

PHILADELPHIA CITY PLANNING COMMISSION
MEETING VIA ZOOM
MINUTES JUNE 16, 2020

PRESENT:

Anne Fadullon, Commission Chair

Cheryl L. Gaston

Duane Bumb

Catherine Lamb

Ariel Vazquez

Nancy Rogo Trainer

Christopher Rupe

Garlen Capita

Patrick Eiding

Maria Gonzalez

Joseph Syrnick, Vice Chair

Eleanor Sharpe

6/16/20

Commission Chair, Anne Fadullon, called the Philadelphia City Planning Commission to order at 1:00 p.m. and asked staff member, Ian Hegarty for general statement of how to run the meeting or take comments, then introduced Commission to the remote meeting.

Ian Hegarty, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting on Zoom. We may also have some people join us by phone.

During today's meeting, each agenda item will be presented by a member of the staff. Following each presentation, the Chair will ask the Commissioners for questions or comments. The Chair will then ask the audience for questions and comments. After that, the Commissioners will finish their discussion and vote.

Those of you who are joining us on Zoom will have two options to ask questions and comment. If you would like to speak, click or tap on the "RAISE HAND" button on the menu bar on the bottom of your screen at any time during the agenda item. You will be called on and have the opportunity to speak to the Commission and the audience.

If you prefer to type your question or comment, click or tap on the "Q&A" button on the menu bar at the bottom of your screen at any time during the agenda item. Once all attendees have had an opportunity to speak, I will read out loud any written questions and comments that have been posted to the Q&A.

For those joining by phone, we're unable to take spoken testimony, however, you can email your questions and/or comments to the Commission at Planning@phila.gov.

This meeting will be recorded and posted to our website.

Mr. Hegarty turned the meeting over to Anne Fadullon, the Commission Chair, to begin the meeting.

Commission Chair began the meeting by asking the commission if there were any questions or comments to the May Minutes.

1. Action Item: Approval of the Meeting Minutes for May 19, 2020.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Trainer, the Philadelphia City Planning Commission approved the minutes from the May 19, 2020 meeting. Unanimous consent with no nays.

2. Executive Director's Update.

The next Civic Design Review will be held July 14, 2020.

The next City Planning Commission Meeting will be held July 21, 2020.

Items in accord with Previous Policy

- a. Bill No. 200355: "An Ordinance amending an Ordinance (Bill No. 180293), entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 34-S and 41-S by striking from the City Plan and vacating the legally open portions of Packer Avenue from Christopher Columbus Boulevard to the Pierhead Line of the Delaware River and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes, water main purposes, and public utility purposes within the lines of Packer Avenue being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions.'" (Sarah Chiu)
- b. Action Item: Property Bill No. 200345: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title, or a lesser interest in real estate, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in parcels of land along the Delaware River and in the bed of the former Kensington & Tacony Railroad, under certain terms and conditions." Introduced by Councilmember Henon on June 4, 2020 (Mason Austin)

Staff recommendation is for approval.

This concludes the Executive Director's report.

3. **Action Item: Zoning Bill No. 200144: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain portions of land located within an area bounded by Oxford Street, 19th Street, Poplar Street and 27th Street, all under certain terms and conditions." Introduced by Councilmember Parker for Council President Clarke on February 13, 2020. (Presented by David Fecteau)**

The Civic Association requested this bill to reduce overcrowding and encourage more homeownership. The basis of staff's recommendation is that this bill will help the City achieve the Comprehensive Plan's goal of matching zoning to existing development.

Existing Use: RM-1 Residential Multi-family and CMX-2 Commercial Mixed-Use

Proposed Zoning: RSA-5 Residential Single-family, RM-1 Residential Multi-family and CMX-2 Commercial Mixed-Use

Present Use: 38 percent of the land in these blocks is vacant. Of the remaining, about 20 structures (approximately 10 percent of all buildings) are multi-family, most with two-dwelling units. These will become legally non-conforming. The rest are single-family homes.

The Bill will be amended at the March 18th City Council Rules Hearing. The amendment will revise the bill to return the RM-1 and CMX-2 zoning to the 2400 block of Thompson Street. Most of the recently approved and existing buildings on this block are multi-family. One property on the corner of 25th and Thompson Streets has a business on the ground floor and apartments above.

Staff recommendations is for approval.

Public Q & A and Comment(s): One written from Andrew Hart read by staff member, Ian Hegarty at (00:11:17).

Seeing no further questions or comments by the public, Commission Chair ask if there was a Motion.

Upon the Motion made by Commissioner Gonzalez and seconded by Commissioner Eiding to Accept Staff Recommendation for Approval.

Commission polled for the vote: Accepted by Commissioner Vazquez, Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Lamb, Commissioner Rupe, and Commissioner Bumb, Commissioner Capita, Commissioner Trainer, and Commissioner Syrnick.

Staff recommendation for approval was approved. Motion carried unanimously (10-0) at (00:14:21).

Public Q & A and Comment(s): One final comment re: Bill No. 200144 from public read by staff member, David Fecteau at (00:14:37).

4. **Action Item: Zoning Bill No. 200349: “An Ordinance amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to amend certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating the “/AME, American Street Overlay District,” all under certain terms and conditions.” Introduced by Councilmember Sanchez on June 4, 2020. (Presented by David Fecteau)**

The overlay is intended to allow development by-right of market-rate and affordable housing.

For all lots fronting on American Street, the overlay will:

- Allow multi-family household living by-right if:
 - All ground floor square frontage along American Street contains a use other than residential or parking within the first 50 feet of building depth;
 - Regulated uses are prohibited; and
 - The ground floor frontage must permit a finished ceiling height of at least 14 feet.
- Require at least 20 percent of all residential units to be affordable.
 - This requirement cannot be satisfied by paying into the Affordable Housing Trust Fund;
- Require developers on N. American Street to enter into an Equal Opportunity Plan contract with the City of Philadelphia.

Site Area: Approximately 736,000 square feet

Existing Zoning: RSA-5 Single Family, RM-1 Multi-Family and ICMX Industrial-Commercial Mixed-Use

Existing Zoning: RSA-5 Single Family, RM-1 Multi-Family and IRMX Industrial-Residential Mixed Use

Preset Use: Vacant lots

In conversations with staff and with the American Street Empowerment Board, the Councilwoman has stated her desire to try to channel the development pressure bearing down on the corridor into something productive. That is affordable housing.

There are currently at least three large residential buildings proposed for the 1700, 1800 and 1900 blocks of N. American Street. From the information we have, they are proposing approximately 600 total dwelling units. Yet, these two neighborhoods saw an increase in population of approximately 430 people from 2015 to 2018, a significant decrease from the approximately 1,160-person increase between 2010 and 2015. It is unlikely that market demand exists for all of the proposed units.

Staff recommendation is, Request for 45 days. This will give staff the summer to continue negotiating with the Council office. And, since there has been no public outreach regarding this Bill, we would like to work with our Commerce Department colleagues to ensure that business owners know the implications of this Bill.

We also believe there may be a way to channel residential development enabled by this Bill in a way that could benefit the business attraction and retention goals of the North Central Empowerment Zone.

Staff recommendations is for approval.

Upon the Motion made by Commissioner Capita to delay by 45-days, with the hope that some of this dialogue actually happens, that the community is asking for. Seconded by Commissioner Eiding to request 45-days. Commission Chair explained what that means to the Commission is, that this Bill could still be heard at the Rules Committee Meeting tomorrow (6/17), but it can't be voted out of Council, which means it couldn't happen this session, and it would be delayed until September 2020.

Commission polled for the vote: Accepted by Commissioner Gaston, Commissioner Vazquez, Commissioner Capita, Commissioner Eiding, Commissioner Lamb, Commissioner Rupe, Commissioner Trainer, Commissioner Gonzalez, Commissioner Bumb, and Commissioner Syrnick.

Motion carried unanimously (10-0) to request 45-days at (01:27:21).

