



April 14, 2014

Mr. Alan Greenberger, Chairman
Philadelphia City Planning Commission
One Parkway, 13th floor
1515 Arch Street
Philadelphia, PA 19102

Re: 1601 S. Christopher Columbus Boulevard
AAA Auto Repair/Service Center
POD Meeting – April 15, 2014

Dear Chairman Greenberger:

On behalf of the Central Delaware Advocacy Group (CDAG) I respectfully request that the above-referenced application before the Commission be disapproved.

In 2009 the Philadelphia City Planning Commission supported the interim zoning overlay (§14-1638) intended to protect the goals of Philadelphia's *Civic Vision for the Central Delaware*. In 2012 the Commission officially adopted the *Master Plan for the Central Delaware Waterfront*, and in 2013 supported passage of the *Central Delaware Riverfront Overlay District* (§14-507). These measures demonstrate the Commission's unwavering commitment to the highest standards of planning and development for Philadelphia's Central Delaware.

Under the residual provisions of §14-1638, the Commission now must exercise jurisdiction over the plan of development proposed for 1601 S. Christopher Columbus Avenue – an automobile repair/service center.

At the time of the above-referenced application, the *Master Plan for the Central Delaware* was already established City policy. The Master Plan envisions extending the fabric of adjacent communities eastward toward the river's edge and establishing a more pedestrian-friendly environment that is less automobile-centric in nature. For that reason, uses such as that proposed for the subject parcel – automobile repair and service – are decidedly inappropriate.

CDAG concludes that both the Master Plan and the codified regulations supporting that Plan clearly precludes the proposed use. Therefore, CDAG urges the disapproval of the application before the Commission.

Under the POD process, the Commission may weight its final decision on the appropriateness, or inappropriateness, of the proposed use and/or structure, without recourse to technical points of law like the use prohibitions of §14-507. In other words, the Commission has full discretion in this matter, and CDAG urges the Commission to use that discretion to make a decision consistent with the Master Plan of the District.

CDAG's interest in this matter is solely the preservation of the integrity of the *Master Plan for the Central Delaware* and the regulations intended to guide development toward realization of that Master Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matthew Ruben". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew Ruben
Chair, CDAG

cc: Mark Squilla, 1st District Councilman (mark.squilla@phila.gov)
Mr. Carl Primavera, Esquire, for the Applicant (cprimavera@klehr.com)
CDAG Board (cdag-board@googlegroups.com)
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