

PHILADELPHIA CITY PLANNING COMMISSION  
June 19, 2007

PRESENT: Marcia Moore Makadon, Acting Chair  
David Adelman  
Tumar Alexander, representing Pedro A. Ramos  
Lynette Brown-Sow  
Duane Bumb, representing Stephanie Naidoff  
Gloria Levin  
Peggy VanBelle, representing Vincent Jannetti

ABSENT: Patrick J. Eiding

Executive Director  
Deputy Executive Director

Janice Woodcock, AIA, AICP  
Gary Jastrzab

Acting Chair Marcia Makadon convened the City Planning Commission Meeting of June 19, 2007 at 1:15PM.

1) Minutes of the Meeting of May 22, 2007.

Upon motion by Ms. Brown-Sow, the City Planning Commission approved the minutes of May 22, 2007.

2) Executive Director's Update

Janice Woodcock stated that she wanted to let the Commissioners know that as a result of the ballot initiative that changed the Charter to create a Zoning Code Commission, which the City Planning Commission has been working to prepare for the support of the Zoning Code Commission when it is assembled. The first Zoning Code Commission is scheduled to meet in August 2007. There will be 10 meetings between August 2007 and June 2008, and that we will need to have two reports to City Council at that time. The City Planning Commission is sending out notices to 31 appointees. We will work with the Zoning Code Director, if and when that person is appointed, to coordinate and provide support for the Zoning Code Commission. We are initiating a web based communication strategy to set-up a way to not only work with the public but to allow for an update of the Zoning Commission to allow for public comment. We are initiating updates to our mapping land use. We will provide updates to all of the authorities and to this Commission.

3) Presentation of Redevelopment Plan and Homeless Assistance Submission for Philadelphia Memorial Armed Forced Reserve Center, 2838-98 Woodhaven Road. (10<sup>th</sup> District – Councilmember O'Neill)

John Haak, with the Strategic Planning and Policy Division of the Philadelphia City Planning Commission, stated that he would be presenting for the Commission's review and approval two documents relating to the Philadelphia City Planning Commission's role of the Base Realignment and Closure (BRAC) Program. In the spring of last year, the Philadelphia City Planning Commission was designated as the Local Redevelopment Authority (LRA) guiding the redevelopment planning of two small Defense Department's reserve facilities in Philadelphia. These facilities were declared surplus and available for reuse under the BRAC process. One of the facilities, the Germantown Veterans Memorial United States Army Reserve Center will be presented to the Commission at next month's meeting. For today's meeting we have two documents the Redevelopment Plan and the Homeless Assistance Submission for the Philadelphia Memorial Armed Forces Reserve Center on Woodhaven Road in the Far Northeast. This site may not be closed for several years. We have to present reuse plans to the Department of Defense and to the Department of Housing and Urban Development.

He gave some background history in accordance with the Base Realignment and Closure (BRAC) Program, the LRA must submit a Redevelopment Plan and a Homeless Assistance Submission for this facility. The Local Redevelopment Authority provides leadership and builds consensus around a facility reuse plan designed to balance citywide and community needs; to serve as guide for environmental analysis; and to assist property disposal decisions by the Department of Defense. The Redevelopment Plan was developed through an inclusive community planning process to formulate goals and objectives as a basic

framework for building a consensus around a preferred reuse of the facility. The Redevelopment Plan includes information on existing conditions, a description of community context, an analysis of reuse submissions, and recommendations. The Homeless Assistance Submission details LRA efforts to consider the site as a potential location for homeless services, as required by BRAC process.

The Homeless Assistance Submission, was prepared by Jametta Johnson of the Strategic Planning and Policy Division, reflects the special preference that was given to the homeless services that was given by the BRAC process. This document will go to the Department of Housing and Urban Development. All the steps have been taken to determine the feasibility of serving the homeless needs in Philadelphia. When HUD receives this document, they will have up to 60 days to review and let us know whether we have completed the appropriate procedures. If they approve it then it will go to the Department of Defense for further negotiations, hopefully with the reuse that we have recommended.