5. **Action Item: Zoning Bill No. 200350: “An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Norris Street, American Street, Berks Street, and 3rd Street; and amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to amend certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating the “/BNA, Berks and American Overlay District,” all under certain terms and conditions.” Introduced by Councilmember Sanchez on June 4, 2020. (Presented by David Fecteau)**

The overlay is intended to allow development by-right of market-rate and affordable houses. For lots zoned RSA-5 single family and RM-1 multi-family, the overlay will:

- Allow two-family homes on RSA-5 Single Family lots if: (1) the lots have a width greater than 15.5 feet; and at least one of the units qualifies as affordable.
- Waive open area requirements for lots with a depth of less than 55 feet, and set the required yard depth for those lots to 5 feet;
- Set a minimum lot width for all lots of 12 feet; and
- Set a minimum required lot area of 550 square feet.

For lots zoned IRMX, the overlay will:

- Waive the height and building setback requirements for rooftop solar panels;
- Set the maximum occupied area to 100 percent of the lot if at least half of residential units are affordable;
- Set the maximum building height to 200 feet if at least half of residential units are affordable.

Approximately 736,000 square feet

Existing Zoning: RSA-5 Single Family, RM-1 Multi-Family and ICMX Industrial-Commercial Mixed-Use

Existing Zoning: RSA-5 Single Family, RM-1 Multi-Family and IRMX Industrial-Residential Mixed-Use

Present Use: Vacant lots

Scannapieco Development owns 265 W. Berks Street formerly a scrapyard operated by Morris Iron and Steel. Morris consolidated their operations at 7345 Milnor Street. This will become a mixed-use apartment building.

The Philadelphia Land Bank owns approximately 60 properties within the overlay boundaries. APM has requested a lease for these properties to build a mix of market-rate and affordable homes. Fifty-one percent of the homes built would be sold for 61 percent to 120 percent of Area Median Income. The remainder would be sold at market-rate.

The developers plan to use the profits from 265 W. Berks Street to subsidize construction on the RSA-5 and RM-1 lots to the west.

Staff recommendation is for Approval.

One of the primary reasons for the City's zoning reform in 2012 was to make the zoning code simpler and easier to read. Zoning overlays frustrate that goal.

While we support affordable housing and market-rate housing, the City's rules and regulations must apply fairly to everyone. Zoning overlays frustrate that principle. This zoning overlay also treats the lot owned by the Scannapiecos and those to be leased to APM differently than lots owned by everyone else.

When the city rezoned these neighborhoods in 2016 and 2017, it maintained 60 acres of land for job creation and retention on N. American Street and in a small area near Honor Foods just to the west. That rezoning was based on recommendations in the Comprehensive Plan. The Berks Street proposal runs counter to the goals of the Comprehensive Plan.

The intent of this overlay is to enable market-rate and affordable housing. However, zoning applies to the land, not to the owner. The City cannot prevent the applicants from selling their land once the overlay has passed. The affordability requirements in this ordinance are unenforceable.

Commission Questions and Comment(s): at (00:22:50) from Commissioner Vazquez, Commissioner Chair, Commissioner Capita, Commissioner Gonzalez, and Commissioner Gaston.

Public Q & A and Comment(s): at (00:32:31)

Commission Chair read a public comment from Gabriel Gottlieb at (00:48:11).

Staff member, Ian Hegarty read several public comments submitted via email at (00:48:45).

Commission Questions and Comment(s): at (01:16:15) from Commissioner Eiding, Commissioner Gonzalez, Commissioner Gaston, and Commissioner Vazquez.

Commission Chair read a public comment from Gabriel Gottlieb at (00:48:11) and another public comment at (01:25:02).

Seeing no further questions or comments by the public, Commission Chair ask if there was a Motion.

Upon the Motion made by Commissioner Capita to delay by 45-days, with the hope that some of this dialogue actually happens, that the community is asking for. Seconded by Commissioner Eiding to request 45-days. Commission Chair explained what that means to the Commission is, that this Bill could still be heard at the Rules Committee Meeting tomorrow (6/17), but it can't be voted out of Council, which means it couldn't happen this session, and it would be delayed until September 2020.

Commission polled for the vote: Accepted by Commissioner Gaston, Commissioner Vazquez, Commissioner Capita, Commissioner Eiding, Commissioner Lamb, Commissioner Rupe, Commissioner Trainer, Commissioner Gonzalez, Commissioner Bumb, and Commissioner Syrnick.

Motion carried unanimously (10-0) to request 45-days at (01:27:21).

- 6. Action Item: Zoning Bill No. 200161: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Main Street, Ridge Avenue, Wissahickon Creek, the Schuylkill River, and Osborn Street (extended).” Introduced by Councilmember Jones on February 20, 2020. (Presented by Andrew Meloney)**

The Bill seeks to correctively rezone the Manayunk Crossings shopping center at the intersection of Ridge Avenue and Main Street from “I-1” Industrial to “ICMX” Industrial-Commercial Mixed-Use. It will allow the owner of the property to fill commercial spaces with commercial tenants as needed and build new commercial “pad sites” to meet the shopping needs of the surrounding neighborhood.

The Lower Northwest District Plan recommended a zoning change to “CMX-3” for this site. This was further nuanced by the recommendations of the Wissahickon Gateway Plan, which was adopted by the Planning Commission. The Wissahickon Gateway Plan recommends near-term remapping of the property to “ICMX” and long-term remapping to “CMX-3” Commercial Mixed-Use to allow for transit-oriented development adjacent to the soon-to-be expanded Wissahickon Transportation Center.

Staff recommendations is for approval.

Public Q & A and Comment(s): from Al Sherman, Esq. read by staff member, Ian Hegarty at (01:32:47).

Seeing no further questions or comments by the public, Commission Chair asked if there was a Motion.

Upon the Motion made by Commissioner Bumb and seconded by Commissioner Rupe to Accept Staff Recommendation for Approval.

Commission polled for the vote: Accepted by Commissioner Rupe, Commissioner Bumb, Commissioner Syrnick, Commissioner Gaston, Commissioner Vazquez, Commissioner Lamb, Commissioner Capita, Commissioner Trainer, Commissioner Gonzalez, and Commissioner Eiding.

Staff recommendation for approval was approved. Motion carried unanimously (10-0) at (01:37:39).

7. Action Item: Zoning Bill No. 200346: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 56th Street, Arch Street, Conestoga Street, and Market Street.” Introduced by Councilmember Jones on June 4, 2020. (Presented by Brian Wenrich)

The Bill seeks to rezone the block from “CMX-2” Commercial Mixed-Use, “I-2” Medium Industrial, and RSA-5 Residential Single-Family Attached to “CMX-3 Commercial Mixed-Use” to allow for a proposed Dollar General and affordable apartments in a pre-existing five-story building. This remapping is consistent with the recommendations of the West District Plan. The plan recommends “CMX3” Commercial Mixed-Use on this block to allow for transit-oriented development adjacent to the 56th Street El Station.

Existing Zoning: CMX-2” Commercial Mixed-Use, “I-2” Medium Industrial, and RSA-5 Residential

Single-Family Attached to “CMX3 Commercial Mixed-Use.”

Proposed: CMX-3 Commercial Mixed-Use

Present Use: Vacant land, vacant building, church, senior housing and a cemetery.

Staff recommendations is for approval.

Commission Questions and Comment(s): at (01:40:17) from Commissioner Trainer and Commissioner Vazquez

Seeing no further questions or comments by the public, Commission Chair asked if there was a Motion.

Commission polled for the vote: Accepted by Commissioner Gonzalez, Commissioner Vazquez, Commissioner Eiding, Syrnick, Gaston, Commissioner Lamb, Commissioner Capita, Commissioner Rupe, Commissioner Trainer, and Commissioner Bumb.

Staff recommendation for approval was approved. Motion carried unanimously (10-0) at (01:43:00).

