

PHILADELPHIA CITY PLANNING COMMISSION  
May 20, 2008

PRESENT:

Andrew Altman, Chair  
Alan Greenberger, Vice Chair  
Patrick J. Eiding  
Anuj Gupta, representing Camille Cates Barnett  
Bernard Lee  
Natalia Olson de Savyckyj  
Nilda Ruiz  
Joseph Synchronick  
Peggy VanBelle, representing Rob Dubow

ABSENT:

Acting Executive Director

Gary J. Jastrzab

Chair Andrew Altman convened the City Planning Commission Meeting of May 20, 2008 at 1:11pm.

- 1) Approval of the Minutes for the following meetings:
  - a) March 18, 2008

Upon motion by Mr. Greenberger, the City Planning Commission approved the minutes of March 18, 2008.

- b) April 15, 2008

Upon motion by Mr. Greenberger, the City Planning Commission approved the correction to the minutes of April 15, 2008 on page 2 regarding the Castleway presentation there is an error with Mr. King's response of "83 acres" should be changed to ".83 acres".

- c) February 19, 2008

Upon motion by Ms. VanBelle, the City Planning Commission approved the corrections to the minutes of April 29, 2008 on page 5 the "TOZ" should be changed to "KOZ".

- 2) Executive Director's Update

Mr. Jastrzab stated that the two city neighborhoods were selected as part of the Delaware Valley Regional Planning Commission's (DVRPC) "Classic Town" program. Manayunk and Overbrook Farms received plaques at DVRPC's annual awards dinner on May 15, 2008. Last year we received a grant award from DVRPC to do a planning study for Broad and Erie. The RFP is posted on the City Planning Commission website and eContract Philly site. They can go to [www.phila.gov](http://www.phila.gov) to download the RFP from that site.

Mr. Jastrzab updated the City Planning Commissioners on the Zoning Code Commission (ZCC.) Requests for qualifications for technical services are due at the end of the week. The committee will be reviewing qualifications during the next two weeks and making a formal recommendation to the ZCC on June 11. We have also moved forward with the job description for the Executive Director position. It will be posted on the City Planning website and the ZoningMatters.org website.

- 3) Review of the Philadelphia School District FY2009-2014 Capital Program and Budget.

Mr. Jastrzab stated that Jametta Johnson would be giving a brief introduction and Patrick Henwood of the School District of Philadelphia would be reviewing the Philadelphia School District FY2009-2014 Capital Program and Budget. This is an information only item.

Jametta Johnson, Strategic Planning and Policy Division, stated that the Philadelphia Home Rule Charter requires the City Planning Commission to review the Philadelphia School District's Capital Program prior to its adoption. The School District's Capital Program and Budget is scheduled for adoption on May 21, 2008, for the fiscal year beginning on July 1. The City Planning Commission staff has reviewed the School District's Capital Program and Budget and is in agreement with the stated priorities. The City Planning Commission's approval is not required. The School District is only seeking comments.

Patrick Henwood, School District's Senior Vice President, stated this coming July will be the fifth year of the program. The School District is proposing to spend \$1.8 billion on Capital improvements over the next 6 years. The District is also proposing to revise their FY2008 budget to \$412 million, a decrease of \$121 million from the originally adopted FY2008 budget of \$532 million. This reallocation of funds reflects actual project expenditures, as well as, the reevaluation of projects and associated cost increases. The Philadelphia School District FY2009 Capital Budget provides \$360 million to renew the City's public schools. There are 43 projects in construction, and many of the schools will open in September 2008. The schools are also used by the community associations for their various meetings. The community has helped them. The FY2009 budget for new construction and acquisitions is \$117 million; the cost for major renovations is \$77 million; school upgrades and improvements are \$56 million; site improvement projects are \$20.9 million; equipment acquisition is \$38 million; environmental management and services are \$23 million; and the administrative support is \$18 million.

Ms. Olson asked are there any call for sustainability design with the new construction? LEEDS?

Mr. Henwood replied that they are exploring a LEEDS, that this is just the beginning.

Ms. Olson asked what percentage of this construction is going to be LEED certified?

Mr. Henwood replied several would be LEEDS. That some will be silver, and some will be gold. The Willard School added 3 components.