Michael Thompson stated the Woodhaven site is a 9-acre facility that is located in the Far Northeast in the Normandy section of Philadelphia. One of the biggest problems of the site is limited access or constraint access. It has 2 curb cuts off of Woodhaven Road, and one curb cut off at Comly Road. The Philadelphia City Planning Commission has identified a potential roadway, and that is something we have enter in our recommendations. We have conducted public workshops with the community. The Normandy community has expressed opposition to industrial reuse. It is opposed to any increase of traffic coming through their community. The first submission was by the School District of Philadelphia. They propose to reuse the site for a special admissions high school, which would serve up to 500 students from the surrounding neighborhoods. This proposal would extend an addition to the property. The second submission was by the City of Philadelphia's Public Property. They would reuse the property for a multi-purpose site for the Police Training Facility, 911-call taker center, and Emergency Backup Facility. The Philadelphia City Planning Commission, as the Local Redevelopment Authority, is recommending the Police Training Facility as the reuse. Their plan consists of tree scaping the site, an access road, and creating a buffer between residential use and future use. The community does support this plan. We have a representative from Councilman O'Neill's office, Joan Schlotterbeck, Commissioner of Public Property, and Deputy Commission Jack Gaitlens from the Philadelphia Police Department.

Joan Schlotterbeck, Commissioner of Public Property, stated that she is very happy that the Philadelphia City Planning Commission has selected their plan for this reuse. We are looking forward to moving in and hope it will be within the next year.

Deputy Commission Jack Gaitlens, with Philadelphia Police Department, stated the existing Police Academy was built in the 1950's, we are renting space to train 911 operators, and this site will be the training facility for new recruits, MPO training, and 911 call takers . Our Backup Center is now in the basement of the Fire Academy, which is in Center City. He said they would be also be able to use it as their Emergency Backup Center, which would be a better place for it. He thanked everyone for all of their help and their time.

Mr. Haak thanked Richard Redding, Michael Thompson, Jametta Johnson, Octavia Hall, and the Urban Design team for their assistance with some of the graphics for this project. He said that he hoped that HUD and the Department of Defense approves our submission.

Upon motion by Ms. VanBelle, seconded by Mr. Bumb, the City Planning Commission approved the Redevelopment Plan and Homeless Assistance Submission for Philadelphia Memorial Armed Forced Reserve Center, 2838-98 Woodhaven Road.

#### 4) Venice One Condominium Development

Sarah Chiu, Development Planner, stated this item is located on Venice Island. The site is bounded by the Canal, the Schuylkill River, and the Green Lane Bridge. The party at interest is the Philadelphia Management Company. The proposal is to allow for the constructions of 280 condominiums and 360 parking spaces on a 4-acre parcel of land. The rezoning of this property is "RC-1" – Residential. This site is vacant with a restaurant on the island already. The site is located within the Venice Island floodway as classified by FEMA flood maps; the residential units are elevated above 100-year flood plain, approximately 19 feet above the ground level. The Flood Hazard Analysis prepared by Dr. J. Richard Weggel, PhD., P.E. indicates "that the proposed condominium development will not result in any significant change in the 100-year flood levels on Schuylkill River. In fact, local water levels will be lower following the development." This is based on the removal of an existing restaurant building from the site and replacement of this structure with new buildings on "stilts" elevated above the flood water level. When a flood happens the residents will have 12 hours to evacuate. The Planning Commission previously approved an apartment development with dwelling units, with existing on site restaurant (Arroyo Grill) in 1999. Compared with the density of development that would be allowed under existing RC1 zoning versus the density of the proposed project, 200 condominium units would be allowed versus the proposed 280 units and an estimated 230 parking spaces would be needed versus the proposed 360 spaces. The Philadelphia City Planning staff held two interdepartmental meetings regarding this project involving all City Departments with jurisdiction over the project. Issues such as impact on adjacent streets (traffic), fire department access, and parking were reviewed, as well as the issue as to whether or not this development would unduly burden the City's emergency response capabilities in the event of a flood. As a result of these meetings, issues were identified with the following results:

- A full hydrological study that satisfies FEMA regulations and requirements must be submitted and approved prior to the issuance of building permits.
- The Emergency response for the project can be accomplished with measures identified by the city and the developer that will satisfy the Managing Director's Office. The details of this conceptual agreement will be required to be submitted as part of an Emergency Management plan, to be approved by the Emergency Management Office, Police Department and Fire Department prior to issuance of a building permit.
- The project includes a condition for PCPC approval relative to traffic improvements at an adjacent intersection.