8. Action Item: Adoption of Emergency Regulations for the Philadelphia City Planning Commission. (Presented by Mason Austin)

Enacting regulations pertaining to required meetings for applicants and Registered Community Organizations prior to Zoning Board of Adjustments and Civic Design Review Hearings.

Staff recommendations is for approval.

Commission Questions and Comment(s): at (01:46:57) from Commissioner Gaston, Eleanor Sharpe, and the Developer at (01:51:02).

Public Q & A and Comment(s): from Al Sherman, Esq. read by staff member, Ian Hegarty at (01:53:43).

Seeing no further questions or comments by the public, Commission Chair ask if there was a Motion.

Upon the Motion made by Commissioner Gaston and seconded by Commissioner Gonzalez to Accept Staff Recommendation for Approval.

Commission polled for the vote: Accepted by Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Vazquez, Commissioner Capita, Commissioner Rupe, Commissioner Trainer, Commissioner Eiding, Commissioner Bumb, and Commissioner Lamb.

Staff recommendation for approval was approved. Motion carried unanimously (10-0) at (02:01:14).

Commission Chair asked for a motion to adjourn the meeting at (02:01:20).

Upon the motion made by Commissioner Eiding and seconded by Commissioner Gonzalez, the Philadelphia Planning Commission Meeting was adjourned by the Commission Chair at (02:01:30).

End time: 3:01 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, August 18, 2020 at 1:00 p.m.** via Zoom platform.

SUMMARY

1. Action Item: Approval of the Meeting Minutes from May 19, 2020.

APPROVED

2. Executive Director's Update.

Items in accord with previous policy

- a. Bill No. 200355: "An Ordinance amending an Ordinance (Bill No. 180293), entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 34-S and 41-S by striking from the City Plan and vacating the legally open portions of Packer Avenue from Christopher Columbus Boulevard to the Pierhead Line of the Delaware River and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes, water main purposes, and public utility purposes within the lines of Packer Avenue being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions.'" (Sarah Chiu)
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3. Action Item: Zoning Bill No. 200144: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain portions of land located within an area bounded by Oxford Street, 19th Street, Poplar Street and 27th Street, all under certain terms and conditions." Introduced by Councilmember Parker for Council President Clarke on February 13, 2020. (Presented by David Fecteau)

APPROVED

4. Action Item: Zoning Bill No. 200349: "An Ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "AME, American Street Overlay District," all under certain terms and conditions." Introduced by Councilmember Sanchez on June 4, 2020. (Presented by David Fecteau)

MOTION CARRIED TO REQUEST 45-DAY

5. Action Item: Zoning Bill No. 200350: "An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Norris Street, American Street, Berks Street, and 3rd Street; and amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/BNA, Berks and American Overlay District," all under certain terms and conditions." Introduced by Councilmember Sanchez on June 4, 2020. (Presented by David Fecteau)

MOTION CARRIED TO REQUEST 45-DAY

6. Action Item: Zoning Bill No. 200161: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Main Street, Ridge Avenue, Wissahickon Creek, the Schuylkill River, and Osborn Street (extended)." Introduced by Councilmember Jones on February 20, 2020. (Presented by Andrew Meloney)

APPROVED

7. Action Item: Zoning Bill No. 200346: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 56th Street, Arch Street, Conestoga Street, and Market Street." Introduced by Councilmember Jones on June 4, 2020. (Presented by Brian Wenrich)

APPROVED

8. Action Item: Adoption of Emergency Regulations for the Philadelphia City Planning Commission. (Presented by Mason Austin)

APPROVED

Attendees

First Name	Last Name	Email
		Catherine.Lamb@phila.gov
Billy	C	billylcollinsjr@gmail.com
Kacie	Liss	katherine.liss@phila.gov
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GM		gislanem@aol.com
willgonzalez		will.gonzalez@ceibaphiladelphia.org
Isabella	Gross	isabella.gross@phila.gov

Questions and Answers

Question	Asker Name	Asker Email	Answer(s)
Is there a reason why 200144 is taking out business zoning?	GM	gislanem@aol.com	live answered
<p>Michael Moran, 1900 block of Leithgow St</p> <p>Hi Anne Fadullon, I hope you are well.</p> <p>My name is Michael Moran I am a community member and small business owner in the North Philadelphia section of the city, we briefly met in March 2020 during the Land Bank Board of Directors meeting.</p> <p>During this meeting many community members attended in unity to have our voices heard in regards to the various land development plans being implemented in our neighborhood. At times the meeting grew tense due to miscommunication and the lack of readily available information pertaining to the proposed plans. During one of these moments you had the foresight to recommend that it would benefit everyone if we rescheduled the meeting, and involved the community at the new future meeting. The opportunity to shape and improve our community was the reason we all spoke at that hearing in February, it was the reason I like many others took time off work and traveled to center city, and it was worth the travel because at that moment we had ou</p>	Iglesias Garden	iglesias.garden@gmail.com	live answered
<p>Leslie Fuentes and Mirta Gonzales, 1900 block of N. Lawrence St.:</p> <p>My name is Leslie Fuentes I have been living on the 1900 block of N. Lawrence St. for 30 years. It is very disheartening to discover that You,Maria Sanchez-Quinonez have turned against our community and to your constituents of the promise you made to established Iglesias Garden on N Lawrence St.</p> <p>This garden would provide the following:</p> <p>nourishment to low income families</p> <p>Elders teaching children agriculture</p> <p>I ask this question: How well do you sleep at night knowing the betrayal towards what you claim to be Your Community?</p> <p>I declined against building apartments and development to appease the lining of your pockets along with high-end developers. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard.</p>	Iglesias Garden	iglesias.garden@gmail.com	live answered
NOT FOR SALE,	Iglesias Garden	iglesias.garden@gmail.com	live answered
<p>Eluid Allende, 2024 N. Lawrence St.:</p> <p>I think if developers continue to come in and build, in the neighborhood, it will begin to get too crowded. I already believe it's getting too populated and rather have a community garden or park for the people who have been here in this neighborhood through the worst times. I don't think we should have to feel pushed out because they want to come in and change things for their financial benefit. Let us at least buy our land back. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard.</p>	Iglesias Garden	iglesias.garden@gmail.com	live answered
<p>Josh Reaves, gardener at the Iglesias Garden:</p> <p>Bill No. 200350 shows the entire problem with Philadelphia's shoddy zoning practices. This is the definition of spot zoning - which is an unconstitutional act as declared by Pennsylvania's supreme court - and frankly heartless. This councilwoman sat and nodded at the community's fears over their homes and community spaces in March and continues to position herself as a champion for her community. Yet, time and time again, she positions herself against that community, paving the way for more ugly, shoddy construction that rips the roots of black and Latino families that elected her. This "Zone" of one block, specifically targeting properties to redevelop (AGAIN an unconstitutional use of the city's police powers) would destroy communities that we have invested years and lives into. A 20-story apartment building is COMPLETELY outside the character of a neighborhood of row homes and gardens.</p>	Iglesias Garden	iglesias.garden@gmail.com	2
The city should NOT agree to this zoning proposal.	Iglesias Garden	iglesias.garden@gmail.com	live answered

