

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES SEPTEMBER 15, 2020

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Duane Bumb

Ariel Vazquez

Nancy Rogo Trainer

Christopher Rupe

Garlen Capita

Patrick Eiding

Maria Gonzalez

Peilin Chen

Eleanor Sharpe

NOT PRESENT:

*Commission Chair, Anne Fadullon, called the Philadelphia City Planning Commission to order at 1:00 p.m.*

*Ian Litwin, 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](mailto:Planning@phila.gov).*

*This meeting will be recorded and posted to our website.*

*Mr. Ian turned the meeting over to Chair Fadullon, the Commission Chair to begin the meeting.*

**1. Action Item: Approval of the Meeting Minutes for August 18, 2020.**

At the minute mark (00:01:51) in video, Chair Fadullon began the meeting by polling the Commission followed by a motion of the Minutes. Commissioner Gaston noted the following: change pull to poll for the votes and change are to air for item number five referring to waiving open air requirements.

*Upon the motion made by Commissioner Eiding and seconded by Commissioner Gaston. The Commission approved the minutes from August 18, 2020 meeting. Unanimous consent with no nays. Motion carried unanimously (11-0)*

**2. Executive Director’s Update.**

The next Civic Design Review will be held October 13<sup>th</sup> and October 22, 2020.

The next City Planning Commission Meeting will be held October 20, 2020.

### **Request For 45-Day Review – Action Required**

- i. Bill No. 200417: “An Ordinance amending Title 4 of The Philadelphia Code, entitled ‘The Building Construction and Occupancy Code,’ and Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by adding disclosure requirements with respect to certain applications, permits, and notices, all under certain terms and conditions.”
- ii. Bill No. 200423: “An Ordinance authorizing Keystone Property Group (‘Owner’) to construct, own, and maintain a proposed exterior building ramp at 100 South Independence Mall West, Philadelphia, PA 19106 (‘Property’), all under certain terms and conditions.”

### **Item in Accord with Previous Policy**

- i. Bill No. 200422: “An Ordinance authorizing the Philadelphia Chinatown Development Corporation a.k.a. PCDC (“Owner”) to own and maintain a pedestrian plaza, along the west median of the 10th Street and Vine Street intersection on the structure carrying traffic above Interstate 676 in Philadelphia, PA 19107 (“Property”), all under certain terms and conditions

This Bill authorize the Philadelphia Chinatown Development Corporation to own and maintain a pedestrian plaza, along the west median of the 10<sup>th</sup> Street and Vine Street intersection. The encroachments will include a pergola, statues, benches, planters, tables, and other features. An 18’ wide walking zone will be maintained for pedestrians.

### **Redevelopment Agreements**

- i. 213 and 215-17 N. 33rd Street, and 3225-27 Race Street
- ii. 1535 and 1601-07 N 33rd Street, and 3201-07, 3216 and 3225-31 W Oxford Street
- iii. 805, 809, 815 and 817 N. 40th Street
- iv. 4016-18 through 4024 Powelton Avenue and 46-48 Wiota Street
- v. 644-46, 818, 827, 830, 838, 843, 847, 849, 851, 865, 867 N. 40th Street and 822 N. Sloan Street

With Habitat for Humanity for 1535 and 1601-07 N. 33<sup>rd</sup> Street and 3201-07, 3216 and 3225-31 W. Oxford Street. The applicant proposes to build 20 housing units for low-income homeowners. The property will be sold for \$15.00. This conforms with the North Philadelphia Redevelopment Area Plan.

With Mount Vernon Manor and People's Emergency Center for 644-46, 818, 827, 830, 838, 843, 847, 849, 851, 865, 867 N. 40<sup>th</sup> Street and 822 N. Sloan Street.

The applicant proposes to develop 54 rental units, four of which will be affordable for those earning below 30% AMI, and the remaining units will be affordable for those earning between 31-60% AMI. The property will be sold for \$12.00. This conforms with the Mantua Redevelopment Area Plan.

With Neighborhood Gardens Trust for 4016-18 through 4024 Powelton Avenue and 46-48 Wiota Street. The applicant proposes to preserve the existing community garden. The property will be sold for \$5.00. This conforms with the Philadelphia2035 University Southwest District Plan.

At the minute mark (00:12:14), Chair Fadullon asked if there was a motion for the 45-day Review: Bill No. 200217 and Bill No. 200423.