Ms. Ruiz asked if there is a systematic process to go green.

Mr. Henwood replied yes.

Mr. Greenberger replied that a building last as well as they could for as long as they can.

Mr. Henwood replied that comes out of the operating budget.

Mr. Greenberger asked if the District's was creating an endowment fund to keep the improvement going.

Mr. Eiding said they should try to get the buildings that are standing some kind of help.

Mr. Henwood replied that there is on going maintenance.

Mr. Altman asked how does the process work with the School District and the community to use the schools, playgrounds and open spaces.

Mr. Henwood replied that they use separate side entrances for community use. The pools are used by the Department of Recreation.

Mr. Jastrzab replied that schools are a very important use by the community.

Mr. Altman asked how many schools are surplus or decommission.

Mr. Henwood replied there are at least 2 buildings.

- 4) Adoption of technical amendments to the Recommended FY2009-2014 Capital Program and Budget.

Alan Urek, Division Director for the Strategic Planning and Policy Division, stated that the technical amendments are to Bills Nos. 080154 and 080155.

The Budget negotiations between the City Administration and City Council have yielded two additional changes to the Recommended FY2009-1024 Capital Program, which the City Planning Commission must consider:

- 1) For the Managing Director's Office, increase line item \$6 (Citywide Facilities) by \$100,000 in CN funds each year for six years (FY2009-2014) for a total increase of \$600,000 over the life of the capital program.
- 2) For the Recreation Department, increase line item 61 (Improvements to Existing Facilities) by \$900,000 in CN funds each year for six years (FY2009-2014) for a total increase of \$5.4 million over the life of the capital program.

Together these changes amount to adding \$1 million in CN funds per year to the capital program, or a total of \$6 million over its six-year life.

City Council intends to take a final vote on the Recommended FY2009-2014 Capital Budget and FY2009-2014 Capital Program on Thursday, May 22, 2008. The City Planning Commission staff recommendation is approval of these changes.

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

- 5) ZBA Case – Campus Inn, 40<sup>th</sup> & Pine Streets.

Martin Gregorski, Development Planner for the City Planning Commission, stated the location of this item is at 400 S. 40<sup>th</sup> Street. This site is bounded by Pine Street, 40<sup>th</sup> Street, Baltimore Avenue, and 41<sup>st</sup> Street in the Spruce Hill neighborhood of the City. The party at interest is Campus Inn Associates. The purpose is to permit the erection of an 11-story extended stay hotel with 115 rooms with 4 accessory parking spaces including a take-out restaurant with an outdoor dining area and accessory signage. The existing zoning is "R-5A" Residential. This is an historic mansion with additions put on in the 1960's. The drop off will be within the property line on Pine Street. The applicant has been working with the City Planning Commission, and significant changes have been made with regards to the reduction in the size of the café, and a reduction in the bulk of the penthouse floor in an effort to reduce the building's mass.

The variances requested are consistent with the bulk and density of such a development. They will need variances for the following:

	Allowable	Proposed
Minimum Open Area: 50% Front Yard		44%
Minimum Setback: 8 feet Rear Yard		0 feet
Minimum Setback: 20 feet		0 feet
Bldg Height Limit:	35 feet	114 feet
Maximum # of stories:	3	11

The proposed use for an extended-stay hotel and take-out restaurant is not permitted in this zoning district.

While only four parking spaces are provided on-site, the developer has entered an agreement with the University of Pennsylvania to secure off-site parking in one of the three garages located in the vicinity. Together, these garages house over 1800 parking spaces.

Additionally, the developer will be offering pricing discounts to guest to not use their vehicles during their extended-stay.

Given the close proximity to the existing SEPTA trolley stop located at 40<sup>th</sup> Street and Baltimore Avenue, and the lack of on-site parking, this development could be considered as a Transit Oriented Development.

The City Planning Commission staff believes that the preservation of a historic mansion, the establishment of a café, which will provide an anchor for the end of a commercial strip, which may create synergy for new commercial uses, and that this project will cure this site of a blighting influence, justifies the height and massing of the project. The City Planning Commission staff recommendation is approval.

Carl Primavera, attorney for the developer, introduced the rest of his team: Tom Lussenhop, Terry O'Malley, Tim O'Leary, and Sam Herschel. He stated the property is owned by the University of Pennsylvania; and Pennoni did the traffic study.

