

February 6, 2020 Police Town Hall at Trinity Memorial Church, 7 PM  
Stephen Huntington's Notes

There were about 25 people in attendance.

#### RETAIL THEFTS

I walked in two minutes late when the officers were reporting on an increase in retail thefts. They stated:

- a. The thefts were correlated to school dismissal times. The reports are that the PET charter school at 1420 Walnut will close in the next two years.
- b. One way to address this is to have officers sign logs in stores to create a police presence.
- c. Recently, 11 youngsters ( 10 or 11 years old) were arrested for retail theft. They were not in nearby schools but arrived by Septa.
- d. The District has started a survey to compile days of week, locations and times of day so as to efficiently assign officers BUT the survey just commenced so results shd take at least 6 mos.

#### SEPTA STUDENT TRANSPASS TWEAKS

The officers advised that conversations were ongoing between SEPTA and the City re shortening the time of the day that student transpasses were effective while stating that these conversations were occurring "upstairs" in the PD so they did not have details.

#### RITT SQ OFFICER

Per the police, an officer is stationed in Ritt Sq from 8 am to midnite. They can be called away to respond to nearby incidents and, on occasion, the police presence is not uniformed and quasi under cover.

My recollection is that John Armstrong at Friends of Ritt Sq told me the Police were only present during the extended work day from 7 am to 5 or so but I may be incorrect. I will attempt to check that out with Armstrong.

RISE IN HOMELESS CARRYING KNIVES was reported.

HOMELESS POLICE TACTICS The officers said they were bound by "The Bailey Agreement" in dealing with homeless. I spoke to the lead officer at the end of the evening and he advised that this was a Federal consent decree. Research on line reveals that this Agreement focuses on the classic "stop and frisk" questions, issues which are related but only tangentially so to police interaction with homeless.

The police said they can only “touch” street people in a Code Blue.

REQUEST THAT CITIZENS USE 911 as this creates a record that the Police can review to assemble statistics for use in strategic deployment of officers. In calling 911 citizens should describe not just the offending person but, far more important, the offending behavior.

TACTICS RE HOMELESS TENTS To force homeless to move from tents on the Parkway, the Police are required to follow standard landlord tenant eviction procedures which involve, inter alia, a 40 day waiting period. If the tent moves across the street, the eviction procedures must be commenced anew.

SURVEILLANCE CAMERAS AT RITT PARK ENTRANCES When asked where the Police would like to see cameras installed, they mentioned the various entrances to Ritt Sq.

MUGGING AT 22ND & LOMBARD A woman who left before I could get her name, advised that teenagers knocked her to the ground and kicked her in the head last December at around 7 pm. She suffered a concussion and loss of memory.

### **Officers of the Month**

The two officers involved in the arrest of the suspected shooter in the Thanksgiving Eve incident on the 1700 Block of Sansom were commended. (It was noted that the shooter's gun jammed, which helped Police to take him into custody without harm to the shooter or others.)

### **Captain's Report**

Captain Hooven had another meeting and was not present at the 1/28/20 PDAC meeting.

Officer O'Shea reported on several incidents:

- At 5:33 a.m. on Saturday morning, 1/25/20, there was an attempted rape in Love Park by a light-skinned African American man wearing a red, white and blue coat. The man wrestled a woman to the ground, was fully exposed, and was pulling down the woman's pants, when a witness contacted 911. There was no penetration. Police responded within 2.5 minutes and pursued the perpetrator to the Clothespin building, where the man jumped down two flights of stairs and absconded. Police do have video surveillance of the suspect from SEPTA and showed the PDAC representatives a photo at the meeting.
- Later the same day, also in Love Park, there was a robbery by knifepoint, at 3 p.m. by an African American male in his mid-20s.

Due to the two incidents, Love Park, which had previously been patrolled from 10 a.m. to 6 p.m., Monday to Friday, is now being patrolled 10 a.m. to 10 p.m., 7 days per week.

- On Saturday, 1/11/20, Police took a man into custody immediately following the fatal stabbing of another man experiencing homelessness, at 17<sup>th</sup> and Sansom.
- Harp and Crown was burglarized, with very expensive liquor stolen.

### **Town Hall Meetings**

Town Hall meetings were previously held monthly prior to the PDAC meetings. Since the meetings have not been well attended, the Captain has decided to take the meetings out to the community.

A Town Hall meeting for Police Service Area (PSA) #1 will be held on February 6, 2020, at 7 p.m. at Trinity Memorial Church, 22<sup>nd</sup> and Spruce. That meeting will be followed by a meeting with PSA #2 in March and PSA #3 in April.

