

PHILADELPHIA CITY PLANNING COMMISSION
September 18, 2007

PRESENT: Marcia Moore Makadon, Acting Chair
Tumar Alexander, representing Loree Jones
Lynette Brown-Sow
Duane Bumb, representing Stephanie Naidoff
Patrick J. Eiding
Gloria Levin
Peggy VanBelle, representing Vincent Jannetti

ABSENT: David Adelman

Executive Director
Deputy Executive Director

Janice Woodcock, AIA, AICP
Gary Jastrzab

Acting Chair Marcia Makadon convened the City Planning Commission Meeting of September 19, 2007 at 1:12PM.

1) Minutes of the Meeting of August 21, 2007.

Upon motion by Mr. Eiding, the City Planning Commission approved the minutes of August 21, 2007.

Ms. Makadon thanked Beverly Beltz for the difficult and excellent job of transcribing the minutes from the last three long meetings. She also thanked the staff for all of their work especially William Kramer, who was our sergeant-at-arms at one of those meetings, and all of the other Commissioners for their patience.

2) Executive Director's Update

Janice Woodcock thanked everyone as well. She gave a brief overview of the work that the City Planning Commission is doing this fall with regards to supporting the Zoning Code Commission kick-off and the grants that are being pursued to support the City Planning Commission and Zoning Code Commission work in the future.

The Zoning Code Commission (ZCC) was convened by City Charter change, and was required to meet within 60 days of passage of the City Charter change, which was by August 4. Our first meeting was August 3. The ZCC is required to meet ten times between now and June 30, 2008. Each month there is an official meeting of the Zoning Code Commission with additional meetings every two weeks for "educational sessions" that are designed for the Zoning Code Commission and members of the public. Those meetings are designed to explore the aspects of the Zoning Code Regulations and also provide a longer time for public comment. The Zoning Code Commission Meetings are dedicated to business; and the alternate meetings are dedicated for public comment and learning more about the code.

The next session that we will be having is an educational session. It will be our first overview of the Zoning Code that will be presented by the City Planning Commission on September 26, with the business meeting following on October 10. The educational sessions after that will include a presentation from L&I on the impact and costs of variances, and the kind of variances that we are experiencing. Then after that we will be working with the Water Department to look at the impact that the Water Department's regulations have on the overall review process of the City. The design of the process for looking at zoning, is to move at a proper pace, to educate ourselves and the public at the same time. When we are ready in the spring, we will go out into the communities to look at land use issues by geographical area. She urged anyone interested in looking at the progress of the Zoning Code Commission, to go to the website ZoningMatters.org, which is up and running with all the information of the Zoning Code Commission passage, general information about Zoning Codes, and also the records of the meetings to date.

The City Planning Commission staff is preparing grant applications that will enable us to do the policy papers that relate to citywide land use. We want to do those papers in conjunction with the work of the Zoning Code Commission with the idea that we need to look at all of the land use issues at one time. Some of the other land use issues that have come to us concern industrial land use and of neighborhood corridors. We anticipate having recommendations for the Zoning Code Commission and will have formal presentations for the City Planning Commission.

3) Cira Center South – Informational Presentation Only

William Kramer, of the Development Planning Division, stated this item will be coming back to us as two zoning bills; they have not been introduced as yet. He introduced Mr. Sweeney of Brandywine Realty, and his attorney, Mr. Primavera.

Carl Primavera thanked the Commissioners.

Jerry Sweeney gave a history and an overview of the area.

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

Ms. Woodcock stated that 777 S. Broad Street has been removed from the Agenda pending additional work by the architect and the City Planning Commission staff on this development.