Mr. Greenberger asked if the applicant if the University of Pennsylvania.

Mr. Primavera replied that you could call them the interested party.

David Fineman, attorney, introduced his group of people who are opposed to this proposal. They are as follows:

Maryann Thomas, owner of 40<sup>th</sup> & Baltimore, professional architect  
Dr. Richard Tyler, owner & resident, former Historic Preservation  
Commissioner  
Jean Wolf, Executive Director of the Woodlands  
Greg Dinofrio, resident & board member of University City District.  
Walter Brisk, architect & faculty member at Drexel University  
Dr. David Elfish, of Temple University  
Dr. David Nasal, resident & Business Professor  
Dr. Mary Daniels, resident  
Mary Nixon, resident  
Karen Allen, resident  
Richard Rogers, resident of West Philadelphia  
Alan Freedman, Spruce Hill resident  
Ben Boyer  
Matt Grobel, resident

Mr. Gupta left at 2:36pm.

The following people are in support of the proposal:

Dan Durigis, resident & developer  
Paul Santoro, developer  
Lynn Fox, manager of Night Here  
Susan Baltake, Delaware Valley Smart Growth Alliance

Mr. Lussenhop stated there is a trolley stop, and this site is within walking distance to Children's Hospital and to retail. Campus Apts had experience and will provide a shuttle bus for guests.

Mr. Altman replied that we need to step back and see how we address the process. Since this goes before the ZBA, we have more flexibility because the developer goes on their calendar for the hearing process and then the approval process. We have 3 big areas here: 1) context of development scale; 2) public transit, traffic, and parking; and 3) enforcement of valet or off street parking.

Mr. Syrnick asked is the target health care for Hospital of the University of Pennsylvania and Children's Hospital.

Mr. O'Malley replied for the travelers for the extended stay.

Mr. Syrnick stated that he wanted the results of the traffic reports.

Mr. Lussenhop replied that the traffic study reports could be given to the Commission. There are 3 parking garages, and each valet would have map routes to and from the hotel. The time would be 6 to 8 minutes.

Mr. Greenberger replied that he is confused by the extended stay use. He said that they could market it as an extended stay hotel, but is it a hotel.

Mr. O'Mally replied that it has a full size kitchen, and the guest would pay a premium for 1 night. It is intended and targeted a market for long stays. The longer you stay, the cheaper it is.

Mr. Greenberger replied it is an incentive to stay longer.

Mr. Eiding asked if there was an agreement with the hospitals.

Mr. O'Malley replied there is no agreement with the hospitals.

Mr. Altman wanted to know how it was proposed to the City Planning Commission staff by the developer.

Mr. Jastrzab replied they proposed the new addition, and the mass of the structure. Our staff gave their concerns to the developer, and the developer made changes to it. The staff review of this development is a truly difficult trade off. We gave great weight to it, and anchored it to the 40<sup>th</sup> Street commercial strip. Across the street there are vacant properties. There are not many parking spaces in the University of Pennsylvania structures. He stated where the public transit sites are located. We feel that without the development of this historic mansion, it would not happen.

Mr. Primavera replied that they could make it smaller, but it would not work for the extended stay hotel.

Mr. O'Malley replied that they scaled back on the reduction of retail but they cannot reduced the rooms.

Ms. Ruiz asked if they had thought about adding colors, trees, or green growth to soften it.

Mr. O'Malley replied they would look at it. They are trying to be harmonious with the neighborhood and using materials to blend in.

Mr. Greenberger replied that they have a lot of good aspects, but he has concerns with the height and mass. We may table this item so that you could come back to staff to work on this.

Ms. Olson replied the Department at Penn has huge construction across for Children's Hospital. She asked did anyone think to put a site like this there.

Mr. Lussenhop replied no. They like this site here.

Mr. Altman replied that he would like them to put together the context that the City Planning Commissioners could understand. What is happening at 40<sup>th</sup> Street? Has the traffic study been review by the Streets Department?

Mr. Gregorski replied that he had seen the traffic study, but he was not aware if they had been reviewed by the Streets Department.