*Upon the Motion made by Commissioner Eiding and seconded by Commissioner Trainer to Accept Staff Recommendation 45-day Review for Bill No. 200217.*

*Chair Fadullon polled the Commission for the vote: Approved by Commissioner Vazquez, Commissioner Syrnick, Commissioner Gaston, Commissioner Gonzalez, Commissioner Eiding, Commissioner Bumb, Commissioner Chen, Commissioner Capita, Commissioner Rupe and Commissioner Trainer. Staff recommendation for 45-day Review was approved. Unanimous consent with no nays. Motion carried unanimously (11-0).*

*Upon the Motion made by Commissioner Gonzalez and seconded by Commissioner Gaston to Accept Staff Recommendation 45-day Review for Bill No. 200423.*

*Chair Fadullon polled the Commission for the vote: Approved by Commissioner Vazquez, Commissioner Syrnick, Commissioner Gaston, Commissioner Gonzalez, Commissioner Eiding, Commissioner Bumb, Commissioner Chen, Commissioner Capita, Commissioner Rupe and Commissioner Trainer. Staff recommendation for 45-day Review was approved. Unanimous consent with no nays. Motion carried unanimously (11-0).*

*This concludes the Director's Reports.*

### **3. Information Only – North Philadelphia Station Area Transportation and Community Development Initiative (Presented by John Haak)**

PCPC worked with consultants Michael Baker International to complete background research on opportunities and needs for the North Philadelphia Station Area, a Focus Area of the Philadelphia2035 North District Plan (2018).

The research was funded by a Transportation and Community Development Initiative (TCDI) grant from the Delaware Valley Regional Planning Commission (DVRPC)

The community and City highlighted the North Philadelphia Station Area as a Focus Area because it is a transit hub with service from SEPTA Regional Rail and Amtrak trains, the Broad Street Line, and several bus routes. This suggest potential for equitable “transit-oriented development.”

Focus Area recommendations included:

- Guide the emerging regional center at North Philadelphia Station to develop local job generating investments while preserving residents’ right to benefit from development.
- Develop a transportation plan for North Philadelphia Station to create efficient and integrated Amtrak, NJ Transit, Southeastern Pennsylvania Transportation Authority (SEPTA) regional rail, and Broad Street Line (BSL) services.
- Improve the safety, usability, and appearance of North Philadelphia Station.

The research was largely completed prior to the COVID-19 pandemic.

Available reports are:

**Case Studies** – Rail stations and surrounding neighborhoods in Wilmington, DE, New Brunswick NJ, and Jamaica, Queens, NY were evaluated for potential lessons applicable to the North Philadelphia Station Area.

**Real Estate Market Assessment** – Various types of real estate were given a high-level assessment to the year 2040, considering the influence of a consolidated regional rail station as proposed in the North District Plan.

**Transportation Conditions and Needs Assessment** – Existing service and safety conditions were summarized for train, subway, bus, pedestrian, vehicle, and bicycle travel and facilities. Potential future conditions were explored, future needs identified, and recommendations offered for next steps.

It is hoped that these studies can inform future City and community collaborations.

This was a largely technical study guided by an inter-agency working group. A focus group session with area stakeholders was in the works for spring 2020 but was made unfeasible due to the COVID-19 pandemic. A blog post with links to the three reports and a prerecorded webinar are now available on <https://www.phila2035.org/blog>

*Commission discussion and/or remarks began at minute mark (00:23:24) in video.*

Commissioner Capita wanted to know what the recommendations were for the long-term use of some of the vacant buildings in the area. The recommendations were generally longer-term perspective that organic growth for vacant buildings or the use of vacant land might be most suitable for the area. There is some residential demand that was quantified, with some of the uncertainties about commercial and retail. It was identified that the area could still use a supermarket. Office space might be more of a modest demand. It was also noted that the area that particularly, because of the transit access, might have the ability to serve entertainment use.

Commissioner Gonzalez asked what the next steps were for implementation on some of the recommendations that were in the plan. Mr. Haak suggested, particularly related to the surface transportation recommendations, that they will be looking to their partners in Otis and SEPTA to work with them as their projects are ready underway to reinforce vision zero improvements along Broad Street.

No action required.

4. **Philadelphia City Planning Commission Regulations – Updates to the Regulations Regarding the Central Delaware Overlay. (Presented by Mason Austin)**

Proposed Regulations Guiding Optional Special Review of Projects in the /CDO, Central Delaware Riverfront Overlay District.

