

PHILADELPHIA CITY PLANNING COMMISSION  
June 17, 2008

PRESENT: Andrew Altman, Chair  
Alan Greenberger, Vice Chair  
Camille Cates Barnett  
Rob Dubow  
Bernard Lee  
Natalia Olson de Savyckyj  
Nilda Ruiz  
Joseph Syrnick

ABSENT: Patrick J. Eiding

Acting Executive Director

Gary J. Jastrzab

On June 17, 2008 at 7:10pm, Dr. Brown, President of the Academy of Natural Sciences, welcomed and introduced Mayor Nutter. He stated that Michael Nutter has given new hope to the city. His energy and presence is everywhere.

1) Mayor's Address

"Thank you President Brown for the introduction. I would like to thank everyone for coming tonight and responding to the short noticed.

Before I begin, I'd like to introduce the members of the Philadelphia City Planning Commission:

Alan Greenberger, Vice Chair  
Patrick J. Eiding  
Bernard Lee  
Natalia Olson de Savyckj  
Nilda Ruiz  
Joseph Syrnick  
Managing Director Camille Cates Barnett  
Finance Director Rob Dubow.  
And Deputy Mayor and Planning Commission Chairman Andrew Altman.

Within two weeks of taking office, I named these members of the Planning Commission as well as new members to the Zoning Board of Adjustment and the Zoning Code Commission.

As a group, they are highly qualified people who bring to the table a range of planning and development expertise along with common sense community values. We are extremely fortunate as a city to have such a group of talented people. I thank each of you for serving and I promise, we'll keep you busy.

I also want to point out that we took such quick action with these appointments because we don't have a minute to spare in preparing the city for the healthy, sustainable growth that we want.

But before I begin my address, I want to offer a special birthday greeting to Beverly Beltz, the Planning Commission's administrative assistant who is in charge of taking minutes. Happy Birthday Bev. You are definitely going to be busy tonight!

## **The Planning Commission Reborn**

We're here tonight because we all love our city and the people who live in it.

We're here for our children and our grandchildren, for all the people who built this beautiful city and for the coming generations who will renew it in ways we can't imagine.

Our job is to position the city for its grand leap into a prosperous future.

Now, in the past, some complained that Philadelphia was a humble valley between the lofty peaks of New York's financial clout and Washington's political power. They pointed to our loss of population and jobs in the last 50 years and argued that government's task was to manage decline.

That's not the Philadelphia I see and we're putting an end to that chapter of our story.

I say we're the fourth largest metropolitan region in population and employment in the United States and that we sit strategically at the center of the East Coast economy. Our goal, as I pledged in my budget address to City Council last February, is to grow the city by 75,000 residents in the next decade. It's Philadelphia's time to aspire, to compete and to restore its greatness.

A tangible example of the change I'm talking about is the city's current efforts, together with the vigorous support of the Commonwealth and Gov. Rendell, to attract BlackRock, the investment management firm, to a new gleaming skyscraper at 30<sup>th</sup> Street Station.

This development would mean an immediate infusion of more than 1,000 high paying jobs and the ripple effect of related development will increase the links between Center City and West Philadelphia.

But, as you might have guessed, tonight is not just another regularly scheduled meeting of the Philadelphia City Planning Commission.

I'm here tonight to say as emphatically as I can that I want the Planning Commission to return to its historic, Charter-based leadership role in shaping our vision of the future and managing the development of our city. The Renewed Planning Commission will light the path to the prosperous, healthy, inclusive, sustainable future that we want for all Philadelphians.

As a city government, we reject the "Let's make a deal" mentality that dominated the past. Monty Hall has left City Hall

and the MSB and One Parkway and all of our other buildings -- those days are over!

We reject a development process that left city residents: confused about the rules of engagement, fearful that a new unknown project could destroy the character of their neighborhood, suspicious that powerful developers had gained special treatment, and on the other side of the equation, left developers with an unpredictable process risking their fortunes.

Planning is not a luxury nor is it a jargon-filled veneer obscuring a deal-making process that slices up a city's assets in a disorganized rush.

Planning is our way to preserve the past and anticipate the future. It's rational, transparent and democratic.

It places the community at the table with the city's expert planners and the developer in a partnership for progress. It's not a passive system, simply responding to developers' proposals; it's proactive and sets high standards of design.

It's an absolutely essential prerequisite for any city that aspires to compete in the national and international marketplace.

But good planning does not happen in a vacuum. It gains strength and direction from a city's core values and from the built environment, the facts on the ground.

We hold these values to be self-evident:

We are a walkable city, increasingly home to bicycles. We want to preserve our urban form. We do not want the automobile and its design requirements to dominate the landscape and our decision-making. We are mass-transit, bike-sharing, power-walking proud.

We are a city steeped in history and blessed with an incredible physical context, a city of distinct neighborhoods, each with its own character. We prefer to revitalize existing structures where possible and carefully integrate new development into our existing environment. For us, design matters. It's not a luxury. It speaks strongly to our sense of pride as Philadelphians.

We revere our open space and our parks and are committed to further greening in our green country town. We will make our Fairmount Park system the best urban park in the world.

We are committed to sustainability, which means meeting our current needs without compromising future generations meeting their needs. We will focus on best practices in green

building and energy efficiency and promote the growth of green-collar jobs.

And we believe in the equitable sharing of responsibilities that comes with urban living. "NOT IN MY BACKYARD" is a knee-jerk response from people standing outside a process they deem lacking in credibility, but a transparent and inclusionary process will encourage shared responsibilities. We will demand from ourselves a commitment to stay true to our name – the City of Brotherly Love and Sisterly Affection. We look out for each other.

These are our values, these are our principles, these are our standards of excellence and expectation.

Of course, one of our most important values is the very idea of planning. Philadelphia has a proud tradition in this regard. It was William Penn, whose visionary plan for Philadelphia laid out four beautiful squares in an urban grid that gave the city its elegant form. We became an inspiration to cities around the world.

And there was a time when the city was a national leader in planning. During the 1940s when Philadelphia's first planning board was established, our city leaders well understood the linkage between planning and prosperity.

Business and civic leaders successfully pushed for the creation of a Philadelphia Redevelopment Authority in 1945, four years before the federal government established a federal urban renewal mechanism.

And in 1947, business leaders and the new Planning Commission sponsored an astounding event, the Better Philadelphia Exhibition, which imagined a city of the future, making the transition from an old industrial port city to a post-industrial service economy.

Finally, the authors of our city's 1951 charter put it all together, charging the city Planning Commission with the task of creating a comprehensive plan for the city.

But over the years, for reasons of expediency, both political and economic, we've strayed from relying on the Planning Commission as the arbiter of planning expertise. I want to return the Commission to its rightful position.

Daniel H. Burnham, the great Chicago architect and urban planner, once said, "Make no little plans." As mayor, I say, "Make big ideas work."

And so tonight, I want to make it crystal clear that the Philadelphia City Planning Commission is the City authority on planning and shaping the development of Philadelphia.