Mr. Altman asked for impact on streets/traffic. He wants the ratio of stays (daily, weekly, monthly) if this proposal is built. He thanked the public and asked them to submit questions and concerns in writing.

Mr. Altman left at 3:34pm.

Upon motion by Ms. Ruiz, seconded by Ms. Olson, the City Planning Commission tabled the ZBA Case – Campus Inn, 40<sup>th</sup> & Pine Streets.

- 6) Redevelopment Agreement with Community Ventures for four parcels at 32<sup>nd</sup> Street & Cecil B. Moore Avenue. Purpose: construction of 11 new homes for affordable homeownership in the Strawberry Mansion neighborhood. (5<sup>th</sup> District – Councilmember Clarke)

Cornell Pankey, Community Planner, stated that the developer was chosen as a result of a Request for Proposals issued by the Office of Housing and Community Development. Community Ventures is a well established non-profit that has successfully developed housing in Francisville, West Parkside and other neighborhoods. OHCD is providing \$1.5 million subsidy to make this development affordable. It is presently vacant land that was formerly rowhomes. The proposed use is for semi-detached, 2-story homes with rear parking. It is zoned “R-9A” Residential, and the southeast corner is zoned “NSC” Neighborhood Shopping Center, which will have to go to the ZBA for variances. The project has community and Councilmanic support. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Synchronick, seconded by Ms. VanBelle, the City Planning Commission approved the Redevelopment Agreement with Community Ventures for four parcels at 32<sup>nd</sup> Street & Cecil B. Moore Avenue. Purpose: construction of 11 new homes for affordable homeownership in the Strawberry Mansion neighborhood.

- 7) Bill No. 080381 a zoning change bill for the area bounded by Front Street, Delaware Avenue, Poplar Street and Spring Garden Street. (Introduced by Councilmember DiCicco on April 10, 2008.)

Paula Brumbelow, Zoning Planner for the Development Planning Division, stated the purpose of this Bill is downgrade the zoning of the site from C-4” Commercial to “C-2” Commercial in an effort to limit the potential development of this site. Bill No. 050418 rezoned this property from “G-2” General Industrial to “C-4” Commercial in an effort to permit the construction of a high-rise residential condominium project, with retail, townhouses and accessory parking. This project did not move forward, and while the community supported that specific project, there are concerns that given this high-rise zoning designation, a less community friendly development could occur by right. This Bill was drafted at the request of the community. This Bill has a hearing scheduled in front of the Rules Committee of City Council on June 11, 2008. This Bill highlights the problems with rezoning a parcel for a specific project. If that specific project does not

move forward, the zoning remains, permitting the development of that parcel without community, planning or political input. If the City is willing to rezone a parcel to a certain designation, we must be willing to accept any development that fits into the specific zoning, or we must then rezone the property to a different designation. The City Planning Commission staff would like to investigate this area and create a remapping of the waterfront in this area. This will allow us to coordinate our efforts with existing plans, as well as, existing and current patterns of development. By doing a complete remapping, we will be able to address the entire community and not address properties on a case-by-case basis. At this point we feel that "C-4" is not out of character with the current zoning. The City Planning Commission staff recommendation is disapproval.

Mr. Greenberger commented about the PennPraxis plan and how the community wants their neighborhood rezoned. He explained how the site could be rezoned and the different uses under the zoning classifications. He stated that the Chairman has talked to the Councilperson and we would like to do a comprehensive plan.

Mr. Kramer replied that the City Planning Commission staff is working with the Councilperson on the waterfront regulations.

Matt Rubin, Northern Liberties Neighborhood Association, stated this is not spot zoning. They wanted "C-4" for the open space, construction jobs; they wanted all of the benefits. With the previous proposed development, they had a restrictive covenant, an 18-page development agreement that allow for this rezoning. We wanted it to go back to "G-2". We are thrilled to have the remapping. We don't want anyone to come in and build anything that they want on it. He needs an act of good faith. He made demands on what he wants and expects from the Philadelphia City Planning Commission.

Debbie Rednick, resident, stated that they appreciated that the developer worked with them on their plans. She wasn't happy to have it rezoned with tall buildings. They want the security.

Ms. Olson asked why did the developer not go through with his plans.

Ms. Brumbelow replied that the developer backed out .