### **Rittenhouse Murder**

Police are still investigating the fatal November stabbing in Rittenhouse Square, while amped-up patrols of the Square and the patrol car remain.

### **Community Relations**

Officer O'Shea reported that the District has done some community outreach for fraud crimes against the elderly and active-shooter drills for commercial buildings/religious institutions.

### **Area Needs**

There were complaints of bicycles on sidewalks, motorized vehicles on the Schuylkill Trail and a request for police security for the new Philadelphia Archbishop on February 18, from 2 - 4 p.m.

CCRA Remapping Taskforce  
BOD Report – February 11, 2020

Remapping Taskforce: Mike Schade Co-Chair, Charles Robin Co-Chair, Charles Goodwin, Steve Huntington, Jeff Braff, Brian Johnston, Tim Kerner, Janice Woodcock  
As the result of the 2012 rewrite of Philadelphia's zoning code, CCRA through the Remapping Taskforce has been charged with evaluating and working with the Philadelphia City Planning Commission to review all zoning classifications within CCRA boundaries. CCRA Remapping Taskforce has been meeting since December 2014. Over that time, we have remapped all of CCRA's catchment.

The Remapping Taskforce's process has been to analyze all parcels by zoning classifications, remap areas with the assistance from the Philadelphia City Planning Commission (PCPC), hold public meetings allowing for community comments, and then again reevaluate in concert with the PCPC to finalize new zoning maps. Lastly, the taskforce works with City Council to pass new City Zoning Ordinances.

**Success;**

On July 17, 2019, Mayor Kenney signed into law two ordinances championed by CCRA. These accomplishments were achieved in large part due to the cooperation of Councilman Johnson and the Philadelphia City Planning Commission.

1. A new Remapping Ordinance successfully remapping the areas from Broad Street to Schuylkill River & Rodman Street to Spruce Street. Please refer to Atlas.Phila.gov
2. A revised Fresh Food Density Bonus ordinance §14-603(7) requiring 5,000 square feet of first floor commercial space, which effectively excludes the low-rise/Southern portion of CCRA's neighborhood from this bonus.

**Current endeavors;**

1. Remapping from Spruce St. to JFK Blvd. – RM TF is working with PCPC to evaluate current zoning and modify where needed. These zoning changes will incorporate input from the community through public meetings.
2. Skyplane Ordinance – RM TF worked with PCPC to create statutory language limiting lot widths on Sansom Street using the skyplane analyses. The TF is presently working with Jessica Sanchez who is coordinating with Councilpersons Clarke, Johnson and Squilla to adopt this zoning code change. The Skyplane Ordinance allows for setbacks providing an appropriate pedestrian street scape feel. Read the proposed ordinance below.
3. CMX-4 lite – On January 25, 2019, the TF met with Councilman Clarke's office to point out the potential for overbuild resulting from the 2012 rewrite of the zoning code within the CMX-5 areas of Chestnut, Sansom and Walnut Street, from 15<sup>th</sup> Street to 19<sup>th</sup> Street. The idea of downzoning was met with mixed review. After the meeting, the taskforce regrouped and came up with the novel idea to scale

back CMX-5 to CMX-4 with a 350 FAR bonus, ie; CMX-4 lite. This concept was presented and approved by the CCRA BOD at its April 2019 Board meeting. With help from Rick Gross, CCRA BOD, the TF is working to convene meetings with Councilman Clarke and developers. At these meetings, the TF will present the CMX-4 lite concept. It is important to note that the suggested area for CMX-4 lite is split between Councilman Clarke’s and Councilman Johnson’s districts. Attached is the map which outlines the suggested CMX-4 lite boundaries.



January 30, 2020 – Remapping Task Force Revised CMX-4 Lite Downzoning

### AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of Chapter 14-700, entitled “Development Standards,” by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

\* \* \*

CHAPTER 14-700. DEVELOPMENT STANDARDS

\* \* \*

§ 14-701. Dimensional Standards.

\* \* \*

(5) CMX-4 and CMX-5 Bulk and Massing Controls.

\* \* \*

(b) Option A: Sky Plane Controls.

The bulk and massing provisions of this § 14-701(5)(b) apply to any lot frontage facing a street 50 ft. or more in width, except for lots that are located across a street from a public park and where the distance from the lot frontage to the furthest boundary of the public park is greater than 200 ft. The street width shall be the width of the right-of-way as confirmed on the City Plan of streets.