4) Bill No. 070437 – Amending the Philadelphia Zoning maps by changing the zoning designations of certain areas of land located within an area bounded by Grant Avenue, Frankford Avenue, Person Street, and the I-95 Expressway. (Introduced by Councilmember Krajewski on May 24, 2007)

Paula Brumbelow, Zoning Planner with the Philadelphia City Planning Commission's Development Division, stated this item amends the Philadelphia zoning maps by changing the zoning designations. This area is bounded by Grant Avenue, I-95 Expressway, Persons Street, and Frankford Avenue in the East Torresdale section of the city. The purpose of this Bill is to remap a large area of land from various zoning designations including "R-2", "R-3", "R-5" Residential, "REC" Recreation and "IDD" Institutional Development District to various zoning classifications including "R-1A", "R-2", "R-3", and "R-5" Residential, "REC" Recreational and "IDD" Institutional Development Districts. It will change the zoning designations to "R-1A", "R-2", "R-3", and "R-5" Residential, "REC" Recreational and "IDD" Institutional Development Districts. The use will stay the same for Residential, Park, and Institutional. The Bill was drafted at the request of the local community and Councilmember to protect the character of this neighborhood. On May 14, 2007, the East Torresdale Civic Association approved this proposal. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Brown-Sow seconded by Mr. Alexander, the City Planning Commission approved Bill No. 070437.

5) Proposed City Plan Changes:

William Erickson, Development Planning Division, stated the following at a series of Proposed City Plan changes, and the Commission's recommendations will be presented to City Council.

- A) The revisions to the lines and grades of the City Plan No. 231, by re-alignment of the legally open Cross Street and Gates Street to Hermitage Street, to better reflect the existing conditions. The purpose is to allow a residential development that proposes to build 16 single-family dwellings with 12 units fronting on Cross Street.

Mr. Erickson stated this is in the Roxborough neighborhood. The purpose of the proposed City Plan change is to more accurately re-align the City Plan street (paper) with the existing street and existing grades. Physical improvements will be made at the residential developer's cost. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Alexander seconded by Ms. VanBelle, the City Planning Commission approved the proposed City Plan change for the revisions to the lines and grades of the City Plan No. 231, by realignment of the legally open Cross Street and Gates Street to Hermitage Street.

- B) To strike Reese Street from the City Plan No. 97. Reese Street is to be stricken from Kater Street to Bainbridge Street. The purpose is to allow the abutting neighbors to convert a public street to a private pedestrian walkway; the abutting neighbors have agreed to convert Reese Street (12' wide) to a private walkway.

Mr. Erickson stated that the parties at interest are Charles and Daniel Ascher, owners of Carlos Carpet Service. They are asking to convert the public street to a private pedestrian walkway because of the short dumping and vandalism problems that exist there. In 2003, Councilmember DiCicco introduced a bill that would take care of this, and it needs to be reintroduced. The City Planning Commission staff recommendation is approval with the proviso that the Planning Commission approves any fences or gates placed at this location.

A question and answer session ensued between Mr. Eiding, Mr. Erickson, Ms. Brown-Sow, Ms. Levin, Ms. Makadon, and Mr. Bumb.

Upon motion by Ms. Brown-Sow seconded by Mr. Eiding, the City Planning Commission approved the proposed City Plan change to strike Reese Street from Kater Street to Bainbridge Street from the City Plan No. 97, with the conditions that it remains a cross easement and should remain undeveloped space.

- C) To strike 30th Street from the City Plan No. 42. This City Plan change will strike 30th Street from Walnut Street south to a dead end. This is to allow the University of Pennsylvania to expand its athletic fields as part of its Penn Connect Plan. The University of Pennsylvania has acquired the postal property, and therefore, owns both sides of Walnut Street.

Mr. Erickson stated that the purpose of the proposed City Plan change is to remove the unneeded legal encumbrances on lower level 30th Street from south of Walnut Street to a dead end. Currently, this street only services the University of Pennsylvania, who owns both sides of the street. This will allow for the future expansion of the University of Pennsylvania's athletic field. Any new buildings will need to have an IDD Master Plan amendment approved by the City Planning Commission prior to City Council approval. The City Planning Commission staff recommendation is approval.

A question and answer session ensued between Ms. Levin, Mr. Bumb, Mr. Erickson, Ms. Woodcock, Ms. Makadon, and Ms. Brown-Sow.

Upon motion by Mr. Bumb seconded by Mr. Eiding, the City Planning Commission approved the proposed City Plan change to strike 30th Street from Walnut Street south to a dead end from the City Plan No. 42.