Mr. Syrnick stated that both parties made a good suggestion. Would it be better to go back to "G-2"?

Mr. Jastrzab replied that we are prepared to work on the remapping this summer. We are working on an overlay for the purpose of development for sites.

Ms. Ruiz asked if they would need to go to the community group for rezoning.

Mr. Greenberger replied that the Councilperson and the Philadelphia City Planning Commission would be working on the remapping. If it was rezoned to "C-2", it would open the site to obnoxious development.

Ms. Olson asked if the Councilperson wants to rezone it for another buyer or developer.

Mr. Greenberger replied that they want to rezone it so that someone else cannot build on it without their approval.

Mr. Eiding asked if it would help to table this Bill.

Mr. Greenberger replied that the Councilperson wants to work with our staff, and he wants to work on it now.

Mr. Syrnick asked what could we do to make sure that someone doesn't build on it.

Mr. Jastrzab replied that we could testify.

Upon motion by Mr. Eiding, seconded by Mr. Syrnick, the City Planning Commission disapproved Bill No. 080381.

- 8) Bill No. 080401 a rezoning of an area bounded by Grays Ferry Avenue, 30<sup>th</sup> Street, Titan Street, and 31<sup>st</sup> Street. (Introduced by Councilmember Tasco for Council President Verna on April 17, 2008.)

Ms. Brumbelow stated the purpose of this Bill is to change the existing zoning designations of this site from "L-3" Limited Industrial and "REC" Recreational to the proposed designation of "C-2" Commercial to permit the construction of a retail pharmacy. As with any site rezoning, once the designation is changed, there is no way to tie any plan to the rezoning of the site. Any development that adheres to the base zoning requirements will be permitted as a matter-of-right permit. An alternate method to tie a plan to the site is to require the project to go to the ZBA. A portion of this site is zoned Recreational, which requires that this property be under the jurisdiction of the City of Philadelphia, the Department of Recreation, the Fairmount Park Commission, the Department of Forests and Waters of the Commonwealth of PA, or the National Park Service of the United States. This Bill has been amended at City Council to change the proposed zoning to a designation of "C-3" Commercial. The City Planning Commission staff recommendation is disapproval of Bill as amended. Staff recommendation is to rezone it to "C-2" Commercial as originally introduced.

Maryann McCann, Grays Ferry Partnership, read a statement in support of this Bill.

Bernie Blatner, attorney for developer, stated there are plans to build higher.

David Lamm of Mahoney Realty replied that they have been working with the community on this site.

Kathleen Murray, representative for Council President Verna, asked that the Bill be approved as amended. This is what the community wants.

Mr. Greenberger replied something needs to happen because it is zoned REC. We don't want to be in the business of handing out a free ticket to developers. The "C-3" classification is the ticket to a massive scale.

Ms. Olson asked if it is zoned for development for a Rite Aid.

Mr. Lamm replied that they have the support of the community and Council President Verna. He understands the free ticket concept. This is a box. It could be a Rite Aid, retail or maybe one office for the community.

Ms. Olson stated that we need to tie in a plan to the rezoning.

Upon motion by Mr. Syrnick, seconded by Mr. Eiding, the City Planning Commission supports staff recommendation to disapprove Bill No. 080401 as amended, and to rezone it to "C-2".

- 9) Streets Bill No. 080429 to strike and vacate the legally open portions of 23<sup>rd</sup> Street from Allegheny Avenue northwardly to the Railroad right-of-way. (Introduced by Councilmember Miller on May 1, 2008.)

William Erickson, Development Planner, stated the purpose of this Streets Bill is to authorize the striking and vacating of 23<sup>rd</sup> Street from Allegheny Avenue to the Railroad right-of-way to allow the tenants in an adjacent building to utilize the street as additional parking. The party of interest owns both buildings on each side of the street. This portion of 23<sup>rd</sup> Street primarily functions as a driveway for the adjacent buildings, which currently front Allegheny Avenue. This portion of 23<sup>rd</sup> Street is not necessary for public access or utilities purposes. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080429.

