/a “drive-thru”, all under certain terms & conditions. (Introduced by Councilmember Kelly on 2-15-07) (Martin Gregorski) Approved
- 6) Bill #070120 - Amending the Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Front St., Oregon Ave., the Delaware River & a Railroad right-of-way, also known as the Northern Boundary of the Phila. Naval Base. (Introduced by Councilmember Blackwell for Council President Verna on 2-22-07) (Martin Gregorski) Approved