Three variances are required before this project could proceed, in addition to the above requirements. These include:

1. Construction in the floodway,
2. A building height of 85 versus 55 feet allowed.
3. 178% Gross Floor Area versus 135% GFA allowed.

The City Planning Commission staff recommendation is for approval with the following conditions:

1. This project must be LEED Certified, with the initial application and final certification submitted to the Planning Commission for record.
2. The public trails identified on the site plan must be open to the public for walking and biking at all times.
3. To enhance connections to the nearby SEPTA station, the developer must construct a stair tower connecting the island to Green Lane Bridge.
4. The open space on the site should be enhanced by constructing green roofs, (These will be visible from the hillside above the site.)
5. Provide green space at grade to the extent possible; submit a more detailed landscape plan, prepared by a landscape architect, for Planning Commission approval.
6. Provide access to the roof to be shared by residents to increase access to outdoors.
7. Provide pedestrian signalization and pedestrian light controllers at the intersection at Green Lane Bridge.
8. Provide bicycle racks at each building, with the number to be determined by residents.
9. Provide dedicated spaces for a minimum of four Philly car share vehicles; spaces shall count toward zoning parking requirement.

Ms. Chiu stated that the representatives from the Manayunk Development Council and the Manayunk Neighborhood Council are here.

Stephen Vanerhorst, the architect, stated this site is 4.5 acres on Venice Island. The units will be in 4 separate buildings that are 6-stories high. He explained why the FAR exceeds the height. According to FEMA maps, Venice Island is in the floodway. He said it is not in the floodway. They have prepared applications to FEMA to have the map change. Buildings are designed to be connected at the first floor with bridges. He stated that have a \$1million investment in this site. It will be affordable housing for first time homeowners. We will apply for LEEDS Certification.

A question and answer sessions ensued between Ms. Brown-Sow, Mr. Vanerhorst, Mr. Adelman, Ms. Makadon, Ms. VanBelle, Mr. Bumb, and Ms. Chiu.

Hillel Levinson, President of the Manayunk Development Corporation stated that there are 2 aspects with 3 groups that are developing at this time. These are as follows: The first group is the original owners; the second group is new development; and the third group is the original owners, who moved out and are renting to college students. This site would be a positive asset. The biggest problem is the traffic in the morning. He would like to eliminate the trucks from 6 to 9Am and 4 to 6PM.

A question and answer ensued between Ms. Brown-Sow, and Ms. Chiu.

Kevin Smith, President of the Manayunk Neighborhood Council, stated they object to this proposal. He listed all of the problems with the site in regards to flooding and evacuating, traffic at the intersection, the timing of the lights. He said it was unrealistic to remove cars, since there would be no place to put them. He gave a history of the site.

Dan Neducsin, partner and owner, gave a statement.

A questions and answer session ensued between the representative from Councilwoman Campbell's office, Ms. Chiu, Ms. Makadon, Mr. Vanerhorst, Ms. Brown-Sow, Mr. Adelman.

Upon motion by Mr. Adelman, seconded by Ms. VanBelle, the City Planning Commission approved the staff recommendation but without the green roof.

Mr. Adelman left at 1:30PM.