- 10) Streets Bill No. 080430 extends the period to comply with the conditions of Bill #051234, approved on February 16, 2006. (Strike three streets in the West Parkside neighborhood to allow for consolidation of parcels for the construction of a 300,000 square foot shopping center for the "Park West Town Center.") (Introduced by Councilman Jones, Jr. on May 1, 2008.)

Mr. Erickson stated the purpose of this Streets Bill is to amend Section 2 of an Ordinance (Bill No. 051234) approved February 16, 2006, entitled "An Ordinance authorizing and directing the revision of lines and grades on a portion of City Plan No. 266 by striking from the City Plan and vacating Jefferson Street and Heston Street, each from 52<sup>nd</sup> Street to Paxon Street; by striking from the City Plan and vacating Paxon Street from Jefferson Street to Columbia Avenue; and by reserving and placing on the City Plan rights-of-way for gas main purposes, water main purposes, and drainage purposes within the beds of the streets being stricken by this Ordinance by extending the period for compliance. The purpose of this Streets Bill is for a time extension for a previous approved Bill No. 051234 to allow for the construction of the Park West Town Center shopping center. The shopping center is under construction, and Lowe's is

already open. The Philadelphia City Planning Commission approved the transfer of 55 properties and approved a Redevelopment Area plan that included the proposed shopping center. The houses were demolished. The developer failed to submit the legal agreements necessary to complete Bill No. 051234 prior to the expiration of that Bill. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked if this is a neighborhood shopping center plan.

Mr. Erickson replied yes it is, but they haven't fulfilled the legal requirements of the Bill.

Mr. Syrnick asked why didn't they meet the requirements. Will they meet them this time?

Mr. Erickson replied that it was a long process, because the properties had to be acquired. They will meet them this time because the grand opening for this shopping center is this summer.

Upon motion by Mr. Eiding, seconded by Ms. VanBelle, the City Planning Commission approved Bill No. 080430.

- 11) Streets Bill No. 080431 authorizes and directs the revision of lines and grades by striking from the City Plan and vacating a portion of Clifton Street southward from Irving Street. (Introduced by Councilmember DiCicco on May 1, 2008.)

Mr. Erickson stated the purpose of this Streets Bill is to authorize the striking and vacating of Clifton Street, which is only 20 foot wide and runs only 42 feet to a dead end. The adjacent owners have fenced the site to prevent public nuisances. This Streets Bill is a result of the owners' failure to complete all of the requirements of a former Bill to strike the street from the City Plan. The City will maintain a utilities right-of-way on the City Plan in the bed of the stricken street. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Syrnick, seconded by Mr. Eiding, the City Planning Commission approved Bill No. 080431 with the condition that the party at interest agrees to replace the existing fence enclosing this section of Clifton Street with an estate type fence.

- 12) Streets Bill No. 080432 authorizes and directs the revision of lines and grades northeast of Susquehanna Road and northwest of Verree Road by placing on the City Plan a right-of-way for gas main and utility purposes. (Introduced by Councilmember O'Neill on May 1, 2008.)

Mr. Erickson stated the purpose of this Streets Bill is to create a City Plan right-of-way for gas main purposes over new gas mains installed to service the new buildings under construction for 200 senior housing units for independent living, which are located in 5 buildings. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080432.

- 13) Streets Bill No. 080434 authorizes and directs the revision of lines and grades by striking and vacating a portion of Leithgow Street south of Reno Street. (Introduced by Councilmember Clarke on May 1, 2008.)

Mr. Erickson stated the purpose of this Streets Bill is to strike and vacate a 20-foot wide dead end street to allow the owner, Liberty Duck L.P., to construct two condominium buildings containing a total of 25 dwelling units. This is a cobblestone street, as well as, a historic street, which will require the Historic Commission approval for any modification. However, ownership is not an issue for the Historic Commission. This street will be retained as a right-of-way on City Plans for utilities purposes. The Zoning Board of Adjustment granted a variance for this application on March 26, 2008. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. VanBelle, the City Planning Commission approved Bill No. 080434.

- 14) Bill No. 080435 authorizing the Commissioner of Public Property on behalf of the City of Philadelphia to transfer to the Philadelphia Authority for Industrial Development (PAID), for nominal consideration, a certain parcel of land with the buildings and improvements thereon, known as 3548 Germantown Avenue, for further conveyance.