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6	Robert Colon, 2003 N. Lawrence St. I have lived in this neighborhood for 60 years. I don't like what the city is doing, and I am opposed to these new zoning changes. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard	Iglesias Garden	iglesias.garden@gmail.com	live answered
7	Adamarie Baez, 1907 N LAWRENCE ST My name is Adamarie Baez. I live at 1907 N Lawrence Street with my family and I do not want the city to make these changes. I have lived in the neighborhood for 19 years. I feel like developers are taking away from what this neighborhood really is. Big buildings in this neighborhood will make everyone feel really uncomfortable - it will be too much for this area. Also, property taxes are very expensive, and these buildings make it harder for us to continue to afford to live here. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard	Iglesias Garden	iglesias.garden@gmail.com	live answered
8	Evelyn Guzman, 1909N Leithgow St This to inform that I Evelyn Guzman have live in my neighborhood for 30 years and I have seen how this contractors has build around our neighborhood this not only has change the way we live but the way we all feel overwhelmed with all that going on from break our sidewalks our streets and damage our property. I my self have experience many confrontation due to this contracts build around my properties. I not only request help from the city but also from the state representative which at many time but to the side and didn't even bother reach out. With this say I feel like this unfair to the people who live all there life's in the neighborhood for them to come and take over without give us a chance to raised our voice. As a block captain I appreciate it that our voices are heard not only for us but the elders that also live there to and our children who has to find a way to play around all this construction. I would like to request the planning commission delay bill 200350 by 4	Iglesias Garden	iglesias.garden@gmail.com	live answered
9	Roy Garcia, 1919 4th St My name is Rogelio, and I don't want construction of more buildings and houses here. We already have a lot of houses here, what we need are parks for our kids, parks for families, so that the people have a greater sense of community between families, friends, and neighbors. I sell tacos, that's my business. With more construction, we won't have spaces to get together with family... parks to host get togethers and BBQs. If they take away our parks we won't have a space to communicate amongst our families, amongst neighbors, amongst the people. Here in this community, there are a lot of folks that want a park to host communal gatherings. That's what I want, but no more buildings. I've lived here in North Philadelphia for 20 years and the people that live here, from different races, different cultures, are happy to live in this beautiful community that is North Philadelphia. Philadelphia is a beautiful place for my children, my grandchildren, my entire family. I would like to request the p	Iglesias Garden	iglesias.garden@gmail.com	live answered
10	Orlando Rosa, 2004 Leithgow St My grandmother, Morgana Ginnet, spoke at the Land Bank Board of Directors Meeting in March 2020 because she has been trying to get her garden lot from the Land Bank for many decades. I am opposed to bill #200350 because it threatens gardens and community members like my grandmother. Thank you.	Iglesias Garden	iglesias.garden@gmail.com	live answered

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<p>Patricia Williams, 1900 block of Leithgow St</p> <p>My name is Patricia. I've been here for three years with my significant other Ronald Raheem Williams, better known as Bam. I got to learn and got to know these people of the garden, my brothers and sisters of the garden: Zef, Ronald, Cesar, Lauren, and Amy. And I'm being forreal about this when it go on viral or whatever it may go on. And I'm very honest. And I have a memorial- what I got, we have nothing. Brothers and sisters of every color, nationality... sick, and everything above, homeless, whatever. I have a memorial of my sister over here at the garden. Of the brother and sisters of the garden. Her name is Pamela. Besides that my sister's been gone for maybe four weeks now. Anywho, ya'll not gonna see me without my shyness. This saves me, this saves my flesh. It opens my heart and my mind, to get to know these people since I've been here out of 3 years of getting to know this garden. Ya'll cannot and will not, we refuse, you cannot take this. This is ours. Of</p>	Iglesias Garden	iglesias.garden@gmail.com	live answered
<p>Migdalia Mendez, 415 W Hewson St</p> <p>My name is Migdalia Mendez I live at 415 W Hewson Street for almost 35 years and I have been keep cleaning, clean all the lots around here. I'm fighting for 417 and 419 because I don't want no more houses around here. They... When they build the 413 they do a lot of damage to my house. I have a lawyer trying to do something about it to see if they pay me so I can fix my house. So I just want to stop to build all these huge houses near the little ones so you can sell, you can cover that house with this one and take part of the lot that's not supposed to be from them. Because that's part over there. That's another lot. And I asked an inspector from license inspections why the house is bigger and he told me because he didn't know the measurements of the house. So that's why, and he didn't do nothing he just closed that case. I oppose bill #20035 because I don't want no more houses on my block. There's a lot of blocks that are completely empty, there are no houses. Why don't they us</p>	Iglesias Garden	iglesias.garden@gmail.com	live answered
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<p>how is this going go effect the other blocks? and why those blocks?</p>	GM	gislanem@aol.com	live answered
<p>and why not just rezone that one block on american and berks?</p>	GM	gislanem@aol.com	live answered

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16	I am happy to make a statement on behalf of the Councilmember's office.	Eric Bodzin	eric.bodzin@phila.gov	I have unmut
17	A third of the articles that I write are about projects in this general area of the city, and all are market rate developments. Affordable housing development is necessary here.	Gabriel Gottlieb	gabrielgottlieb7@gmail.com	live answered
18	Please see our email to planning@phila.gov for the full text of all of our neighbors testimony.	Iglesias Garden	iglesias.garden@gmail.com	Thank you
19	Amber Ganzelli & Vincenzo DeCicco 2013 N Lawrence St I am very much against bill # 200350 as the construction that will take away the land my neighbors have preciously cultivated and cared for over the years. As someone who is born and raised in the city of Philadelphia, I have witnessed firsthand how rapidly our green spaces are disappearing. The Igesias Garden especially is a sacred space that provides food and brings our community closer together. Obnoxiously large housing is NOT what we need. It is not affordable housing when it pushes us out and raises taxes. There are not enough words to describe what these spaces mean to us as a community. Please consider the lifelong residents and what building on every inch of available space does to us.	aganzelli	amberganzelli@gmail.com	live answered
20	Bill No. 200350 must be delayed and a community conversation must be fostered. Holistic development is possible, if you allow the opportunity for it. Serve the public!	KOLE MADE	purchasing@kolemade.com	live answered

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21	<p>Item #6 - 3 quick questions-Hal Schirmer Esq. 215-721-1400</p> <p>First, the bill says this rezones "certain areas of land" BUT this rezones 1 owner's property, Pencoyd Crossing LP's property at 3720 Main Street, correct?</p> <p>Second, does PCPC notify all owners about bill rezoning their property? Multiple RCOs listed in the Dept. of Records have recorded deed restrictions/covenants/rights in this property. Did partial owners get notice of the rezoning of their property?</p> <p>Third, who wrote this bill? It omits all information the public needs to know. "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Main Street, Ridge Avenue, Wissahickon Creek, the Schuylkill River, and Osborn Street (extended)." That seems false and misleading.</p> <p>The bill rezones only Pencoyd Crossing LP's property at 3720 Main from I-1 to ICMX; correct?</p> <p>Why doesn't the PCPC summary just SAY THIS, so the public knows what the bill actually does?</p>	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
22	Thank you, comissioners.	Iglesias Garden	iglesias.garden@gmail.com	
23	<p>Item #6 Hal Schirmer 215 721 1400</p> <p>Since this only rezones 1 parcel, why was it described as if it was a rezoning for an entire area?</p>	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
24	Changing hands? Is this bill from a buyer?	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
25	Was this submitted by the owner?	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered

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	#7 Hal Schirmer Esq. 215 721 1400			
26	Q1 - Do RCO's generally file meeting summaries with facts / conclusions with PCPC? Q2 Does the ZBA generally file findings of fact & conclusions of law for each vote?	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
27	Oops, #8	Hal Schirmer Esq	halschirmeresq@gmail.com	
28	If the ZBA does NOT meet, would the RCO meeting decision be the "official decision" until the ZBA makes findings & conclusions, because the RCO decision was also filed pursuant to the Philadelphia Code?	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
29	Better phrasing - What is the status of RCO decisions which ARE made, if we have to wait for future ZBA findings & conclusions?	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
30	Isn't 14-303(m)(14) CONTROLLING	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
31	ZBA must file a written statement of reasons.	Hal Schirmer Esq	halschirmeresq@gmail.com	live answered
32	Can you forward the link for this discussion TO the RCOs, because not everyone are zoning geeks...	Hal Schirmer Esq	halschirmeresq@gmail.com	

Michael Moran, 1900 block of Leithgow St

Hi Anne Fadullon, I hope you are well.

My name is Michael Moran I am a community member and small business owner in the North Philadelphia section of the city, we briefly met in March 2020 during the Land Bank Board of Directors meeting.