It's my expectation that the commission will live up to what the City Charter provided in Chapter 6, Sections 4-600 and 4-601. Returned to its former place of prominence and authority, the Planning Commission will not only plan better but also play an active role in rezoning issues.

Planning and land use management require the appropriate tools, and the Zoning Code Commission is working on the first comprehensive code reform in 35 years.

I am pleased to announce that after careful deliberation, the city has secured the services of Clarion Associates and Duncan Associates, two firms that have done excellent work in the area of zoning reform. I also expect to name a Zoning Code Commission executive director later this month.

Our new zoning code must accommodate the realities of a fast-changing world. The Zoning Code Commission will survey best practices nationwide and address the most advanced proposals for sustainable development and green design, for transit-oriented development and for strategies to maintain equity and balance in the city's development.

And, as the Zoning Code Commission moves forward with its work, I ask all of my colleagues, particularly on City Council, to use the Zoning Code Commission as the central clearinghouse for new ideas because the proposed new code will be a giant puzzle that must be put together in a way that makes sense – for all of us.

I'm thinking of the good work done by Councilmen Brian O'Neill pushing for a Design Review Advisory Board to provide guidance to the Planning Commission;  
Councilman Jim Kenney and Councilwoman Blondell Reynolds Brown on green, sustainable development;  
Councilman Frank DiCicco on comprehensive waterfront development;  
Councilman Bill Green on historic preservation;  
And Councilmembers Jannie Blackwell and Darrell Clarke for their concern that institutional developments be fairly distributed throughout the city.

To ensure the best outcomes, we want to fit these good ideas into a comprehensive approach being followed by the Zoning Code Commission rather than piecemeal actions that could confuse or complicate the new code. And where appropriate, the new ideas should also be sent to the Planning Commission because it's the place for vetting broad policy proposals.

I want the Planning Commission to focus on the big picture and the whole city.

You know, I was about 6 years old when the commission completed its last comprehensive plan in 1963. Now, 45 years later, a new plan is way past due.

But this is a new day and we demand a NEW WAY. The Planning Commission will work very closely with our new sustainability director, Mark Alan Hughes, to conceive a city plan that rivals in scope and depth the recent New York City plan. This new plan will place us squarely in a new era of urban sustainability.

In addition to its forward-thinking work, the Planning Commission must play a central role in the hundreds of daily decisions related to new development. From now on, the Commission will be the FIRST STOP for developers who are proposing exciting new projects.

Moreover, the Commission must be seen as more than an advisory body and function as a true independent commission with real authority to shape development. I will ask City Council to work with me to develop legislation that will give the Commission a greater role with more authority in the development process.

I have asked Gary Hack, the former dean at the School of Design at the University of Pennsylvania, to lead an effort with the American Association of Planners, to bring best practices to the city for our implementation.

For example, under the City Charter section I mentioned earlier, the Planning Commission can propose zoning legislation rather than simply reacting to the vagaries of developers' requests.

Instead of simply looking at individual parcels on an ad hoc, "what should we do with them" basis, the commission can rezone areas encompassing many parcels as a way of spurring development and preserving our heritage.

And I am asking the Zoning Board of Adjustment to give "great weight" to the recommendations of the Planning Commission.

With its new mandate, I want the Planning Commission to take on the big issues we face as a city and to show leadership:

For years we've talked about the incredible opportunities that the waterfront offers. I want the Commission to take the thoughtful vision developed by Penn Praxis and transform it into a practical framework for development.

We need master plans for large underutilized areas, such as Hunting Park/Allegheny West where residents have been strongly urging the city to create a plan for a mixed use

development that would bring jobs, commercial development and affordable housing to an area sorely in need.

The Planning Commission must work in active partnership with our higher education institutions, Temple, Penn, Drexel, University of the Arts, LaSalle and St. Joseph's, which all have either recently completed or are currently undertaking master plans with development proposals cumulatively valued in the billions of dollars.

Too often, city residents assume that planning is really a Center City phenomenon related to high-rise buildings and mega-projects and that's just not so.

There have been a number of extremely well-planned neighborhood developments:  
West Parkside in my former Council district in West Philadelphia;  
The Pradera Homes development in North Philadelphia;  
The Arbours at Eagle Pointe in the Northeast;  
Winston Commons in the Northwest, and  
Jefferson Square in South Philadelphia.

As our neighborhoods continue to change, we need the Planning Commission to develop thoughtful plans to guide growth.

And as the city continues to transform itself into a cultural oasis, the Planning Commission needs to be a full partner in planning on the Benjamin Franklin Parkway, with the eventual arrival of the Barnes Foundation, the expansion of the Philadelphia Museum of Art and the Free Library addition. The Commission must also play a similar role on the Avenue of the Arts, both North and South Broad.

The Planning Commission must work with the Philadelphia School Reform Commission, which has millions of dollars in proposed capital investments in the pipeline.

For years, there's been sporadic discussion regarding the distribution of municipal facilities throughout the city. We are a city of about 1.5 million people with municipal infrastructure designed for a city of roughly two million. In the past, the Commission concluded that the city has seriously under-invested in maintaining its facilities. We need a strategic plan that offers alternatives to right-size our city assets.

With \$4 a gallon gasoline on everyone's mind and the prospect of paying \$5 a gallon very real, we need to link planning and eventual development decisions to mass transportation investments.

I've asked Andrew Altman, Deputy Mayor for Planning and Economic Development, and Rina Cutler, Deputy Mayor for

Transportation and Public Utilities, to make absolutely certain that Planning Commission decisions have the full benefit of the very best thinking on the transportation consequences of proposed development.

With strategic efforts like these, we can address neighborhood concerns over major projects such as the proposed waterfront casinos ... from the beginning, not the middle or the end of the process.

Consequently, I'm asking that the Commission no longer approve projects before considering a transportation and mass transit study that seriously sets out the pros and cons of the project's impact. The Planning Commission, on the basis of their own expert study, will make independent decisions with recommendations to guide our path to progress.

We're also way past due in developing a coordinated master plan for one of our greatest assets, a true engine of economic development, the Philadelphia International Airport. It will become a premier hub in the Northeast, servicing the country and the world. We need to plan for the inevitable growth.

The Planning Commission should also take the lead to develop standards and zoning processes that ensure institutional, social service and other types of facilities are equitably distributed throughout our neighborhoods.

As I said a couple weeks ago when I announced my strategy to deal with our City's growing homeless problem, we are ALL Philadelphians, and we ALL have an obligation to help our fellow Philadelphians in need.

Finally, I am charging the Planning Commission to establish a Design Review Advisory Board to provide guidance to the Commission in evaluating the aesthetics, form and community context of a proposed project. Design is critical to the quality of life in our city and the Planning Commission will need the very best advice available on these issues.

I understand that there is a dizzying array of initiatives here and quite a few working parts, but the issue of planning and the role of the Planning Commission are critical to our future.

We must not sit back and allow the whims of development to determine the location and pace of our future growth. It falls to city government to act on behalf of all Philadelphians by engaging in the forward thinking that is the heart and soul of planning.