- 5) Redevelopment Agreement between the Redevelopment Authority and Community Ventures, for rehabilitation of seven buildings for single-family affordable homeownership. Also a minor amendment to the North Philadelphia Redevelopment Plan and the Model Cities Urban Renewal Plan, which will change the land-use designation for one of the properties (1831 Poplar Street) from Commercial to Residential. (5<sup>th</sup> District - Councilmember Clarke)

Cornel Pankey stated this item is a Redevelopment Agreement between the Redevelopment Authority and Community Ventures, for rehabilitation of seven buildings for single-family affordable homeownership. The seven houses are located at 820 N. Capital Street, 824 N. 20<sup>th</sup> Street, 854 Perkiomen Street, 1831 Poplar Street, 744, 760 and 859 N. Uber Street in the Francisville section of the city. This is a NTI neighborhood, and good things are happening in the Francisville community. At the beginning of NTI the area was a reclamation area, but it has improved 3 categories in the last few years. Also a minor amendment to the North Philadelphia Redevelopment Plan and the Model Cities Urban Renewal Plan, which will change the land-use designation for one of the properties (1831 Poplar Street) from Commercial to Residential. The City Planning Commission staff recommendation is for approval.

A brief question and answer session ensued between Mr. Bumb, Mr. Pankey, and Ms. Makadon.

Upon motion by Ms. Brown-Sow, seconded by Mr. Bumb, the City Planning Commission approved the Redevelopment Agreement between the Redevelopment Authority and Community Ventures, for rehabilitation of seven buildings for single-family affordable homeownership. Also a minor amendment to the North Philadelphia Redevelopment Plan and the Model Cities Urban Renewal Plan, which will change the land-use designation for one of the properties (1831 Poplar Street) from Commercial to Residential.

- 6) The Arbours at Eagle Pointe:
  - A) Preliminary Plat – To subdivide a 55-acre tract of land to allow for the construction of 85 single-family detached dwellings, 137 single-family attached dwellings, 80 4-family dwellings and 96 condominium units with the total of 398 units and a clubhouse on proposed public streets; and a 25-acre tract of land remains as open space.
  - B) Streets Bill No. 070460 – This Ordinance places on the City Plan eleven new city streets for “The Arbours at Eagle Points” located in the Somerton neighborhood. (Introduced by Councilmember O’Neill on May 24, 2007)

Ms. Chiu stated this item is for a preliminary plat located on the property on northwest side of Roosevelt Blvd and Southampton Road. This is the site of the old Byberry Hospital. Party at interest is the Westrum Development Company. The purpose is to subdivide a 55-acre tract of land to allow for the construction of 85 single-family detached dwellings, 137 single-family attached dwellings, 80 4-family dwellings and 96 condominium units with the total of 398 units and a clubhouse on proposed public streets; and a 25-acre tract of land remains as open space. This development proposed to be age-restricted community (for age 55 and above). The three proposed stormwater detention basins will be maintained by the homeowner's association. The City Planning Commission staff recommendation is for approval.

Upon motion by Mr. Bumb, seconded by Ms. VanBelle, the City Planning Commission approved the Preliminary Plat – To subdivide a 55-acre tract of land to allow for the construction of 85 single-family detached dwellings, 137 single-family attached dwellings, 80 4-family dwellings and 96 condominium units with the total of 398 units and a clubhouse on proposed public streets; and a 25-acre tract of land remains as open space.

Ms. Chiu stated Streets Bill No. 070460 is an Ordinance that places on the City Plan eleven new city streets namely Dahlia Drive, Sunflower Lane, Arbours Way, Marigold Lane, Veronica Lane, Honeysuckle Court, Foxglove Lane, Iris Lane, Bluebell Court, Mimosa Drive and Wildflower way to allow for the construction of an over 55 adult community on this 55 acre parcel of ground.

A brief question and answer session ensued between Ms. Makadon, Ms. Chiu, and Paul Loney from Westrum Development.

Upon motion by Mr. Alexander, seconded by Ms. VanBelle, the City Planning Commission approved Streets Bill No. 070460.

- 7) Revised Final Plat: 14311-13431 Damar Drive (SD #3282 F) – Located in the Somerton Neighborhood of the Far Northeast approximately 920' south of Southampton Road on Damar Drive. A revision to an industrial subdivision by consolidating three lots into one lot to create a 5.4-acre parcel.