During this meeting many community members attended in unity to have our voices heard in regards to the various land development plans being implemented in our neighborhood. At times the meeting grew tense due to miscommunication and the lack of readily available information pertaining to the proposed plans. During one of these moments you had the foresight to recommend that it would benefit everyone if we rescheduled the meeting, and involved the community at the new future meeting.

The opportunity to shape and improve our community was the reason we all spoke at that hearing in February, it was the reason I like many others took time off work and traveled to center city, and it was worth the travel because at that moment we had our voices heard.

Today, I am writing to you with concern because I was recently informed that a new bill was introduced, # 200350. In this bill the land being proposed for 'redevelopment' is the same land that the community members and the city planners discussed in March.

As the public continues to readjust to the challenges of this moment, it seems that some city officials took the opportunity to advance their agenda without the public involvement. My concern comes in comes in two parts;

1. The community never got the opportunity/meeting that was guaranteed at the meeting in February
2. The manner in which this bill was introduced seemed covert and reminiscent of what lead to the frustrations at the previous meeting

I am reaching out to you personally in regards to this matter because at the meeting in February I appreciated your calm and fair approach. While the new bill could potentially benefit the community the covert manner in which it is being presented is concerning. As members of the community we're taking a proactive approach to reshape our neighborhood, it is our request that city officials acknowledge this. Please delay this bill by 45 days so the community can learn about and give feedback on this bill. I would like to thank you for your time and I would appreciate your input in the matter.

Best regards,

Michael Moran

Leslie Fuentes and Mirta Gonzales, 1900 block of N. Lawrence St.:

My name is Leslie Fuentes I have been living on the 1900 block of N. Lawrence St. for 30 years. It is very disheartening to discover that You, Maria Sanchez-Quinonez have turned against our community and to your constituents of the promise you made to established Iglesias Garden on N Lawrence St.

This garden would provide the following:

nourishment to low income families

Elders teaching children agriculture

I ask this question: How well do you sleep at night knowing the betrayal towards what you claim to be Your Community?

I declined against building apartments and development to appease the lining of your pockets along with high-end developers. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard.

NOT FOR SALE,

Leslie Fuentes

Mirta Gonzales

Eluid Allende, 2024 N. Lawrence St.:

I think if developers continue to come in and build, in the neighborhood, it will begin to get too crowded. I already believe it's getting too populated and rather have a community garden or park for the people who have been here in this neighborhood through the worst times. I don't think we should have to feel pushed out because they want to come in and change things for their financial benefit. Let us at least buy our land back. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard.

Valerie Banks, 2000 block of N. Bodine St.

When are you going to meet with the community, as promised? I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard.

Josh Reaves, gardener at the Iglesias Garden:

Bill No. 200350 shows the entire problem with Philadelphia's shoddy zoning practices. This is the definition of spot zoning - which is an unconstitutional act as declared by Pennsylvania's supreme court - and frankly heartless. This councilwoman sat and nodded at the community's fears over their homes and community spaces in March and continues to position herself as a champion for her community. Yet,

time and time again, she positions herself against that community, paving the way for more ugly, shoddy construction that rips the roots of black and Latino families that elected her. This "Zone" of one block, specifically targeting properties to redevelop (AGAIN an unconstitutional use of the city's police powers) would destroy communities that we have invested years and lives into. A 20-story apartment building is COMPLETELY outside the character of a neighborhood of row homes and gardens.

The city should NOT agree to this zoning proposal.

Robert Colon, 2003 N. Lawrence St.

I have lived in this neighborhood for 60 years. I don't like what the city is doing, and I am opposed to these new zoning changes. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Adamarie Baez, 1907 N LAWRENCE ST

My name is Adamarie Baez. I live at 1907 N Lawrence Street with my family and I do not want the city to make these changes. I have lived in the neighborhood for 19 years. I feel like developers are taking away from what this neighborhood really is. Big buildings in this neighborhood will make everyone feel really uncomfortable - it will be too much for this area. Also, property taxes are very expensive, and these buildings make it harder for us to continue to afford to live here. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Evelyn Guzman, 1909N Leithgow St

This to inform that I Evelyn Guzman have live in my neighborhood for 30 years and I have seen how this contractors has build around our neighborhood this not only has change the way we live but the way we all feel overwhelmed with all that going on from break our sidewalks our streets and damage our property. I my self have experience many confrontation due to this contracts build around my properties. I not only request help from the city but also from the state representative which at many time but to the side and didn't even bother reach out. With this say I feel like this unfair to the people who live all there life's in the neighborhood for them to come and take over without give us a chance to raised our voice. As a block captain I appreciate it that our voices are heard not only for us but the elders that also live there to and our children who has to find a way to play around all this construction. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard.

Evelyn Santiago, 2042 N Bodine St

Wow I moved to the community 32 years ago. A lot has changed since then. It's sad that the community is kept in the dark or given information with little time leaving the community scrambling to get together so there voices can be heard. Our voices definitely count and should be heard. When these lots were abandoned by the city. The community came though cleaned gated and even planted beautiful gardens the community took responsibility for the lots with there personal time and there money. Now after about 30 years they decided that after all the

hard work has been done they can come and just take it away with no regards to the people that busted there behind sad but true. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard we've been silent for way too long. Thank you please take this into consideration.

Roy Garcia, 1919 4th St

My name is Rogelio, and I don't want construction of more buildings and houses here. We already have a lot of houses here, what we need are parks for our kids, parks for families, so that the people have a greater sense of community between families, friends, and neighbors. I sell tacos, that's my business. With more construction, we won't have spaces to get together with family... parks to host get togethers and BBQs. If they take away our parks we won't have a space to communicate amongst our families, amongst neighbors, amongst the people. Here in this community, there are a lot of folks that want a park to host communal gatherings. That's what I want, but no more buildings. I've lived here in North Philadelphia for 20 years and the people that live here, from different races, different cultures, are happy to live in this beautiful community that is North Philadelphia. Philadelphia is a beautiful place for my children, my grandchildren, my entire family. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Orlando Rosa, 2004 Leithgow St

My grandmother, Morgana Ginet, spoke at the Land Bank Board of Directors Meeting in March 2020 because she has been trying to get her garden lot from the Land Bank for many decades. I am opposed to bill #200350 because it threatens gardens and community members like my grandmother. Thank you.

Patricia Williams, 1900 block of Leithgow St

My name is Patricia. I've been here for three years with my significant other Ronald Raheem Williams, better known as Bam. I got to learn and got to know these people of the garden, my brothers and sisters of the garden: Zef, Ronald, Cesar, Lauren, and Amy. And I'm being forreal about this when it go on viral or whatever it may go on. And I'm very honest. And I have a memorial- what I got, we have nothing. Brothers and sisters of every color, nationality... sick, and everything above, homeless, whatever. I have a memorial of my sister over here at the garden. Of the brother and sisters of the garden. Her name is Pamela. Besides that my sister's been gone for maybe four weeks now. Anywho, ya'll not gonna see me without my shyness. This saves me, this saves my

flesh. It opens my heart and my mind, to get to know these people since I've been here out of 3 years of getting to know this garden. Ya'll cannot and will not, we refuse, you cannot take this. This is ours. Of the community. Children's and families'. So, we got right here in yellow "not for sale" so do not. Do not try to come and buy us out. And imma make it sure. This is with the blessing of us getting to know each other to be binded as roots of learning to grow. Like the trees. Don't mess with us. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Migdalia Mendez, 415 W Hewson St

My name is Migdalia Mendez I live at 415 W Hewson Street for almost 35 years and I have been keep cleaning, clean all the lots around here. I'm fighting for 417 and 419 because I don't want no more houses around here. They... When they build the 413 they do a lot of damage to my house. I have a lawyer trying to do something about it to see if they pay me so I can fix my house. So I just want to stop to build all these huge houses near the little ones so you can sell, you can cover that house with this one and take part of the lot that's not supposed to be from them. Because that's part over there. That's another lot. And I asked an inspector from license inspections why the house is bigger and he told me because he didn't know the measurements of the house. So that's why, and he didn't do nothing he just closed that case. I oppose bill #20035 because I don't want no more houses on my block. There's a lot of blocks that are completely empty, there are no houses. Why don't they use those blocks? Leave us alone.