Last January, I said that we were commencing the Renaissance of a great American city:

Where citizens will stand in a new relationship with their government by sharing civic responsibilities,

Where young people will have the opportunity to learn, to work and be safe;  
Where businesses will have the incentive to invest, tourists will have the desire to experience history and culture;  
And where residents will respect each other, will keep their city clean and will participate fully in our economic success.

Without a strong Philadelphia City Planning Commission, these goals will be forever out of reach.

Fortunately, we now have a Commission on the job and fully engaged.  
Planning has been restored to its rightful place as the source of our collective vision for a Philadelphia that will fulfill our dreams.  
This is our time. Philadelphia is our place.  
Let the planning of our great future begin ... RIGHT NOW!  
Thank You."

#### QUESTION AND ANSWER SESSION:

A woman in the audience asked a question regarding Stamper Square and the changing of the zoning from "C-2" to "C-4". What recourse do they have?

Mayor Nutter replied that if zoning has been changed, he doesn't know what can be changed. He wasn't involved with it. Once zoning has been changed, it is hard to change it.

Another woman in the audience stated that she hopes that it is within the Mayor's bag of magic to implement the PennPraxis plan with the absence of casinos.

Mayor Nutter replied that he understands the dilemma, but he did not get the bag of magic. This situation is one of the most challenging issues facing this city.

A man in the audience asked the Mayor if License and Inspection is an independent agency or a part of the Police Department.

Mayor Nutter replied that he knows the incident that he is talking about but due to Police action, he is not going to answer.

Another woman in the audience stated that there is a West Philadelphia building for the "I Can" project. She said there are problems in neighborhood, and the kids need to release their violence.

Mayor Nutter agreed with her. He is well aware of this project. She lives in the 4<sup>th</sup> Councilmatic District.

Mayor Nutter left at 7:57pm.

Chair Andrew Altman convened the City Planning Commission Meeting of June 17, 2008 at 8:12pm.

- 2) Approval of the Minutes for May 20, 2008

Upon motion by Mr. Syrnick, the City Planning Commission approved the minutes of May 20, 2008.

3) Executive Director's Update

Mr. Altman thanked Mr. Jastrzab and the City Planning Commission's staff for all of the hard work that they did to put together everything for tonight's meeting.

Mr. Jastrzab updated the City Planning Commissioners on the Zoning Code Commission (ZCC). At its last meeting the ZCC voted to retain Clarion Associates and Duncan Associates as technical advisors. The staff will be working to get them under contract to work as soon as possible.

He stated Maryann Longacre, who is the long standing Director of GIS unit, is retiring after 30 years of service. She and her division staff are responsible for all of our maps. He thanked her for her lengthy service to the City. Gregory Hartman, of our Development Planning and Zoning Division staff, will be leaving us. This is his last Commission meeting. He thanked him for his service.

4) Bill No. 080527 – An Ordinance amending Section 14-2007 of the Philadelphia Code, to permit the historic designation of the public interior portion of buildings and making other technical changes. (Introduced by Councilmembers Green, Greenlee, and Reynolds-Brown on May 22, 2008.)

William Kramer, Division Director of Development Planning, stated this Bill amends Section 14-2007 of the Code to permit the historic designation of the public interior of public buildings for historic certification. The Bill does not automatically certify interior if the exterior is certified. The Bill also does not retroactively certify the interior of a building that has already been certified as a historic building. There was a hearing on June 11, and the Bill was reported out of Committee with a favorable recommendation. The Historic Commission has not considered this Bill at a public meeting. They will do that at their public meeting in July. They will have to set-up the criteria for the designation, as well as, the rules and regulations for such designations and their enforcement. Those have to be worked out by the Historic Commission. The City Planning Commission staff recommendation is approval in concept. Some of the details have to be worked out a little bit, but in general we believe in the concept.

Craig Schelter stated he was there on behalf of the Development Workshop. Their concern is while they support this Bill in concept we are extremely concerns about what the details are. He participated first hand in the following historic preservation projects: the conversion of Lits to Mellon Bank Center; redevelopment of Reading Headhouse as a Marriott Hotel; preservation of the Reading Train Shed as a showpiece of the Pennsylvania Convention Center; conversion of PSFS into the Loews Hotel; conversion of the City Hall Annex into a Marriott Courtyard by Brickstone Realty; conversion of the Naval Hospital by Toll Brothers; conversion of the Girard Bank (Mellon) into the Ritz Hotel; and reuse of historic numerous properties at the Philadelphia Navy Base. In each of these projects certain commonalities existed: 1) project required an extraordinary commitment of public dollars and/or financial incentives; 2) redeveloper committed to a quality product, hiring well qualified professional design, engineering, construction and legal services; 3) redeveloper was concerned about historic certification of the project's interior, that is not to say they did not work actively with the Historic Commission or the City Planning Commission locally, or the Pennsylvania Historic

and Museum Commission; 4) concerned about the impact of certification on third party lenders and those who might purchase the property on completion; 5) most importantly, concerned about the impact that interior certification would have on opponents of a redeveloper and what that could mean in terms of time, consultant, construction, and market risk. We have offered our services on what did and didn't work. We recommend that this Bill be tabled for further consideration.

John Gallery, Executive Director of the Preservation Alliance, stated they appreciate the effort of the Councilmembers made introducing this Bill. He would like them to work over the summer on them. There has not been time to study them. We found many cities across our country have the historic designation of interiors in their Ordinances. There is fairly a good deal of guidelines. He wanted to know why should a room that is closed to the public be subject to a historic designation, when it is not accessible.

Councilmember Green thanked Mayor Nutter for his vision of returning the Planning Commission to its prior position in the development process, rather than having it done in City Council with the Philadelphia City Planning Commission's rubber stamp. Andy Altman and the Commissioners have already demonstrated the Philadelphia City Planning Commission's role with its new plan of development process that they recently approved. Protecting interior has been mentioned in many cities, there is no reason for Philadelphia to be 35 years behind the curve for best practices. This is a quasi-legislature authority that we are passing on to the Historic Commission. If the Historic Commission rejects the designation for interiors, it will deal with the person who made the recommendation. If the developer wants to fight that then it'll be a lengthy process. We only have according to the expert, who testified before City Council, approximately 8 buildings that might ever qualified in the most historic important city of our country. He thinks that is a sad stage of where we are today. He's asking the Philadelphia City Planning Commission not to delay it. Some people may have raised details and asked questions about the current language in the Preservation Law. The staff of the Historic Commission will engage in a public rule making process with the preservation community to be actively involved before the Historic Commission actively engages in its new authority. They will create public rules and the Preservation Alliance and everyone else in the preservation community will be able to express their comment about the exact nature of protecting historic interiors. It is not something you want City Council to get involved in. You want the experts at the Historic Commission to do it. They cannot engage in this until legislation has been passed. The Historic Commission will work over the summer on this. We will work with them over the summer to do it. The questions was "Should we add historic designation interior to the Ordinance?" The unanimous answer to the Rules Committee was yes. He hoped the Planning Commission would give a favorable recommendation on this legislation.