Gregory Hartman, Development Planner, stated this item is a revision to an industrial subdivision by consolidating three lots into one lot to create a 5.4-acre parcel to allow for the construction of a office and warehouse complex and contractor storage yard. The Planning Commission approved an industrial subdivision at this location on January 19, 1978. The City Planning Commission staff recommendation is for approval.

Upon motion by Ms. Brown-Sow, seconded by Mr. Bumb, the City Planning Commission approved the Revised Final Plat: 14311-13431 Damar Drive (SD #3282 F) – Located in the Somerton Neighborhood of the Far Northeast approximately 920' south of Southampton Road on Damar Drive.

- 8) Streets Bill No. 070504 – This Ordinance strikes from the City Plan and vacate the legally open portions of Casper Street from Tioga to Russell Street, and Russell Street from Casper Street 31- feet southeasterly to a dead end. (Introduced by Councilmember Krajewski on May 31, 2007)

Mr. Hartman stated this Ordinance will strike from the City Plan and vacate the legally open portions of Casper Street from Tioga Street to Russell Street and Russell Street from Casper street 310' southeasterly to a dead end in the Port Richmond section of the

city. These unneeded paper streets are to be removed to consolidate a parcel of publicly owned land to be transferred to the Philadelphia Authority for Industrial Development. This vacant industrial land is to be developed as a bio-diesel facility. The City Planning Commission staff recommendation is for approval.

Upon motion by Ms. VanBelle, seconded by Mr. Bumb, the City Planning Commission approved Streets Bill No. 070504.

- 9) Drexel University:
  - A) Streets Bill No. 070508 – This Ordinance strikes from the City Plan and vacates 20 feet of the northerly portion of Market Street from 32<sup>nd</sup> Street. (Introduced by Councilmember Clarke on May 24, 2007)
  - B) Institution Development District Master Plan Amendment Drexel University

William Kramer, Development Planner, stated Streets Bill No 070508 is an Ordinance that strikes from the City Plan and vacates 20 feet of the northerly portion of Market Street from 32<sup>nd</sup> Street to 34<sup>th</sup> Street. Drexel University is going to acquire this piece of ground. This will allow Drexel University to construction a 75,000 square foot Recreational Building in the 3300 block of Market Street. This Streets Bill will accommodate the second part of this item.

This proposed amendment to the Master Plan has several elements. The first calls for the construction of a 5 story, 144,000 square foot building that will be a new academic building known as the Integrated Science building. The second element is the construction of a 3 story, 87,782 square foot addition to the existing recreation building. The addition will house additional recreation facilities for the student population as well as approximately 4,000 square feet of retail space along Market Street. Lastly, the University is planning to construct a 34-story 175,000 square foot building to be used as a dormitory containing approximately 400 units providing 800 beds. It is to be located along 34<sup>th</sup> Street adjacent to a two-story 14,500 square foot building providing auxiliary services to the proposed new dorm. The auxiliary building will house food services, a health center and offices. The City Planning Commission staff recommendation is for approval.

Mr. Bumb asked if this item would need an Ordinance from City Council.

Mr. Kramer replied that in the Third Councilmatic District, an IDD Master Plan Amendment doesn't need an Ordinance of Council.

A brief question and answer session ensued between Ms. Brown-Sow, Frank Keating, Vice President of Government Relations at Drexel University.

Gloria Levin arrived at 2:45PM.

Ms. Brown-Sow left at 2:48PM.

Upon motion by Mr. Bumb, seconded by Ms. VanBelle, the City Planning Commission approved Streets Bill No. 070508 and the Institutional Development District Master Plan Amendment for Drexel University.

- 10) Bill No. 070463 – Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within the area bounded by Pennsylvania Avenue, Twentieth Street, the Benjamin Franklin Parkway, and Twenty-first Street.