Ruben and Sara Alvarez, 2000 block N Lawrence

New Yorkers, they come in here and buy some, 3-5 properties, so why they don't sell it to the poor people right here? So the rent is rising every single day, and it's gonna change and affect everybody. Taxes. Construction. Trash. The traffic in the morning. Everything. It's gonna affect the community. Because they're not thinking about living around here. They're thinking about business. And they just do a matchbox over there. That's a matchbox. They do like 20 units in less than six months, and they flip that. Eventually you're gonna see all this street right here, probably with meters, and you gotta pay like in the city. You gotta have a paid-for permit, cause if not they're gonna tow your car. Cause eventually - it's a wait. Right now, walk at 9, they're already profiling people, okay? I'm talking about all the situations. We're not racist, we Puerto Rican, we Black too. There's a lot of - they're profiling people. Right now, go to Mt. Vernon. if they don't recognize you they're gonna call the police at Mt Vernon. 17th, 16th, Poplar, Brown Street. I know all those streets over there. You're gonna see the difference.

They got cameras everywhere. If they don't recognize you, they're gonna call the police. Eventually, it's gonna happen right here. So it's gonna affect a lot. I request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Tyrone Booker, 2000 block N Lawrence

If they're trying to get progress or whatever, they want to give you pennies. You know and I've done been here long enough that I can cope with anything they throw because they're trying to get the lot we own next door. One of them. It's three lots there, I own the one on this... that's close to the house. The other guy on the other side owns that one. Then there's a lot between us. They're trying, but I ain't going nowhere. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard.

Toni Patrick, 2000 block N Lawrence

City will sell anything. The city will pressure you into selling shit. Money. It's for the money. You know, that's been vacant forever. I mean, I remember when the houses were there and people lived in the houses there, you know what I'm saying? Even Houston street. I remember houses on both sides of Houston street and everything. And um [****Reginy****] I left Philadelphia and moved to Connecticut. When I left Philadelphia, every lot... was a house there. Every lot. And when I came back it was just like what the hell. All of the houses, a lot of the houses were gone.

So now, and I keep saying to my husband, what they going to do in the nineteen hundred. They going to do something down there. That's a big open space, they're probably going to build a megaplex down there. We got it good. Where we at right here. We have access to everything. We can walk to the L. We can walk to the subway if you want to. The 57, the 39, the 3, 47. We got access to everything. It's just like, a lot of people... We get cards and calls everyday to sell our property. To sell that lot, to sell my mother's house. We almost sold my mother's house, some guys almost got us when my mother passed away. Cause we was like mourning. And they almost got us. But they didn't. And then they sent us papers to try and buy this. They sent us papers to try to buy the lots on the corner cause we got a business and we own two of the lots up on the corner. And we own three lots in the back. Everyday. Everyday. They send us cards, they call our house, call our house, call our house. All the time they try to get us to sell our properties. As is. That's what they say "as is". And then the guy's been trying to get my mom's house. He was trying to get it for like eighty thousand dollars. We almost sold it, if it wasn't for my sister, he would have got us. But like my sister told him. My sister—its three of us who signed the paperwork. And me and my husband had signed the agreement. But then, after we read the agreement...its bullshit. There was a bunch of bullshit in there. And she said to him, well I didn't sign it and my brother didn't sign it. If we didn't sign it it can't be sold. And he kept saying, well we'll give you more money. She said, it's not about the money. We don't want to sell it. You know—he kept—well they have to sign it and we'll go to court. She said, well I'll wait to hear from you. And they never called her again. But yeah they always lying. I even told Amy I'll save her the cards and the letters that they send us all the time.

Lilliana Velasquez, 2000 block N Lawrence

It's changing very quickly and I've seen it, I would say in the last couple of years, and I'm looking at these buildings like the one on the corner. I don't know what's gonna become of the community. There's a lot of crime happening in this area. Not that many people go around educating these people. They don't care, they just want to make money. There's been a lot of new neighbors coming and I'm guessing some of them don't know the history of this neighborhood. I've been here for eighteen years and I can tell you that there's a lot of crime. So when new people come in they don't know what they're coming into. I think it's irresponsible to bring new people into a neighborhood when they don't know what to expect. People are saying, "Oh you'll see how it's gonna change, it's gonna be much better in ten years" but ten years don't happen overnight. I have hopes that the neighborhood is gonna get better, I definitely don't wanna see any of these babies getting hurt. They're playing around, I don't wanna hear anything happen to any of the kids. I've seen those children being born here, they grow up, I've seen them grow, I've seen many children, I don't wanna see anything happen to them. People keep getting killed -- last October, a mother got killed on the corner.

I wish that there was more education, more effort into trying to improve the area instead of just forcing new people into the area and they're like okay we just eject the old ones, and the bad ones will eventually leave. We raise the taxes, the old ones will have to leave sooner or later. That's what they want. Instead of doing something to educate the people who are already here who love to live here. Because I love my home. I love my home. The crime is the problem. The man who was delivering bread to the store on the corner got robbed and some guys beat him and threw them into a van, and they robbed him out of like \$400. The crime is bad, and this happened on Mothers Day morning. It was six o'clock am, I came out to feed the cats and this beat up man came to me and said can you call the police for me, they basically jumped me and stole my money. It was really really sad. You wake up on Mothers Day to something like that. You know, its Sunday. The criminals work on Sunday morning. They don't go to church, but they are ready to work and steal. The only thing I'm grateful for that day is that he was not there, that he was inside. I said, that could've been another story of a dead person found, shot and robbed right there in that corner store. I just wish that there was more education, I just wish that there was more effort put into trying to improve the neighborhood. I don't know. But in the 80s there was a big move to trying to improve the neighborhoods, and a lot of people trying to get families and children involved into things. And this was a big movement -- I'm talking about schools even got recommended to go to places, spending some money. But I don't see that as much anymore. So we lost that. Meanwhile they're like okay, let's just eject the bad people out. We raise the taxes, they won't be able to keep up, they have to go eventually. It's not what I want to do. I already made up my mind that I'm gonna move because I need a safer place for my dad. Fixing this house is gonna cost me so much money that I'm definitely not prepared to spend. But one of the reasons why we're moving is definitely the crime, the crime is definitely not getting better. There are bigger issues that they need to treat from the root. The pandemic, it just left me baffled. Something has to happen. The thing is, 2020 has been a terrible year. This is horrible. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Mary, 2011 N Lawrence St

My name is Mary and I live at 2011 North Lawrence and I don't agree, I wanna know where's gonna be the parking at? I'm having problems parking. My parents, I take care of them, I'm a low-income. My dad's 80 and

85, they say my house could be worth \$200,000. I don't care what it could be in the future. I'm a low-income. Where's the parking gonna be? If my dad's disabled, I have to go now, file, go to PennDOT, get my doctor to sign, for a handicap, and only handicapped people can park, someone that's disabled. You don't have to be 65. I know they're trying to make this for the rich people. I'm not rich. Rich people can have valet parking. I can't afford it, I'm so sorry, I don't have that kinda money. So I don't agree with it, it should not be done. Where's the parking gonna be? Am I gonna have a car that's gonna fly, \$30,000, \$50,000? Yeah, if I'm rich like you, buy me a car and I'll agree to sign. Developing new houses: there's no room for wildlife, no one cares about animals about nature. God created the world in seven days. I have a house that's abandoned, they sold it for \$35,000, the owner wants \$85,000, they're just getting greedy. I'm not yuppity-duppity, I'm only Puerto Rican, and I've been here since I'm one, that's all I know. I do not have the money. If I had the money I would agree to it. But I don't have the resources. I can't buy a car that can go up in the air and go with the traffic. It's gonna be like New York? I don't want this to be like New York. What is it gonna be, high rocket prices? My neighbors. I love Helen she's been here 84 years, she's white, she's my best friend, I tell her everything, she's like my mother. This used to be a white neighborhood, now it's everything's mixed. It's white, black, Italians. I don't know what to tell you. I do not agree. I don't think the government should does this. I don't think people don't care. They want the land. They don't care. I know people that are corrupted, I know police that are corrupted. I don't talk, I don't need to die. Comprende, amigo? I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Angelina, 2000 block of Lawrence