\* \* \*

*(.2) Chestnut Street and Walnut Street Regulations*

*The maximum width of a building frontage located along Walnut Street or Chestnut Street shall be 100 ft. for corner lots and 60 ft. for intermediate lots.*

(c) Option B: Open Area, Building Width, Spacing, Height Controls.

(.1) Open Area Above Ground Level.

The following standards apply to all CMX-4 and CMX-5 [lots.] lots, except for lots with frontage on Sansom Street. All height measurements shall include mechanical space:

\* \* \*

(.5) Sansom Street Regulations.

[The maximum building height for lots fronting on Sansom Street between Front Street and the Schuylkill River, except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street, shall be 320 ft.]

*The following standards apply to lots with frontage on Sansom Street between Front Street and the Schuylkill River, except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street.*

*(.a) The maximum building height shall be 320 ft. including mechanical space.*

*(.b) The maximum width of a building frontage along Sansom Street shall be 100 ft.*

*(.c) The maximum lot coverage of buildings for the first 45 ft. of building height shall be 100%.*

*(.d) The maximum lot coverage for portions of buildings above 45 ft. and up to 85 ft. in height shall be 75% of the lot.*

*(.e) The maximum lot coverage for portions of buildings above 85 ft. and up to 200 ft. in height shall be 50% of the lot.*

*(.f) The maximum lot coverage for portions of buildings above 200 ft. in height shall be 30% of the lot.*



## CCRA Membership Report 2/7/20

In January, our new membership levels went into effect. We have gained 15 new members and one of them was at the Angel Level. The pie chart reflects 20 members lost but that is misleading, as 19 of them were all upgrades to our new Family level. We are excited to see that people are responding to this new level! As of 2/4 we had 21 Family level memberships. Also, the 1 Patron that appears we have lost, we technically did not lose yet, as the renewal was up 1/29 and Travis has since contacted. We also had a business membership gain, but that was actually a lapsed business member that renewed. We are continuing to try and improve the reporting, so it is a bit clearer.

Travis sent out a second touch email to the December Crime & Safety Town Hall attendees with the blurb from our e-newsletter about what CCRA has done since that gathering. We are anticipating additional members directly related to this reach out.

We are looking forward to February 18th Membership Meet and Greet at DiBruno's with the goal of not only to socialize and have fun, but to educate a bit about CCRA as we have Board members to circulate amongst the crowd.

The membership committee is in the process of emailing or telephoning our newest members from December 1-February 4 with a personal welcome. Some committee members helped to create a phone and email script if people needed.

Donna and a small membership subcommittee have analyzed and revised the Business Membership Levels and perks which will be presented to the Board after the Executive Committee approves.

Stephen and Ben are continuing their work on the membership High Rise initiative.

Letters were sent to lapsed members last month and the membership committee will follow up this month if need be.

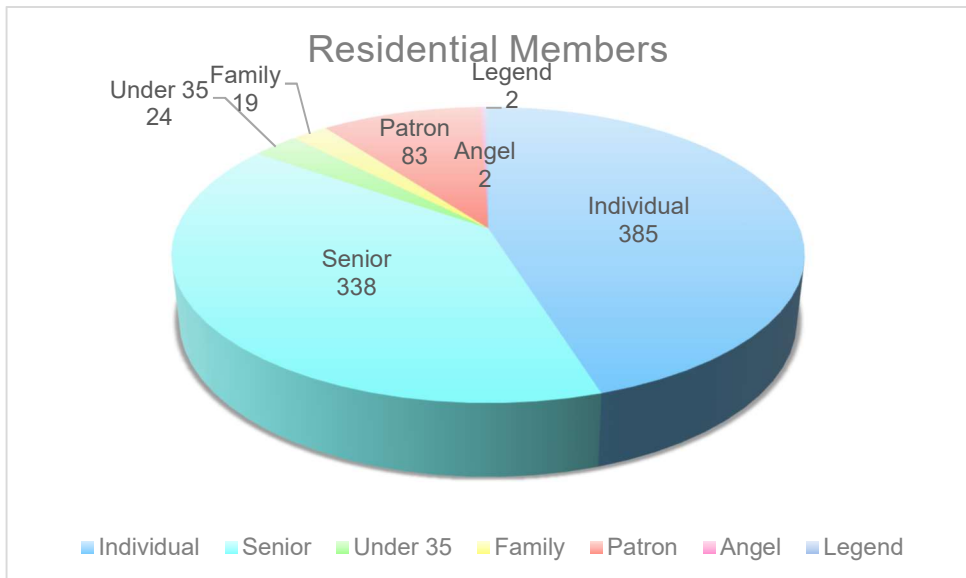
A small membership subcommittee is in the process of creating a system of monthly Board Tips on how to be a better CCRA Ambassador.