Jon Farnham, Executive Director of the Philadelphia Historic Commission, stated their Commission members have not had a chance to hear this legislation at a public meeting. The Commission did discuss it at its Executive Session. At their July meeting, they will have a public discussion of this Bill, and perhaps at their August meeting, and at their September meeting if necessary. They would create an Ad Hoc committee to look at the Bill this summer. They support the Bill in principal, but we would like to look at it for language of the Bill and its implications very carefully.

Mr. Altman asked him when do you think you will have a recommendation for this Bill. What will be the process that you will be doing over the summer with this Bill?

Mr. Farnham replied it would come before them at their July 11 meeting, and may appoint a subcommittee with majority approval to look at the language in addition with 2 questions for the creation of rules and regulations and the implementation of the Ordinance

with the approval of City Council. The Commission could create a subcommittee in July. That subcommittee could meet in July or early August, and make a recommendation to the Historic Commission in August. August would be the first opportunity to vote on it with the advice of the subcommittee.

Councilmember Green replied that the Historic Commission, under the Home Rule Charter, has no authority. The Historic Commission will implement it once it is approved by City Council. This would add protection of interior at the Historic Commission.

Mr. Greenberger thanked Councilmember Green for introducing this Bill. He stated that there is no Ordinance to act on or to enforce before the language is worked out. This would not be able to go before Council until sometime in the fall.

Councilmember Green replied the earliest would be on September 18.

Mr. Lee asked for a copy of the Ordinance.

Mr. Jastrzab replied that we don't have a copy of the Ordinance here, but our summary was distributed to all of our Commissioners.

Mr. Greenberger replied that we should support this in concept. We need to work out a lot of the details. We need to see this again. Once the language is worked out, he suggested that the first historic designation should be Council Chambers. They should take the lead and make Council Chambers an historic designation.

Mr. Altman replied the Historic Commission should set-up a subcommittee in July and be able to comment in August, and Council will act in September. The Philadelphia City Planning Commission is working under a clock. Procedurally, how can we benefit from the Historic Commission discussions in July and August, at the same time giving support to the concept?

Mr. Kramer replied the way the Charter reads, in the section in question, it does not say that the Philadelphia City Planning Commission has to make a recommendation. What it says is the City Council cannot pass the Bill until it waits at least 30 days for the Philadelphia City Planning Commission to make a recommendation. That specifically is what the language says. The recommendation of this Commission can be made in writing by Charter to the Mayor and it would be shared with City Council. We do have the right to request an additional 45 days under the Charter if that's what you elect to do. In this instance, it won't slow anything down since City Council is not in session after June 19 for the next few months. They will not be in session until September. So nothing can really happen in that 45 day extension, it will run out in August. You could make a recommendation at any time to the Mayor on a Bill, until he has signed that Bill.

Councilmember Green asked the Commission to act in 30 days, and we will work with Historic Commission on the Ordinance. The Bill states spaces that design to be open to the public. This language is the way NY and other cities have expressed it in their Ordinances. He wanted us to support it.

Mr. Altman replied that the Historic Commission would look at it more carefully.

Mr. Gallery would like us to ask for the extra 45 days. He feels there is a bigger issue. When something comes before the Philadelphia City Planning Commission where the Historic Commission is the expert, the Philadelphia City Planning Commission should respect the Historic Commission.

Councilmember Green replied that he would support the 45-day extension.

Upon motion by Mr. Syrnick, seconded by Ms. Olson, the City Planning Commission approved the request for a 45-day extension for Bill No. 080527.

- 5) Redevelopment Agreement with Temple University for development of a new research and classroom building at 11<sup>th</sup> Street and Montgomery Avenue. (5<sup>th</sup> District – Councilmember Clarke)

Mr. Greenberger recused himself from this item.

Richard Redding, Division Director for Community Planning, stated this is a Redevelopment Agreement between the Redevelopment Authority and Temple University for a new academic building. This site is located in the North Philadelphia Redevelopment Area. This site is bounded by 11<sup>th</sup> Street, Montgomery Avenue, Warnock Street, and Berks Street. This is part of the Temple University Main Campus. It is zoned IDD. The Philadelphia City Planning Commission will see this again in the future. The front setback creates a new open space for the campus, and a parking lot is proposed for the rear of the building. These are features that prevent this plan from being as dense and urban as it could be. The relationship to city streets is not as strong as a design that builds directly to the corner of 11<sup>th</sup> & Montgomery. The height, which could be 4 to 7 stories, is still being study by the Temple planners. The acquisition of this site was approved by the Philadelphia City Planning commission in February 2007. Temple University will reimburse the RDA for all acquisition costs. Since Temple University is paying for everything, the acquisition cost is \$2.00. The total development cost will be \$74 million. We look at the following 3 items for the approval:

1. developer selection – PCPC approves
2. use – PCPC approves
3. design – we would like to work with Temple on the design.

The City Planning Commission staff recommendation is approval with the condition that staff negotiates possible changes to the design.

Mr. Altman stated at today's Neighborhood Transformation Initiative meeting in terms of the acquisition funds of the RDA, it was decided to put on hold new acquisitions. How is the University actually paying for all of it? Is the RDA serving as a conduit and the University is paying for the acquisition of all of the parcels?

Mr. Redding replied that Temple University is asking the RDA for its powers of condemnation. The University put up a letter of credit. To cover all acquisition costs. The RDA is putting n the services, and Temple is putting in the cash. After approving this recommendation, Temple University will replace the letter of credit with the same amount of money in cash, thereby paying back the RDA. At that time the University will have put in a significantly greater amount then the letter of credit to cover the acquisition costs, plus legal costs, and contingency costs related to the condemnation proceedings. So the RDA is putting forward its services, but Temple University is putting up its credit and its cash to cover all the acquisition costs.

Mr. Dubow asked where does the RDA funding come from.

Mr. Redding replied the RDA will be fully reimbursed by Temple University. Temple University has a letter of credit where they have entered into a contract, a condemnation agreement, with the RDA.

Mr. Dubow replied that there is a step where the RDA does the taking and puts up the money to do the taking that is before Temple comes into place. Where does that RDA funding come from? The RDA needs to draw from an account.

Rachel Brooks, Assistant Director of the Urban Renewal Program at the RDA, replied that at this time we have entered into an agreement with Temple where they will pay for all of the acquisition costs.

Dr. Barnett asked if there was a letter of credit plus a deposit.

Ms. Brooks replied yes there is a letter of credit for \$1.3 million for the acquisitions, and a \$5,000 deposit from Temple. We provide the invoices to the developer, and then they pay us back.

Dr. Barnett asked what is the cost being paid by Temple.

Mr. Redding replied Temple would be paying for everything.

Dr. Barnett wanted to know what the amount of the letter of credit was. What is the deposit? What is the fair market value?

Ms. Brooks replied the letter of credit is \$1.3 million and the deposit is \$5,000.

Mr. Redding replied fair market value is \$842,000 for 66 parcels.