Do whatever you wanna do, just give us the opportunity, okay? We need an opportunity, we need to be able to do what y'all are gonna do in our neighborhood. We lived here first, we want to be able to have the same opportunities -- jobs, education, who is gonna be around, parking spots, I don't know, just give us an opportunity and do what y'all are gonna do. But we just need equal rights around here. It's not gonna be equal with different people coming around a different environment that they can't adapt to, they're not used to it. It's just gonna be worse, I think, to me. I would like to request the planning commission delay bill 200350 by 45 days so that the communities voices can be heard

Adam Butler on behalf of the Iglesias Garden community, at 425 Arlington St

The Cesar Andreu Iglesias Garden was formed in 2012 by neighbors who wanted to make better use of vacant land disregarded by the city. The community has spent years turning this land into a resource, growing fruits and vegetables, holding community events, and providing a gathering place for neighbors and their families. Developers have already been turning this neighborhood upside down - rampant construction, short-dumping, and broken sidewalks. Everyone in this community wants improvement. We want affordable housing, but we won't accept it at the expense of our green spaces. Creating new zoning rules to allow unchecked development and 200-foot tall buildings is not what the neighbors want, and will be damaging to the neighborhood.

NOTES:

60-80% AMI

Max 60% AMI for units in IRMX lots

Allowance for it to rise to 80% if some are built on rowhome lots

40-80,000k depending on household size

Q from Commissioner Garlen Capita: corridor plan?

David F: Conflicts with larger American St corridor plan. Wanted to save 60% for business, many business owners said residential housing interfered with their business. This does not match the comprehensive plan.

Gonzalez: Come up with a plan to engage the community to address these different plans

One of the concerns the community has is if these plans are approved there is nothing set aside for affordable housing. Development is not taking into concern . "Community Trust Board."

"This is a developer-driven bill" Dave Fecteau

Cheryl Gaston: this IS spot zoning tho

Anthony's comments for Catalina:

Yesterday was a cute temporary victory for the community but our work doesn't stop there. We need to set up a central committee to help us stave off attacks like that bill homegirl proposed, and I got a lot I want miss thing to do. Miss thing needs to set up a ground work team of individuals to actually comb the neighborhoods and field shit like that before proposing "bills" to others. Get our responses. I bet the things she wants to do differ from the things we actually need. Talk about a disconnect.

You know those anecdotal quips that people say when referring to someone like "wolf in sheep's clothing" or the ones that point to how someone being swindled like "pull the wool over my eyes" or "snatched the rug from under them". All of the negative ones just sum up all of MQS. I mean from the beginning she talked a big game on how she wanted to help and all she wanted to do. But it seems she's more interested in lining her and her constituents pockets by disenfranchising the very people who got her elected and I have a problem with that. I'm ranting Lauren Monroe but ima get to those questions.

Well I'd just say to all my neighbors "hi" and if they need me I'll be around. We can breathe A little easy for the time being and we have to keep a look out for one another. Now is the time for our community to band together and make the change that we want to see, come to life. We have a strong sense of community that we shouldn't let any elected person come and devastate by way of buying up our land and turning it for profit, we need to hold on to what's ours and

demand more. I said since the beginning I wanted more and damnit everybody should too! We are worth it!!! The labor we've put into cultivating relationships, friendships, our homes, the culture we have developed amongst each other over the years will out last any elected official we've appointed, especially if they aren't treating us right. We have to let them know that they work for us and it's not the other way around.

Re: Two Council bills for N American Street will be reviewed at the June 16th City Planning Commission meeting

Zasha Morales <zmorales@nscaphila.org>

Mon 6/15/2020 4:27 PM

To: David Fecteau <David.Fecteau@phila.gov>

Cc: Michelle Carrera <mcarrera@nscaphila.org>

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Greetings Mr. Fecteau

We would like to ask the Commission to hold the bills for 45 days so the community has time to read, digest and offer feedback regarding these 2 bills.

Due to the yellow phase, we will have a harder time getting input from the community that is why several additional days would really help.

Does the request go through you or do we need to contact someone else to request the extension?

Also, is there anybody that we could talk to to gather additional information from? I know you offered to ask any question we could have, if the offer still stands, could we set up a call to talk with NSCA this week?

Thank you so much.

On Tue, Jun 9, 2020 at 2:52 PM David Fecteau <David.Fecteau@phila.gov> wrote:

Good afternoon everyone.

Councilwoman Quinones-Sanchez introduced two zoning overlays on June 4th that cover portions of N. American Street (south of Lehigh Avenue and north of Oxford Street). They're not the easiest bill to read so if you have questions, please feel free to reach out. I can't guarantee that I know what the Council office intends but I can try to answer questions.

Both bills would enable multi-family housing units to be built on the corridor under certain conditions.

The charter gives the Commission 30 days to review these bills. We can ask the Commission for approval, disapproval or to hold the bills for 45 days. We have not determined which option we'll ask the Commission to use for each bill.

David Fecteau

City Planner III

Philadelphia City Planning Commission

Department of Planning and Development | City of

Philadelphia

working from home

One Parkway Building | 1515 Arch Street, 13th Floor

Philadelphia, PA 19102 | USA
T (215) 683-4670 | E david.fecteau@phila.gov

This e-mail reflects the work of the PCPC staff and is not necessarily a recommendation of the appointed City Planning Commission or the Mayoral Administration.

--

Zasha Morales-Jose
Director of Neighborhood Development
Norris Square Community Alliance
267-678-6021

FW: The latest development on N American Street

Anne Fadullon <Anne.Fadullon@Phila.gov>

Tue 6/16/2020 8:44 AM

To: David Fecteau <David.Fecteau@phila.gov>; Eleanor Sharpe <Eleanor.Sharpe@phila.gov>

More comments below to be read into the record this afternoon.

From: Joan Waters <jwaters@cofcogroup.com>

Sent: Tuesday, June 16, 2020 8:28 AM

To: Anne Fadullon <Anne.Fadullon@Phila.gov>

Cc: Sara Lepori <Sara.Lepori@Phila.gov>

Subject: The latest development on N American Street

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Hi Anne,

Thank you for speaking to me yesterday. I want to reiterate I can't imagine what you and the rest of our city officials are dealing with but also want to thank you for all that you are doing everyday during the most difficult of circumstances.

As I express I am extremely disappointed with Councilperson Sanchez and her decision to introduce the 2 new bills she has proposed regarding N American Street.

Doing business in Philadelphia is hard enough now to watch what was intended to be an industrial corridor become residential is likely the final straw for COFCO. We have invested well over a million dollars into our building in the last 3 years and believe based on the residential push there is no way we will ever recoup that investment. There is no chance our property could be sold for industrial use based on these bills and if it is sold for residential development the building has no value and will be torn down.

The pressure from residents on how we run our business is more then we are willing to deal with. We have engaged a broker to look at what to do with our property as we look for options outside of Philadelphia. COFCO will celebrate its 75th anniversary next April and we have been very proud to say we are a Philadelphia based company since our inception in 1946 but it is clear businesses are not valued in Philadelphia and certainly not by our councilperson. Therefore we will celebrate our 75th anniversary, just not as a Philadelphia based company.