Mr. Kramer stated Bill No. 070463 amends the Philadelphia Zoning Map by changing the zoning designation of certain areas of land located within the area bounded by Pennsylvania Avenue, Twentieth Street, the Benjamin Franklin Parkway, and Twenty-first Street from “REC” Recreational and “R-15” Residential to a single designation of “REC” Recreational for the purpose of the Barnes site to be relocated here. This Bill had a hearing before the Rules Committee on June 12, 2007, and was reported out with favorable recommendation. The first meeting in September, The next time City Council will see this item, is at their first meeting. Currently this is the site of the Youth Study Center. The City Planning Commission staff recommendation is for approval.

A brief question and answer session ensued between Ms. Levin, Mr. Bumb, and Ms. Makadon.

Upon motion by Mr. Bumb, seconded by Ms., Levin the City Planning Commission approved Bill No. 070463.

Ms. Woodcock thanked Martin Soffer for all his years of service, and congratulated him on his retirement.

Ms. Makadon adjourned the City Planning Commission Meeting of June 19, 2007 at 2:54PM.

## SUMMARY

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- 1) Minutes of the Meeting of 5-22-07 Approved
- 2) Executive Director's Update
- 3) Presentation of Redev. Plan & Homeless Assistance Submission for Phila. Memorial Armed Forces Reserve Center, 2838-98 Woodhaven Rd. (10<sup>th</sup> District – Councilmember O'Neill) (John Haak & Michael Thompson) Approved
- 4) Venice One Condominium Development (Sarah Chiu) Approved w/staff's  
conditions, w/o green roof
- 5) Redev. Agreement bet. the RDA & Community Ventures, for rehabilitation of 7 bldgs. for single-family affordable homeownership. Also a minor amendment to the N. Phila. Redev. Plan & the Model Cities Urban Renew. Plan, which will change the land-use Designation for 1 of the properties (1831 Poplar St) from Commercial to Residential (5<sup>th</sup> District - Councilmember Clarke) (Cornel Pankey) Approved
- 6) The Arbours at Eagle Pointe: Approved
  - A) Prel. Plat – to subdivide a 55-acre tract of land to allow for the construction of 85 single-family detached dwellings, 137 single-family attached dwellings, 80 4-family dwellings & 96 condominium units w/the total of 398 units & a clubhouse on proposed public streets; & a 25-acre tract of land remains as open space.
  - B) Streets Bill #070460 – This Ordinance places on the City Plan 11 new city streets for “The Arbours at Eagles Pointe” located in the Somerton neighborhood. (Introduced by Councilmember O'Neill on 5-24-07) (Sarah Chiu) Approved
- 7) Revised Final Plat: 13411-13431 Damar Dr. (SD #3282 F) – Located in the Somerton neighborhood of the Far Northeast approx. Approved

920' south of Southampton Rd. on Damar Dr.  
A revision to an industrial subdivision by  
consolidating 3 lots into 1 lot to create a  
5.4-acre parcel. (Introduce by Councilmember  
Krajewski on 5-31-07) (Gregory Hartman)

- 8) Streets Bill #070504 – This Ordinance will  
strike from the City Plan & vacate the  
legally open portions of Casper St. from  
Tioga St. to Russell St., & Russell St. from  
Casper St. 310' southeasterly to a dead  
end. (Introduced by Councilmember  
Krajewski on 5-31-07) (Gregory Hartman) Approved
- 9) Drexel University: Approved  
A) Streets Bill #070508 – This Ordinance  
strikes from the City Plan & vacates 20' of  
the northerly portion of Market St. from  
32<sup>nd</sup> St. to 34<sup>th</sup> St. (Introduced by Council-  
member Clarke on 5-24-07)  
B) Institutional Development District  
Master Plan Amendment Drexel University  
(William Kramer)
- 10) Bill #070463 – Amending the Phila. Zoning  
Maps by changing the zoning designa-  
tions of certain areas of land located  
within the area bounded by Pennsylvania  
Ave., 20<sup>th</sup> St., the Benjamin Franklin Parkway,  
& 21<sup>st</sup> St. (William Kramer) Approved