Mr. Altman asked what would Temple be paying for. He wanted to make sure the RDA is not drawing on funds.

Mr. Dubow confirmed that this will be Temple funds not RDA funds.

Mr. Redding replied the RDA is assembling it, and Temple is paying for it.

Mr. Altman replied \$842,000 plus \$2.00 and any other costs.

Mr. Lee replied that Temple would agree to pay for any other costs.

Dr. Barnett asked why is the property being reappraised.

Ms. Brooks replied there was a problem with the previous appraisal. Not all of the properties were included in the initial appraisal.

Ms. Olson stated she was concerned with the density and the parking. How far is the Broad Street line?

Mr. Redding replied it is 3 blocks to the west.

Mr. Jastrzab replied the City Planning Commission would see it again when the Temple IDD is required. This is just the acquisition of the land. We want to work with Temple on the design.

Dr. Barnett asked what is the Master Plan for development around Temple.

Mr. Redding replied that Temple is working on the Master Plan now.

Mr. Altman asked what is the time line for the Master Plan and when does this come back to the Planning Commission.

Tom McCreesh, Director of Planning and Design at Temple University, replied they are in the process of working on the Master Plan right now, and it is expected to be completed in 6 months. They would bring it in for the City Planning Commission staff to review.

Mr. Altman replied that he should bring plans with him next time.

Mr. Synchrony replied they need to locate this building a different way so that it relates better to the streets. It looks like it could support 2 buildings, which makes more sense.

Upon motion by Ms. Olson, seconded by Mr. Lee, the City Planning Commission approved with the staff's condition the Redevelopment Agreement with Temple University for development of a new research and classroom building at 11<sup>th</sup> Street and Montgomery Avenue.

Dr. Barnett would like to see the revised appraisals.

- 6) Institutional Development District Amendment for University of Pennsylvania: to permit the construction of a weight training facility at Franklin Field.

Paula Brumbelow, Zoning Planner for the Development Planning Division, stated that according to the District regulations, any new gross floor area or new building footprints must be taken to the PCPC for approval. While there are no yard or height requirements in an IDD, no more than 70% of an IDD may be occupied area. Additionally, there is a parking requirement of one space per 4000 square feet of gross floor area. When considering an IDD amendment, we must take into account where the buildings will be located, whether on or off campus, how the new buildings massing may affect the local community, and how the influx of new students to an area (if any) will affect traffic and pedestrian concerns. These factors must be tempered with the needs of the universities and with the economic impacts of their expansion.

The purpose of this IDD is for the University of Pennsylvania amended Master Plan for the arches of Franklin Field Stadium at 33<sup>rd</sup> and South Streets. The purpose is to permit the erection of a new facility for intercollegiate athletics within space contained by the arches of the north colonnade of Franklin Field Stadium. This combination of existing space adaptively re-used and newly created floor space will be distributed over three floors and will contain a weight training area on the ground floor level, as well as, two floors of recreational fitness areas. Eight new parking spaces will be required as a result of this new addition, bringing the total required parking for the District to 3249. The University currently has double the amount of parking required. The City Planning Commission staff recommendation is approval.

Mr. Synchrony commented that this is a very innovative use of this space.

Upon motion by Mr. Dubow, seconded by Ms. Ruiz, the City Planning Commission approved the Institutional Development District Amendment for University of Pennsylvania: to permit the construction of a weight training facility at Franklin Field.

- 7) Institutional Development District Amendment for Drexel University: To permit the construction of the Integrated Sciences Building located east of 33<sup>rd</sup> Street between Market and Chestnut Streets.

Ms. Brumbelow stated the purpose of this IDD is for the Drexel University amended Master Plan is to permit the erection of a new five story 130,000 square foot building for use as the University's Integrated Sciences Building. This site is currently used as a parking lot and open space. This will be a new five-story 130,000 square foot building for use as the University's Integrated Sciences Building. This state-of-the-art building will house lecture rooms, science laboratories, an auditorium, faculty and student offices and lounge space. Given this site's location in the heart of campus, the ample parking spaces that are located on campus and the University's need for an updated Science Building, the staff believes that this new construction is warranted. This new building will not only serve to increase Drexel University's status as a leader in education, but will solidify the City of Philadelphia's reputation as a leader in higher education. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Syrnick, seconded by Ms. Olson, the City Planning Commission approved the Institutional Development District Amendment for Drexel University: To permit the construction of the Integrated Sciences Building located east of 33<sup>rd</sup> Street between Market and Chestnut Streets.

- 8) Bill No. 080490 An Ordinance authorizing the striking and vacating of Race Street from 33<sup>rd</sup> Street to 34<sup>th</sup> Street.

Sarah Chiu, Development Planner, stated the purpose of this Bill is to allow the implementation of open space plan in Drexel University campus in the Powelton Village neighborhood. The future plan is for a pedestrian walkway and open space use in Drexel University campus. The open space plan at this location is in accord with previously approved Drexel University Master Plan Amendment, which was approved by the City Planning Commission in 2007. Striking Race Street between 33<sup>rd</sup> & 34<sup>th</sup> Streets is for implementing the open space plan. The City Planning Commission staff recommendation is approval.

Jose Alminana, Art Commissioner, asked the City Planning Commission to be mindful of open space.

Francine Boone, General Counsel for Drexel University, replied that the Philadelphia City Planning Commission has recommended more green spaces, open spaces, and parks. This benefits the goals of the city beside Drexel University. We can take land that can be used for pedestrian walkway and take cars off of the street. Drexel will dedicate a 1-acre lot into a park. we are trying to turn green space into open space.

Brian Keech, Vice President of Drexel University's Government and Community Relations, replied that has been a dream for Drexel University for several years. We have been working with the Powelton Village community. Powelton Village has been involved with the RFP and the plan. They have bi-weekly meetings with the community regarding this plan, and any other community issues they may have.

Fredda Lippe, Powelton Village neighbor, replied there was a meeting last night where no one agreed with this.

Mary Stumpf asked how does the traffic flow. Will this create a gridlock?

Ms. Chui replied that the traffic flows one-way on 33<sup>rd</sup> and 34<sup>th</sup> Street, and 2-ways on Arch Street.

Ms. Stumpf asked how many parking spaces are there. How many would be taken away? Who will own it?

Ms. Chui replied 33 spaces. After the striking of the street, it will revert to Drexel, but the City will retain the utilities right-of-way.

Robert Thomas, Powelton Village resident, architect and planner, replied that no time was it stated it would be taken here. He gave his concerns regarding crosswalks, etc. He was on the committee for this plan. This should be good planning not just a street closing. He wants to see it open to the public for biking and walking.

A West Philadelphia resident explained how the 55<sup>th</sup> Street cut-off creates confusion.

Ms. Boone and Mr. Keech agreed with the community to do a traffic study. They have been in discussions with the community leadership for a long time. He has no control if the leadership does not share with the community.

Ms. Boone replied that the questions that were raised were all addressed last night.

Mr. Syrnick replied that you are building a walkway, and a greenway. He wanted to know if he would be able to walk thru at any time.