Gregory Hartman, Development Planning Division, stated the purpose of this Bill is for the City of Philadelphia will transfer the property to PAID, who will then sell the property to Shyeeda Nahaf at fair market value. The former firehouse will be converted into retail space. It is zoned "C-2" Commercial and it is a vacant firehouse. Engine Co. 30, located at Germantown Avenue and Venango Street, was deactivated on June 18, 1988. Engine Co. 50 assumed the fire coverage for this neighborhood, as did Engine Co. 58, 72, and 55. This transfer of property is consistent with the Department of Public Property's surplus property initiative. Additionally, an agreement of sale has been signed for this property. Net proceeds of \$127,000 from the sale of this property will be deposited in the City's General Fund. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080435.

Mr. Greenberger adjourned the City Planning Commission Meeting of May 20, 2008 at 4:43pm.

## SUMMARY

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- 1) Approval of the Minutes for the following meetings:
  - a) 3-18-08 Approved
  - b) 4-15-08Approved w/change  
c) 4-29-08  
Approved w/changes
- 2) Executive Director's Update
- 3) Review of the Phila. School District  
n  
FY2009-2014 Capital Program & Budget (Jametia Johnson) Presentatio
- 4) Adoption of Technical Amendments to the FY2009-2014 Capital Program & Budget (Alan Urek). Approved
- 5) ZBA Case – Campus Inn, 40<sup>th</sup> & Pine Sts. (Martin Gregorski) Tabled
- 6) Redev. Agreement w/Community Ventures for 4 parcels at 32<sup>nd</sup> St & CB Moore Ave. Purpose: construction of 11 new homes for affordable homeownership in the Strawberry Mansion neighborhood. (5<sup>th</sup> District – Councilmember Clarke) (Cornell Pankey) Approved
- 7) Bill #080381 – a zoning change bill for Disapproved  
the area bounded by Front St, Delaware Ave, Poplar St., & Spring Garden St. (Introduced by councilmember DiCicco on 4-10-08.) (Paula Brumbelow)
- 8) Bill #080401 – a rezoning of an area Disapproval  
bounded by Grays Ferry Ave, 30<sup>th</sup> St, Titan St, & 31<sup>st</sup> St. (Introduced by Councilmember Tasco for Council President recommend  
Verna on 4-17-08) (Paula Brumbelow) of Bill as amended, PCPC  
rezone to "C-2"

- 9) Streets Bill #080429 – To strike & vacate the legally open portions of 23<sup>rd</sup> St from Allegheny Ave northwardly to the RR right-of-way. (Introduced by Councilmember Tasco for Councilmember Miller on 5-1-08) (William Erickson) Approved
- 10) Streets Bill #080430 – extends the period to comply w/the conditions of Bill #051234, approved on 2-16-06. (Strike 3 streets in the W. Parkside neighborhood to allow for the consolidation of parcels for the construction of a 300,000 sq. ft. shopping center for the “Park West Town Center”.) (Introduced by Councilmember Jones, Jr. on 5-1-08.) (William Erickson) Approved
- 11) Streets Bill #080431 – authorizes & directs the revision of lines & grades by striking w/condition the  
from the City Plan & vacating a portion interest  
southward from Irving St.  
(Introduced by Councilmember DiCicco  
fence w/an  
on 5-1-08) (William Erickson)  
estate fence. party at  
of Clifton St  
replace existing Approved
- 12) Streets Bill #080432 – authorizes & directs the revision of lines & grades northeast of Susquehanna Rd & northwest of Verree Rd by placing on the City Plan a right-of-way for gas main & utility purposes. (Introduced by Councilmember O’Neill on 5-1-08.) (William Erickson) Approved
- 13) Streets Bill #080434 – authorizes & directs the revision of lines & grades by striking & vacating a portion of Leithgow St south of Reno St. (Introduced by Councilmember Clarke on 5-1-08.) (William Erickson) Approved
- 14) Bill #080435 –authorizing the Commissioner of Public Prop. on behalf of the City of Phila. Approved

PCPC Meeting  
5-20-08

to transfer to PAID, for nominal consideration,  
a certain parcel of land, w/bldgs & improvements  
thereon, known as 3548 Germantown Ave, for  
further conveyance. (Gregory Hartman)