In 2019, the provisions of the Central Delaware Overlay was augmented to include an optional set of standards, wherein an applicant could agree to adhere to a more detailed set of design requirements, to provide a set of very substantial public benefits, and to undergo a more rigorous review process, in exchange for being exempted from height limits and minimum parking requirements. This legislation directed the Commission to promulgate regulations that would guide that enhanced review process.

The proposed regulations complement the design standards in the Code and are intended to advance the following goals for development in the CDO:

Staff recommendation is for approval.

*Commission discussion and/or remarks began at minute mark (00:53:50) in video.*

Regarding sustainability, Commissioner Trainer asked if any third-party certification be required to be exempt from the height and parking limitation requirements; and, are there any discussions about mixes of housing or affordability. Mr. Austin replied no to the first questions, and for the second question, though it isn't in the regulations, one of the requirements in order to get to the review stage, is that they must meet the mixed-income zoning bonus requirements.

Additionally, affidavits have to be signed. At (00:55:46), a gentleman added that if someone doesn't meet the requirements, L&I will withhold their certificate of occupancy and they would be following up with annual inspections to get the certifications. Afterwards, Commissioner Gonzalez inquired about L&I making sure that there's compliance and enforcement. Chair Fadullon clarified the developer agreement for affordable housing and that the staff of Planning and Development does the compliance work on behalf of L & I. Commissioner Gaston asked what happens if the developer go into the process and doesn't meet the requirement of the regulations. Mr. Austin stated that they're always permitted to go back to meet the regular requirements of the base zoning overlay, but they would not be permitted to be exempt from the height or regulations.

Seeing no further questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (01:00:36).

*Upon the Motion made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation.*

*Chair Fadullon polled the Commission for the vote: Approved by Commissioner Gaston, Commissioner Gonzalez, Commissioner Eiding, Commissioner Bumb, Commissioner Chen, Commissioner Capita, Commissioner Syrnick, Commissioner Trainer, Commissioner Vazquez and Commissioner Rupe. Staff recommendation for approval was approved. Unanimous consent with no nays. Motion carried unanimously (11-0).*

**5. Action Item: Washington Avenue Connector shared use path application: The Delaware River Waterfront Corporation has applied to designate the sidewalk on the south side of Washington Avenue as a shared-use path (Presented by David Kanthor)**

This is a Shared Use Path application for the Washington Avenue Connector located on the south side of Washington Avenue between Delaware Ave and 4th Street. The proposal is for a side path that allows for both pedestrians and bicyclists to use together. The Delaware River Waterfront Corporation (DRWC) is coordinating the design and future construction of this project.

Present Use: Right-of-Way

**Intent:** To allow for the Streets Department to post signs to permit bicycle riding on the sidewalk. Riding on the sidewalk is only permitted where appropriate signs are posted for shared pedestrian and bicycling use by the Department of Streets at locations determined by the Department by regulation. Streets Department shall not adopt any such regulation or post such signs without first receiving a recommendation from the Philadelphia City Planning Commission and considering factors such as pedestrian safety and comfort, bicycle rider safety, existing and expected density of use by pedestrians and bicyclists, motorist safety, traffic flow, and the free ingress and egress to and from surrounding buildings.

**Consistency with Adopted Plans:** The proposal conforms to the recommendations in the Philadelphia Trail Master Plan and South District Plan.

**Public Outreach Effort:** DRWC has met with various neighborhood groups from 2018 to 2020 to share plans and solicit input, including Pennsport Civic Association, Queen Village Neighbors Association, and Dickinson Square West Civic Association.

**Community Meetings:** May 21, 2018 - First public open house at Gloria Dei (50+ attendees) where design team solicited feedback about neighbors' interactions with the roadway, their visions and other design precedents and options presented.

**November 12, 2018** - Public design unveiling (50+ attendees) at the Mummers Museum

Staff recommendation is for approval of shared use path application.

*Commission discussion and/or remarks began at minute mark (00:32:57) in video.*

Commissioner Capita stated that she thinks it's great that they're making efforts to implement safe bike and pedestrian access points to the Waterfront and hope that it continues all along the Delaware. Commissioner Vazquez agreed and asked about the trail connecting to Delaware Avenue. Mr. Kanthor stated that the design is to cross Delaware Avenue done in the context of making sure that it's connecting to where you can easily access the trail on the east side of the road.

Seeing no further questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (00:34:07).