Mr. Keech replied that the site would be open to the public at all times.

Mr. Greenberger asked what has the Streets Department said about a controlled intersection.

Mr. Keech replied that the Streets Department has no conditions on 33<sup>rd</sup> Street. The University is putting traffic signs at 34<sup>th</sup> and Lancaster.

Mr. Altman asked if we had a Streets Department recommendation.

Ms. Chiu replied yes, the Streets Department have recommended approval.

Mr. Altman asked if there was an analysis. Did they do a comprehensive plan/study?

Ms. Chiu replied that she didn't know what the analysis was. They do have a plan.

Mr. Dubow asked what was the time of it.

Ms. Chiu replied it was introduced by Councilmember Blackwell on May 15. Final passage would be on June 19.

Mr. Dubow asked when was the traffic study done.

Ms. Chiu replied she didn't know.

Mr. Altman asked if we have 30 days to make a recommendation to City Council.

Ms. Chiu replied we have 45 days for a Streets Bill.

Mr. Jastrzab asked the representatives from Drexel University if we extend this item to the next meeting would it affect them.

Mr. Keech replied it would be done in 4 phases.

Mr. Altman asked if we could request an extension.

A representative, from Councilmember Blackwell's office, replied they would hold it until September.

Dr. Barnett stated that she would like a traffic study review by the Deputy Mayor of Transportation.

Mr. Altman would like to see their open space plan as part of Drexel's Master Plan.

Ms. Olson asked how many times does Drexel meet with the Powelton Village community.

Mr. Keech replied that he has been meeting with them every 2 weeks for the past 2 years. This was introduced 3 years ago.

Upon motion by Ms. Olson, seconded by Mr. Greenberger, the City Planning Commission approved the 45-day extension for Bill No. 080490.

Mr. Altman replied that we want to benefit by having the traffic study in front of us.

Dr. Barnett replied that we would like to have it in our package.

- 9) Bill No. 080487 – An Ordinance authorizing and directing the revision of lines and grades of Health Sciences drive from Civic Center Boulevard to Convention Avenue.

Ms. Chiu stated Councilmember Blackwell introduced this Bill on May 15, 2008. The purpose of this ordinance will convert the Health Sciences Drive, East Drive and West Drive into public streets, and it will convert traffic from existing two existing public streets (Civic Center Boulevard and Convention Avenue) and planned private driveways into a counter-clockwise one-way loop. The parties of interest are The Children's Hospital of Philadelphia, The Hospital of the University of Pennsylvania, and The Trustees of The University of Pennsylvania. The present uses of this site are the CHOP Research Building, CHOP Clinical Building, Center for Advanced Medicine, and University Avenue Garage. To convert the three planned private driveways into public streets, and to convert traffic pattern into a counter-clockwise one-way loop have following major benefits:

1. **Improved Operations at Every Intersection:** by eliminating the number of conflicting movements, every intersection along the loop will operate more efficiently and accommodate more vehicles.
2. **Better Pedestrian Accommodation:** "pedestrian scramble" phase allows for exclusive pedestrian access to the intersection with all vehicular movements stopped.
3. **Better Bicycle Accommodations:** two new bikes lanes in each direction to be implemented on Civic Center Boulevard, provides alternative means of transportation.

4. **Better Streetscape Treatments:** Civic Center Boulevard will be reduced to 3 vehicular travel lanes and 2 bike lanes from existing 5 lanes, and there will be additional room for more landscaping along sidewalk.

The proposed one-way loop public streets will address the access requirements for the proposed new development. It will also improve the traffic operations, improve the pedestrian accommodations, improve the bicycle accommodations and provide for more landscape opportunities on Civic Center Blvd. The City Planning Commission staff recommendation is approval.

Mr. Altman asked if this would have final passage on Thursday.

Ms. Chiu replied yes.

Mr. Altman asked if we had a recommendation and analysis from the Streets Department.

A representative from Pennoni replied that the Streets Department has approved it.

Mr. Syrnick asked how would the bike lanes be separated from traffic.

The Pennoni representative replied the bike lanes will be going in the opposite directions from the traffic.

Mr. Syrnick asked what would keep an aggressive driver from running into the bike lane.

The Pennoni representative replied there would be some pavement markings separating them.

Mr. Syrnick replied there is no sidewalk on the railroad side.

The Pennoni representative replied that no pedestrian traffic is needed on that side. That is just the railroad right-of-way; therefore, no pedestrian should be walking there.

Mr. Syrnick asked if Civic Center Boulevard has pedestrian crossing only on the near side.

The Pennoni representative replied the east side has no right turns so the pedestrian will be crossing with no vehicle traffic.

Ms. Olson asked why is there only 5 feet for the bike lane. Is this the Streets Department recommendation?

The Pennoni representative replied there is an 80-foot wide right-of-way for 5-vehicle traffic lanes. The Street Department recommended the 5-foot bike lane. We are trying to balance bike, vehicle, and pedestrian traffic.

Mr. Greenberger was concerned that people who need to get to the hospital would see the sign but they would not be able to get there so easily.

The Pennoni representative replied that this was a request from CHOP.

Mr. Greenberger asked if there was a comprehensive sign system.

The Pennoni representative replied yes, it is being worked out with the Streets Department.

Mr. Syrnick commented that the plan was cleverly conceived.

Mr. Schelter replied that he has worked on this plan for several years, and the suggestion for the 1-way traffic movement was suggested by the Streets Department.

Upon motion by Mr. Syrnick, seconded by Ms. Olson, the City Planning Commission approved Bill No. 080487.

- 10) Preliminary Plat: 624-50 Keely Street. To subdivide 1.5 acres to allow for the new construction of 18 single-family attached dwellings.

Martine Decamp stated the purpose this Preliminary Plat to subdivide 1.5 acres to allow for the new construction of 18 single-family attached dwellings with pervious-surfaced rear driveways and a separate lot for stormwater management. This will require the widening and placement of a cul-de-sac on Keely Street, and stormwater rights-of-way to control the run-off from the new portions of the street. This site is in the Upper Roxborough neighborhood. It is currently zoned "R-5" Residential. The present use is a single family dwelling occupied by a business and horse stable. In order to fully open and extend Keely Street, Mr. DeSantis must file an act of quiet title to establish ownership of street bed before opening and conveying the street to the City. He must also complete the purchase of miscellaneous parcels at the Sheriff's Sale before the approval of the Final Plat. The existing 1.5 acres consists of a series of parcels that front on Keely Street to the south (on City Plan, partially open) and Seffert Street to the north (on City Plan, not legally open). The property is zoned R5, and surrounded by single-family dwellings along Ridge Avenue, apartments to the north, and single-family dwellings to the south. The area is governed by Wissahickon Watershed Controls, which mandate that only 35% of the site can be covered with impervious surface. The development has two legal street frontages - both Keely and Seffert Streets are on City Plan. However, Seffert Street is not legally open with no utilities - the neighboring apartment complex is using their portion of the street for their sidewalk and parking. Keely Street is on City Plan and partially open to 30 feet, with no utilities in this street. This Plat will require the placement and opening of a wider portion of Keely to meet City standards and to run the utilities to serve the development. The site is a difficult location. It is located along two street frontages on the City Plan, one of which is not open, has no utilities, and is being partially used by an apartment complex, the other of which is only open 30' wide to a stub-end (not to City standards) and with no utilities. Given the size of the lot, under R-5 zoning, the developer would be allowed to build approximately 20 single family dwellings as twins; however, it would be next to impossible to viably open both streets to create this as of right development. The developer's solution is to fully open the street that will be easier to open (Keely), and cluster the development potential of the full site onto the new cul-de-sac. In this case, staff believes that the developer's attempts to justify the shifting of density onto a street that is easier to open and build to City standards results in a housing form that is out of character with the neighborhood. The City Planning Commission staff recommendation is disapproval.

