

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of March 2, 2017

## Members Present

<input checked="" type="checkbox"/> John Haak, Chair	<input type="checkbox"/> Jean McCoubrey
<input checked="" type="checkbox"/> Cynthia Brey, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input checked="" type="checkbox"/> Brad Flamm	<input checked="" type="checkbox"/> Ned Mitinger
<input checked="" type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Andrew Moroz
<input type="checkbox"/> Larry Goldfarb	<input checked="" type="checkbox"/> Aga Vinson
<input type="checkbox"/> John Landis	<input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)
<input checked="" type="checkbox"/> Joyce Lenhardt	<input checked="" type="checkbox"/> Bob Rossman, VP Physical

## Others Attending:

Vince Krakauskas, City Public Properties

Representatives of the City

Adam Thiel, Fire Commissioner

Representative of the Fire Department

Cecil Baker, Cecil Baker + Architects

Eric Leighton, Cecil Baker + architects

Nicholas Connelly, Cecil Baker +Architects

John Romano

Patricia Cove

Matt Millan

Greg Woodring

Carolyn Simons

Others

Carl Primavera, attorney for 603 W Hartwell

Jason Kelso, landscape architect for 603 W Hartwell

Tim Brouse, engineer Alta Designs for 603 W Hartwell Lane

Linda Baldwin

Brendan Sample, Chestnut Hill *Local*

Celeste Hardester

Melissa Nash, recorder

Larry McEwen opened the meeting at 7:27 pm. This is a special meeting presenting preliminary designs for the firehouse project as well as regular business.

## **Engine Company 37 Proposed Expansion**

•Presentation: Eric Leighton presented the background history of the firehouse and the police station (demolished 1959). The major problem with the existing firehouse is the narrowness of the doors. He presented the current situation in detail. This was followed by a programming diagram that focuses on the apparatus. All other functions relate to the apparatus. He then presented three options for the addition. Option A is 2 stories, butting directly against the older building with parking along the edge of the property. This option was deemed unsatisfactory. Option B moves the addition away from the older building, creating a space between the old and the new. There would be no on-site parking, which is a problem. Option C moves the addition closer to the original building, but the connection is only one story in height. Circulation between the original and the new is reduced. Parking is along the edge of the property.

•Option C: The elevations were presented first. The elevations pick up on the steep lines of the gables. There is minimal contact between the old and new buildings. Mechanical equipment would be on the roof of the addition. Doors in original bays would be wood frames with glass infill. Construction would occur while the old building is still functioning. Vince Krakauskas of the City's Public Properties office noted that today's presentation was all conceptual. It will need to be overlaid with LEED, zoning requirements and refusals. Adam Thiel, Fire Commissioner, added that this would provide a safe, healthy work place.

•Committee Discussion: It was asked about the need for parking. There are five people for each shift; each has a car. There is a shift change overlap so there is a need for 10 spaces. The firefighters carry 100lbs of equipment to work so public transportation is not realistic. Patricia Cove asked about changes to the existing opening. The existing openings will remain. She also asked about materials. New materials will be glass, a smooth product that is close to the sandstone on the older building, large Hardyplank fish scale scalloped boards, and aluminum and glass overhead doors. The grid pattern on the side of the new is meant to echo the checkerboard patterns on the old. Steve Gendler noted that the watch room that extend beyond the front was obscures the recess between the two parts. The watch room needs a clear view of the street so it needs to sit forward. Joyce Lenhardt suggested moving the watch room into one of the existing garage entries. Ned Mitinger asked about parking cars and apparatus driven to training events. Training does involve cars being driven to the site, but no outside apparatus is used. There will be an outside area at the back of the building. Matt Millan asked about zoning. At present coverage is less than allowed (>50% required). Also considered will be side and backyard setbacks. There should be no problem with the Wissahickon Watershed. The firehouse will need to present to the all commissions.

•Audience Discussion: A neighbor asked about the rear of the building. The back wall will be treated like the side wall with some glass. The exhaust pipes presently on the rear of the building will be relocated to equipment on the roof of the new building. Another neighbor asked if the Fire Department could rent spaces in the SEPTA lot on W Evergreen. This is not realistic due to the equipment that is carried. Still another asked about creating a driveway onto Shawnee Street. There is a substantial height difference, so this is not feasible. Greg Wooding asked about creating a ramp from Shawnee or using parking lifts. Firefighters present stated although parking is tight, they are able to backup cars into the tight spaces. Green space was asked about. The current apron on the old building will be grassed. There will be a narrow planting buffer strip between parking and the neighboring property as well as green space at the rear.

•Committee Action: Patricia Cove noted there is a lot of variety in the old building. There is too stark a contrast between the old and the new. It was noted that this is an early stage design. It will change.

### **Norwood Avenue Parking Lot**

•Discussion: P Cove stated that there was a meeting with the hospital. The Historical Society wants the parcel to have an easement. There will be another meeting next Tuesday and that the hospital should be invited. The hospital should present its plans for the parcel. There has also been a meeting with the near neighbors. It was suggested that there be a formal forum at the next DRC.

### **603 West Hartwell Lane**

- Presentation: Jason Kelso described the project as involving minor changes in the ponds area. They are renovating terraces, creating a formal lawn, new retaining walls and rebuilding the pergola. The pool terrace will be expanded slightly and the ponds will be re-lined. Stormwater management will be improved. The property is on city sewer so management involves rain water only. The refusal involves Wissahickon Watershed requirements and building in steep slopes. A bridge used by lawn care needs repair. There will be a slight decrease in imperious coverage.

- Committee Action: L McEwen moved that the committee recommend support for the variances. John Haak asked about neighbor notification. The near neighbors have been notified. There has been one “no” response and no objections. They have not received the Planning Commission list. When it is received, all will be notified. The vote was unanimous for the project approval.

### **Other Business**

- W Bells Mill: Streets says it will study the situation. Streets has decided to add signage, reduce the speed from 30mph to 25 mph and add signs warning of speed and curve. Streets may also perform a speed test. Other things may be considered include using signs to indicate a narrow roadway and roughening the pavement (this can make situations worse). There will be no speed humps.

- One Way Streets: Linda Baldwin, a Chestnut Hill resident asked about the reversal of Hartwell Lane. To her there are too many eastbound streets and asked about making another west bound. N Mitinger noted the streets were organized in that way to slow down students driving to CHA. J Lenhardt explained that a petition needs to be submitted to Streets. Neighbors must agree. She indicated that she would not be in favor of this change. Andrew Moroz added that he has gotten accustomed to the change. This needs to be considered as a part of the whole. In many areas, smaller streets flow to the commercial corridor. Larger streets are two way and provide exit from the commercial areas.

- 2E Chestnut Hill Avenue: N Mitinger asked about the state of 2 E Chestnut Hill Avenue. It does need to be cleaned up. The developers are waiting for the outcome of the lawsuit.

- Minutes Review: It was moved that the January minutes be approved as submitted. A correction was noted. The motion was seconded and approved. It was then moved that the February minutes be approved. With minor corrections noted, the motion was seconded and approved.

### **Adjournment**

- The meeting was adjourned at 9:51PM