- D) To place 26th Street on the City Plan Nos. 52s and 53s from Penrose Avenue to the Philadelphia Naval Business Center (PNBC). The purpose of this placement is to assist the Philadelphia Industrial Development Corporation (PIDC) to physically improve the utilities and street access to the PNBC and this action will help further redevelopment including the Tasty Baking Company's new 350,000 square foot facility.

Mr. Erickson stated that the purpose of the proposed City Plan change is to place on the City Plan and physically improve the utilities and access to and along 26th Street. This action is required as part of the Tasty Baking Company relocation. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding seconded by Ms. VanBelle, the City Planning Commission approved the proposed City Plan change to place 26th Street from Penrose Avenue to the Philadelphia Naval Business Center on the City Plan Nos. 52s and 53s.

- E) Revision to the lines and grades of Stout Road in the City Plan No. 190 by striking 2' from the northerly sidewalk (15' wide) of Stout Road from City Avenue a distance of 563'. The purpose is to legalize existing conditions created by the construction of the Homewood Suites Hotel that encroaches 2' within the right of way.

Mr. Erickson stated that the purpose City Plan change is to reduce the sidewalk width from 15' wide to 13' wide for 563' from City Avenue to legalize an existing encroachment. The Homewood Suites Hotel sued their architects due to the 2' wide

encumbrance within the right-of-way. The architects proposed to settle the lawsuit by removing the encumbrance.

A question and answer session ensued between Ms. Brown-Sow, Ms. Makadon, Ms. Levin, Mr. Erickson, and Ms. Woodcock.

Upon motion by Ms. Brown-Sow seconded by Mr. Bumb, the City Planning Commission approved the proposed City Plan change to revise the lines and grades of Stout Road in the City Plan No. 190 by striking 2' from the northerly sidewalk of Stout Road from City Avenue a distance of 563' with the condition of widening and paving an additional 6' to the sidewalk.

Ms. Makadon adjourned the City Planning Commission Meeting of September 18, 2007 at 2:10PM.

SUMMARY

- 1) Minutes of the Meeting of 9-18-07
Approved
- 2) Executive Director's Update
- 3) Cira Center South – Informational Presentation Only
Presentation
- 4) Bill #070437 – Amending the Phila. Zoning maps by changing the zoning designations of certain areas of land located within an area bounded by Grant Ave., Frankford Ave., Person St., & the I-95 Expressway. (Introduced by councilmember Krajewski on 5-24-07) (Paula Brumbelow)
Approved
- 5) Proposed City Plan Changes:
 - A) The revisions to the lines & grades of the City Plan #231, by realignment of the legally open Cross St. & Gates St. to Hermitage St., to better Reflect the existing conditions. The purpose is to allow a residential development that proposes to build 16 single-family dwellings with 12 units fronting on Cross St.
Approved
 - B) To strike Reese St. from the City Plan #97. Reese St. is to be stricken from Kater St. to Bainbridge St. The purpose is to allow the abutting neighbors to convert a public street to a private pedestrian walkway; the abutting neighbors have agreed to convert Reese St (12' wide) to a private walkway.
Approved w/the conditions that it stays a cross easement & should remain undeveloped space
 - C) To strike 30th St. from the City Plan #42. This City Plan change will strike 30th St. from Walnut St. south to a dead end. This is to allow the Univ of PA to expand its athletic fields as part of its Penn Connect Plan. The Univ of PA has acquired the
Approved

postal property, & therefore, owns both sides of Walnut St.

- D) To place 26th St. on the City Plan #52s & 53s from Penrose Ave. to the Phila. Naval Business Center (PNBC). The purpose of this placement is to assist PIDC to physically improve the utilities & street access to the PNBC & this action will help further redevelopment including the Tasty Baking company's new 350,000 Square feet facility. Approved
- E) Revision to the lines & grades of Stout Rd. in the city Plan #190 by striking 2' from the northerly sidewalk (15' wide) of Stout Rd. from City Ave. a distance of 563'. The purpose is to legalize existing conditions created by the construction of the Homewood Suites Hotel that encroaches 2' within the right of way. Approved