Mr. Altman stated this is for the approval of a Preliminary Plat. What is the procedure?

Ms. Decamp replied the procedure for a Preliminary Plat would need to be approved by the City Planning Commission, and then the Streets Department would need to open Keely Street, and Water Department would need to get involve for the utilities.

Carl Primavera, attorney for Mr. DeSantis, replied that Seffert Street is a paper street. Keely Street is an unimproved dirt road. They would be doing all of the infrastructure work. If they developed it as twins, they would not get their money. They worked with the City Planning Commission staff on this plan.

Mr. Greenberger replied that they would need to widen the street first.

Mr. Primavera replied that when the Preliminary Plat is approved, then they would need to put the street on the City Plan, and go to the ZBA for the variances for the streets as they are proposed. They would come back to the City Planning Commission for the Final Plat approval. There is no short cut to this plan.

Mr. Greenberger stated this is a screwy plan, but that this is a screwy situation.

Mr. Primavera replied this is no street, it is all grass, and that Keely has been developed on it with no street developed.

Mr. Greenberger asked what is the difference between what is proposed and the twins.

Mr. DeSantis replied that the 5 sets of twins would only have 10 units.

Mr. Primavera replied that they need the street frontage to make it work.

Mr. Greenberger replied you cannot develop on the back yards because they don't have street frontage.

Mr. DeSantis replied we cannot develop on those lots.

Mr. Primavera replied that it is a dead end situation.

Mr. Syrnick asked if they could move Keely Street around to Seffert Street.

Mr. DeSantis replied that they can not because this is in the water shed. There are 2 parcels put together.

Mr. Syrnick replied this is not a good plan. It doesn't fit in to what is around it. He asked could they go around to Henry Avenue.

Mr. DeSantis replied yes.

Mr. Primavera replied that the twins don't work for them.

Mr. DeSantis replied that you're getting a lot of space with green.

Mr. Greenberger replied that he doesn't like going against the staff's recommendation, but he doesn't see a way to improve it.

Ms. Ruiz asked why doesn't it work.

Mr. Primavera replied that Seffert Street isn't there. It is a paper street.

Mr. Altman asked if all of the costs are going to be incurred by the developer.

Mr. Primavera replied yes they are, and the street will be dedicated to the City.

Upon motion by Ms. Olson, seconded by Mr. Dubow, the City Planning Commission approved the Preliminary Plat for 624-50 Keely Street, to subdivide 1.5 acres to allow for the new construction of 18 single-family attached dwellings.

The Commissioners took a vote: 4 approved, and 3 opposed.

- 11) Bill No. 080469 – An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by State Road, Poquessing Creek, the Delaware River and Grant Avenue. (Introduced by Councilmember Krajewski on May 8, 2008.)

Ms. Brumbelow stated the purpose of this Bill is to change the zoning designation from "R2" Residential to "REC" Recreation to reflect that the Fairmount Park Commission is the trustee of Glen Foerd. It is currently zones "R-2" Residential. There is currently a catering facility operating in one of the buildings. The Fairmount Park Commission desires to rezone the estate as "REC" for the following reasons:

1. The "REC" designation is consistent with the zoning designation for the rest of the Fairmount Park System.
2. The "REC" designation is consistent with the City's trust responsibility to maintain the estate for the benefit and service of the entire Torresdale general community.
3. The "REC" designation is consistent with the mission to establish "cultural and educational programs, while preserving the integrity of the buildings and grounds.
4. The "REC" designation will address parking and signage issues at the estate.

The City Planning Commission staff recommendation is approval. This property warrants a zoning change as this property is in public ownership and will be able to utilize the property under the Recreational designation that would not be possible under the existing Residential zoning of this property.

Upon motion by Mr. Dubow, seconded by Ms. Olson, the City Planning Commission approved Bill No. 080469.

- 12) Bill No. 080491 - An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of land located within an area bounded by Harbison Avenue, Tulip Street, the former Harbison Avenue, Eadom Street and Bridge Street. (Introduced by Councilmember Krajewski on May 15, 2008.)

Ms. Brumbelow stated this item is in the Wissinoming neighborhood. The purpose of this Bill is to change the zoning designation from "R10A" Residential and "C7" Commercial to "R10A" Residential and "C7" Commercial and "G2" Industrial. The parties at interest are LFI enterprises and Michail Kofman. The property is currently being used to produce raw milk into fine cream cheese. The proposed building will not be altered, but will allow industrial uses in a building that was built and has been used industrially in the past. The City Planning Commission staff recommendation is approval. We have rarely seen rezoning from commercial to industrial.

Mr. Greenberger commented that this is a clean up bill.

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

- 13) Bill No. 080502 – An Ordinance to amend an Ordinance authorizing La Salle University to construct, own and maintain an overhead pedestrian bridge crossing the 5600 block of E. Wister Street connecting the Main Campus with Germantown Hospital, under certain terms and conditions. (Introduced by Councilmember Miller on May 15, 2008.)

Ms. Decamp stated the purpose of this Bill is an amendment to revise a previously approved Bill to permit LaSalle University to construct an overhead pedestrian bridge, and permits the construction of an abutment in the right-of-way to support the bridge. The original Bill did not account for engineering details that were added as the design progressed. This new Bill will account for a needed buttress and a widened bridge to account for the bridge structure itself. LaSalle University is trying to improve its facilities to maintain accreditation. The bridge will not impede truck traffic on Wister Street, the 4' abutment will leave 8' of unencumbered footway, and the Art Commission has conceptually approved its design. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Dubow, seconded by Mr. Greenberger, the City Planning Commission approved Bill No. 080502.

- 14) Bill No. 080503 – An Ordinance authorizing the James Thomas Development Company to construct, operate and maintain a building extension located at 4300 Boone Street at Roxborough Avenue. (Introduce by Councilmember Jones on May 15, 2008.)

Ms. Decamp stated this ordinance would allow the James Thomas Development Company to maintain a 3-story building addition on the front of a single-family dwelling. There is 6' of unencumbered footway that remains beyond the encroachment to allow pedestrian access. The sidewalk is not continuous along the block, and the existing conditions of neighboring properties already meet the street line of the new addition. The area is very hilly, adjoins a sloped area with steps, and receives little pedestrian traffic. This Bill has final passage on June 19. The Streets Department said this is not something we need to worry about. The City Planning Commission staff recommendation is approval. One clause of the Bill states, the owner will remove the encroachment at his own expense within 30 days written notice that the City needs to reclaim the right-of-way for a municipal project. The party of interest must also furnish a bond that will ensure that the aforementioned clause can be met.