A small membership subcommittee is in the process of creating an Impact Document to utilize with the WHY CCRA.

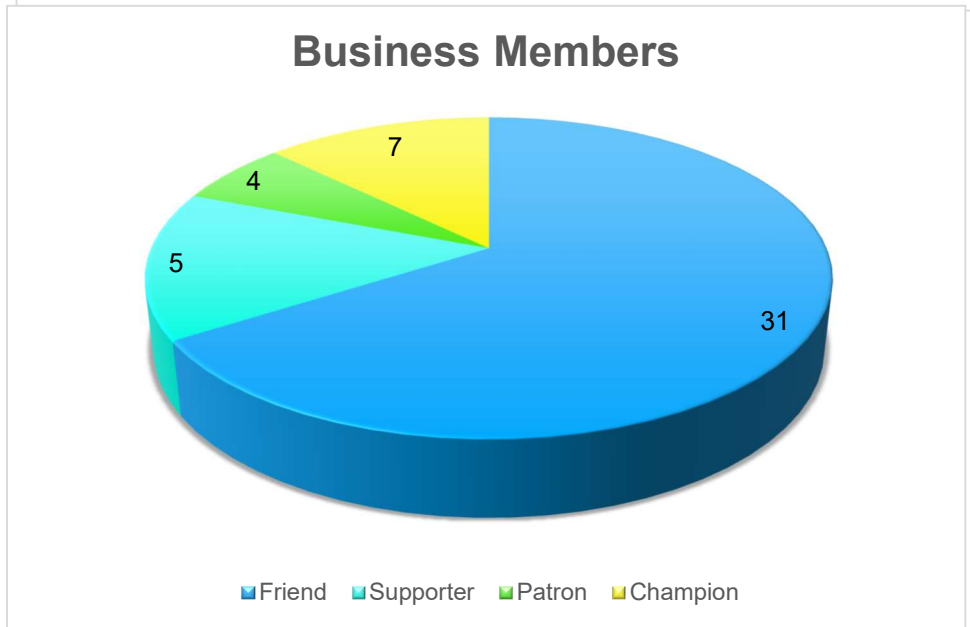
Respectfully submitted  
Michele Ettinger

## Membership as of 01/31/19

Residential Members	Gain	Loss	
Individual	385	7	20
Senior	338	4	0
Under 35	24	2	0
Family	19	0	0
Patron	83	1	1
Angel	2	1	0
Legend	2	0	0
	853	15	21



Business Members	Gain	Loss	
Friend	31	0	0
Supporter	5	0	0
Patron	4	0	0
Champion	7	0	0
	47	1	0
Total	900	16	21





Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Samuel Gordon and Janice Woodcock, Co-Chairs CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Location: Brandywine BEX, 1 Commerce Square, 2005 Market Street  
 Date: Tuesday, January 28, 2020 at 7:00 PM

- 414 – 18 South 20<sup>th</sup> Street (CMX-1 abutting RSA-5 Zoning District under Center City Residential District, Center City Commercial District and Parking Garage at Ground Floor Use Control)**  
 ZBA # 39667, Hearing Date: 3/18/2020 @ 2:00 pm

**THE VOTE WAS TABLED UNTIL THE FEBRUARY ZC MEETING**

Application for the complete demolition of all existing structures on the lot. For the erection of an attached structure (45'-9" High). Roof deck accessed by a Pilot House (422S,F,) Recessed Balconies. Accessory parking spaces including one accessible space, accessed by a front street. For a Multi Family Household Living of 4 (Four) Dwelling Units, From First through Fourth Floors. No sign on this application.

<i>Refusal: Table 14-602-2 this Zoning</i>	<i>Proposed, Multi-Family is Prohibited in District</i>	
<i>Refusal: Section 14-604(5)(a) Area of Pilot House</i>	<i>Allowed</i>	<i>Proposed</i>
	<i>125 SQ FT</i>	<i>422 SQ FT</i>
<i>Refusal: Rear Yard Depth</i>	<i>Required</i>	<i>Proposed</i>
	<i>9 FT</i>	<i>5 FT</i>
<i>Refusal: Open Area</i>	<i>Required</i>	<i>Proposed</i>
	<i>20% of Lot Area</i>	<i>3% of Lot Area</i>
<i>Refusal: Maximum Height</i>	<i>Allowed</i>	<i>Proposed</i>
	<i>38'-0"</i>	<i>45'-9"</i>