Sincerely,
Joan

Joan Waters

CEO

COFCO

Philadelphia | Washington, DC

C (610) 416-4954

www.cofcogroup.com

GSA Contract: GS-28F-016CA

Navy BPA: N0018917A0063

Certified: WBE/WOSB

From: Anne Fadullon <Anne.Fadullon@Phila.gov>
Sent: Thursday, June 11, 2020 2:24 PM
To: Joan Waters <jwaters@cofcogroup.com>
Subject: Re: American Street

Hi Joan,

Please reach to me at 215-669-3761.

Be well.

Anne

On Jun 11, 2020, at 2:22 PM, Joan Waters <jwaters@cofcogroup.com> wrote:

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Hi Anne,

Thank you for your response. I can make Monday at 10:00 work. Would you like me to call you and if so at what number can I reach you at.

Thanks,

Joan

Be sure to ask me about our UNWRITTEN RULES event on June 24th.

Joan Waters

CEO

COFCO

Philadelphia | Washington DC

C 610.416.4954

www.cofcogroup.com

From: Anne Fadullon <Anne.Fadullon@Phila.gov>
Sent: Thursday, June 11, 2020 10:56 AM
To: Joan Waters <jwaters@cofcogroup.com>
Subject: RE: American Street

Hi Joan,

Thanks for reaching out. I could talk on Monday @ 10 am. Please let me know if that works for you.

Best,

Anne

Anne Fadullon
Deputy Mayor
Department of Planning & Development
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
215-683-4600

***** working from home*****

From: Joan Waters <jwaters@cofcogroup.com>
Sent: Wednesday, June 10, 2020 6:13 PM
To: Anne Fadullon <Anne.Fadullon@Phila.gov>
Subject: American Street

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Dear Anne,

I hope you are well despite what the city is currently dealing with on all fronts.

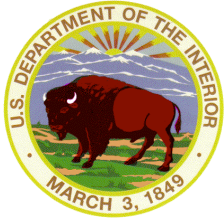
You and I have met a few times, in fact I met with you several years ago in your office regarding the the direction American Street was going. I was informed today that Council Women Sanchez has proposed 2 new bills effecting zoning on American Street.

I was hoping to have a conversation with you regarding you and your departments positions on the bills. As a business owner on the corridor I am dead set against these bills passing. Is it possible for you to find any time to have a conversation with me in regards to this matter. I realize you are extremely busy but would appreciate even just a few minutes.

Look forward to speaking to you in the near future.

Thank you,
Joan

Joan Waters
CEO
COFCO
Philadelphia | Washington DC
C 610.416.4954
www.cofcogroup.com



United States Department of the Interior

NATIONAL PARK SERVICE
INDEPENDENCE NATIONAL HISTORICAL PARK
143 S. 3rd Street
Philadelphia, PA 19106



IN REPLY REFER TO:

Statement Before the Philadelphia City Rules Committee November 19, 2019

Good afternoon. I represent Independence National Historical Park and I'm speaking in support of the Society Hill Neighborhood Overlay Plan. Not only does Independence Park abut the Society Hill Registered Community Organization area, but also, portions of the park as well as our Thaddeus Kosciuszko National Memorial are located within the RCO's boundaries. The outcomes of the plan will directly affect us. Philadelphia is proud of being a World Heritage City; this plan must be part of protecting that World Heritage character. The park includes a World Heritage Site, Independence Hall, and five National Historic Landmarks (the Merchants' Exchange, the First Bank of the United States, the Second Bank of the United States, Carpenters' Hall, and Philosophical Hall). Other nationally significant sites within our 55+ acres are Congress Hall, Old City Hall, Bishop White House, Todd House, and Franklin Court and its underground museum. A National Park Service report shows that 5.1 million visitors to Independence in 2016 spent \$296.3 million in communities near the park. That spending supported 4.6 thousand jobs in the local area and had a cumulative benefit to the local economy of \$439.6 million. In addition to supporting tourism, the park provides a place of recreation and respite for our neighbors. Authorized by Congress in 1948 in part to spur neighborhood revitalization and private investment, Independence Park's development paralleled Society Hill's redevelopment during the 1950s and 1960s. The two districts share design guidelines based upon compatible materials, massing, scale and proportion. The integrity of the districts enables seamless passage from one to the other.

On March 6, 2018, the park sent a letter to the Planning Commission that commented in detail on the Society Hill Neighborhood Plan's proposed actions. That letter should be part of the official record. Today, I want to reiterate our support for the plan's proposal to establish a special area, Zone 3 that would include the north and south sides of Walnut Street from Second to Fourth Streets. Zone 3 would have a 65' height limit and require Planning Commission approval for all new construction and/or alterations. The National Park Service strongly supports this height limit or lower because taller, more massive buildings on the south side of Walnut Street between Second and Fourth Streets would put in shadow our buildings on the north side of Walnut including the Merchants' Exchange Building, a National Historic Landmark, and Dock Street, a carefully recreated historic landscape. A large building would also have an adverse effect on the First Bank of the United States on Third Street, also an NHL, because the Dock Street landscape forms an approach to this historic structure. The present structures on the south side of Walnut Street are respectful of the district's historic, domestic scale. A large tower would increase residential density and would open the door to further, similar out-of-scale development.

We therefore support measures including height limits to perpetuate the design guidelines and integrity of Society Hill and Independence National Historical Park. Both are unique, internationally-recognized districts that serve as models of successful redevelopment.

Cynthia MacLeod
Superintendent

Testimony to Philadelphia Planning Commission July 17, 2018
Paul Steinke, Executive Director, Preservation Alliance for Greater Philadelphia

My name is Paul Steinke, executive director of the Preservation Alliance for Greater Philadelphia. I am here today to offer testimony regarding the Society Hill Neighborhood Plan produced by KSK Architects, Viridian Landscape Architects and Urban Partners.

Society Hill is considered one of the most ambitious and successful urban renewal undertakings in recent American history. This effort, which likely could not be replicated today, marshaled the financial investment and creative energies of the Federal government, City Hall and the private sector to transform a neglected and deteriorated section of the city into the charming, restored historic residential neighborhood that it still is today. While it wasn't perfect; many families were displaced in the process, many worthy buildings were selectively demolished; it still stands as one of the nation's most successful mergers of neighborhood redevelopment and historic preservation.

At the heart of the neighborhood stands Society Hill Towers, designed by I.M. Pei. These three high rises are by design the focal point of the neighborhood and the tallest buildings around. Otherwise, the restored historic residential neighborhood surrounding the towers was carefully and intentionally planned to maintain a consistent dominant height of two to four stories, occasionally punctuated by church steeples and a handful of other midrise structures.

A significant part of Society Hill's unique charm is in its skillful blending of historic and contemporary architecture that largely conforms to a low-rise scale, helping to convey a sense of the neighborhood's long and rich history when very tall buildings were not yet feasible.

The Society Hill Neighborhood Plan seeks to codify this intentional neighborhood development pattern by suggesting that a height limit be established along Walnut Street from 4th Street, east to Front Street. The Preservation Alliance is in support of this concept. This stretch of Walnut Street forms the southern boundary of Independence National Historical Park, which abuts Society Hill and is itself characterized by historic landmarks that are modest in height, contributing to the historic character of the area.

Today, Independence Park and Society Hill together form perhaps Philadelphia's most precious and venerated historic precincts. Society Hill, for its part, is not only a sought-after destination for tourists, but is equally prized as a choice residential neighborhood overwhelmingly because of its historic character, of which its low-rise nature is an essential component.

Excessively tall buildings along Walnut Street that are dramatically higher than neighboring buildings could disrupt the historic scale and character of this part of the city, while undermining the primacy of Pei's timeless Society Hill Towers development. They could also detract from the historic character of this part of our city, which is not only its oldest section but also arguably the most valuable in terms of Philadelphia's place in history, and its appeal as a visitor destination. We should be very careful with how we treat this area and not succumb to market pressures in developing tall buildings, simply because there may be demand for them in our present moment. Real estate valuations may boom and bust, wow and flutter, but Society Hill remains, despite unpredictable shifts of taste or opportunity. Thank you.