Dr. Barnett asked was this building approved and built with the appropriate permits.

Ms. Decamp replied

Mr. Altman asked if there was a building permit.

Ms. Decamp replied yes there is.

Darwin Beauvais, attorney for the developer, replied that he received the building permit.

John Coley acquired it in 2005 to restore it to what it was before. The building inspector noticed the encroachment and License and Inspection put in a stop work order. They used an existing footprint.

Upon motion by Mr. Lee, seconded by Mr. Dubow, the City Planning Commission approved Bill No. 080503.

- 15) Bill No. 080467 Authorizing and directing the striking and vacating the legally open portion of Melon Street from 35<sup>th</sup> Street westward to a dead end, under certain terms and conditions.

Gregory Hartman, Development Planning Division, stated this is in the Mantua section of the City. The purpose of this Bill is for the striking and vacating of a portion of Melon Street from 35<sup>th</sup> Street, west to a dead end. The party at interest is the Streets Department. Proposal calls for 101 two and three-story apartments with 93 parking spaces. Apartments will be a mix of one, two, and three bedroom apartments. Mantua tower was razed in March 2008. This will be for the Mantua Hope VI. The City Planning Commission staff recommendation is approval.

Mr. Greenberger closed the street.

Upon motion by Mr. Syrnick, seconded by Mr. Dubow, the City Planning Commission approved Bill No. 080467.

- 16) Bill No. 080496 – Authorizing the Commissioner of Public Property on behalf of the City of Philadelphia to acquire from the Philadelphia Redevelopment Authority (RDA) the properties know as 917, 919, 923, 925, 927, 929, and 931 S. 22<sup>nd</sup> Street, under certain terms and conditions.

Mr. Hartman stated the purpose of this Bill is for the City of Philadelphia to acquire these properties so that they can be transformed into a neighborhood park that will serve the existing neighborhood. The maintenance responsibilities will be assumed by the Recreation Department. The existing and proposed zoning is "R-10" Residential. The Redevelopment Authority assembled this site between 1982 and 2005 for recreational purposes. Additionally, the Pennsylvania Horticultural Society will provide funding for this neighborhood park. On June 5, 2008, this Property Bill was reported out of the Committee on Public Property and Public Works with a favorable recommendation. The City Planning Commission staff recommendation is approval.

Ms. Olson asked was this used as a park or a vacant lot.

Mr. Hartman replied that it was a vacant lot but the community used it as a park.

Mr. Dubow asked how much did the RDA spend on it. How much did Public Property pay for it?

Mr. Hartman replied that he doesn't know.

Mr. Jastrzab replied that we saw this item several months ago as an RDA item.

Mr. Hartman replied in March 2008.

Ms. Olson replied that there have been a lot of questions regarding the RDA. She wants them to have the info in the future.

Dr. Barnett asked if there was an agreement about maintenance with the neighborhood or the park.

David Knapton, Community Planner, replied that sources of funding from the Pennsylvania Horticultural Society would provide people to train the community. It was paid by the William Penn Foundation.

Ms. Olson commended the staff on the changes to the fact sheet.

Upon motion by Mr. Greenberger, seconded by Mr. Lee, the City Planning Commission approved Bill No. 080496.

Mr. Altman adjourned the City Planning Commission Meeting of June 17, 2008 at 10:48pm.

## SUMMARY

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- 1) Mayor's Address
- 2) Minutes of the Meeting of 5-20-08 Approved
- 3) Executive Director's Update
- 4) Bill #080527 – an Ordinance amending Sect. 14-207 of the Phila. Code, to permit the historic designation of the public interior portion of bldgs & making other technical changes. (Introduced by Councilmembers Green, Greenlee, & Reynolds-Brown On 5-22-08.) (William Kramer) Extension  
45 days
- 5) Redevelopment Agreement w/Temple Univ. for development of a new research & classroom bldg at 11<sup>th</sup> St. & Montgomery Ave. (5<sup>th</sup> District – Councilmember Clarke) (Richard Redding) Approved
- 6) IDD Amendment for U of P: to permit the construction of a weight training facility at Franklin Field. (Paula Brumbelow) Approved
- 7) IDD Amendment for Drexel Univ.: to permit the construction of the Integrated Sciences Bldg located at 3ast if 33<sup>rd</sup> St, bet. Market & Chestnut Sts. (Paula Brumbelow) Approved
- 8) Bill #080490 – An Ordinance authorizing the striking & vacating of Race St from 33<sup>rd</sup> to 34<sup>th</sup> Sts. (Sarah Chiu) Extension  
45 days
- 9) Bill #080487 – An Ordinance authorizing & directing the revision of lines & grades of Health Sciences Drive from Civic Center Blvd. to Convention Ave. (Sarah Chiu) Approved
- 10) Prel. Plat: 624-50 Keely St. To subdivide 1.5 acres to allow for the new construction of 18 single-family attached dwellings. (Martine Decamp) Approved
- 11) Bill #080469 – An Ordinance to amend the Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded

by State Rd., Poquessing Creek, the Delaware River & Grant Ave. (Introduced by Councilmember Krajewski on 5-8-08.) (Paula Brumbelow)

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| 12) Bill #080491 – An Ordinance to amend the Phila. Zoning Maps by changing the zoning designations of land located within an area bounded by Harbison Ave., Tulip St., the former Harbison Ave., Eadom St. & Bridge St. (Introduced by Councilmember Krajewski on 5-15-08) (Paula Brumbelow)  | Approved<br>w/"G-2"<br>Industrial |
| 13) Bill #080502 – An Ordinance to amend an Ordinance authorizing LaSalle Univ. to construct, own & maintain an overhead pedestrian bridge crossing the 5600 block of E. Wister St. connecting the Main Campus w/Germantown Hosp., under certain terms & conditions. (Introduced by Councilmember Miller on 5-15-08.) (Martine Decamp) | Approved                          |
| 14) Bill #080503 – An Ordinance authorizing the James Thomas Development Co. to construct, operate & maintain a bldg extension located at 4300 Boone St. at Roxborough Av. (Introduced by Council-Member Jones on 5-15-08.) (Martine Decamp)   | Approved                          |
| 15) Bill #080467 – Authorizing & directing the Striking & vacating the legally open portion Of Melon St. from 35 <sup>th</sup> St. westward to a dead end, under certain terms & conditions. (Gregory Hartman)   | Approved                          |
| 16) Bill #080496 – Authorizing the Commissioner of Public Prop. on behalf of the City of Phila. to acquire from the RDA, the properties known as 917, 919, 923, 925, 027, 929, & 931 S. 22 <sup>nd</sup> St., under certain terms & conditions. (Gregory Hartman)  | Approved                          |