*Upon the Motion made by Commissioner Trainer and seconded by Commissioner Vazquez to accept staff recommendation for shared use path application.*

*Chair Fadullon polled the Commission for the vote: Approved by Commissioner Gaston, Commissioner Gonzalez, Commissioner Eiding, Commissioner Bumb, Commissioner Chen, Commissioner Capita, Commissioner Rupe, Commissioner Trainer, Commissioner Vazquez and Commissioner Synchron. Staff recommendation for shared use path application was approved. Unanimous consent with no nays. Motion carried unanimously (11-0).*

**6. Action Item: Henry Avenue Side-path shared use path application: PennDOT has applied to designate the sidewalk on the north side of Henry Avenue as a shared-use path. (Presented by David Kanthor)**

This is a Shared Use Path application for the Henry Avenue Side Path located on Henry Avenue between Walnut Lane and School House Lane. The proposal is for a side path that allows for both pedestrians and bicyclists to use the path. This is one part of the PennDOT Henry Avenue Safety project and PennDOT is coordinating the design and future construction of this project in two phases: Walnut Lane to the Lincoln Drive Bridge and from the bridge to School House Lane.



**Present Use:** Right-of-Way

**Intent:** To allow for the Streets Department to post signs to permit bicycle riding on the sidewalk. Riding on the sidewalk is permitted where appropriate signs are posted for shared pedestrian and bicycling use by the Department of Streets at locations determined by the Department by regulation.

Streets Department shall not adopt any such regulation or post such signs without first receiving a recommendation from the Philadelphia City Planning Commission and considering factors such as pedestrian safety and comfort, bicycle rider safety, existing and expected density of use by pedestrians and bicyclists, motorist safety, traffic flow, and the free ingress and egress to and from surrounding buildings.

**Consistency with Adopted Plans** - The proposal conforms to the recommendations in the Philadelphia Trail Master Plan and Lower Northwest District Plan

**Public Outreach Effort:** PennDOT has met with East Falls Community, Ridge Park Civic Association, Upper Roxborough Civic Association and Central Roxborough Civic Association to discuss the entire HSIP project.

**Community Meetings:**

Sept 30, 2014 – Public Meeting Project Plans Display (9 attendees) April 20, 2017 -- Public meeting (57 attendees) at East Falls Presbyterian Church November 29, 2017 - Community meeting (26 attendees) Jefferson University

Staff recommendation is approval for shared use path application.

*Commission discussion and/or remarks began at minute mark (00:39:28) in video.*

Commissioner Capita commented on the drawings not showing if the design including landscaping and beautification and not just the implementation of the side path. Mr. Kanthor stated that it's a side path, plus a 5-foot landscape buffer, which is generally grass, then discussed the destination and bicycle signage.

*Public question and comments at the minute mark (00:40:57) in video. Technical issues*

Chair Fadullon asked the Commission if there was a motion at the minute mark (00:44:05).

*Public questions and comments via chat at the minute mark (00:44:21) in video.*

Chair Fadullon read comment from Tom Becker, who submitted a notation that Jefferson has been working with the design team on landscaping and lighting.

Chair Fadullon read question from William Hyndman, who asked if there was a guardrail along the Henry Avenue project golf course side. Cars routinely leave Henry Avenue and dangerously enter the golf course property. It is a major safety issue. Mr. Kanthor stated that the design is in its very end of the process, but the decision has still not been made. The Streets Department, Parks & Recreation and PennDOT are trying to figure out if it's going to be a guardrail or barrier.

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

*Upon the Motion made by Commissioner Gonzalez and seconded by Commissioner Capita to accept staff recommendation for shared use path application.*

*Chair Fadullon polled the Commission for the vote: Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Gonzalez, Commissioner Eiding, Commissioner Bumb, Commissioner Chen, Commissioner Capita, Commissioner Rupe, Commissioner Trainer and Commissioner Vazquez. Staff recommendation for shared use path application was approved. Unanimous consent with no nays. Motion carried unanimously (11-0).*

**7. Action Item: Revision of Final Plat for Proposed Navy Yard Parcel. Proposed subdivision of Existing Parcel 3 into two parcels (Proposed Parcel 3F and Parcel 3 Remainder). The intent of the subdivision is to provide a separate parcel for what is currently known as Building 603. (Presented by Keith Davis)**

Proposed subdivision of Existing Parcel 3 into two parcels (5.99 acre proposed Parcel 3F and the remaining 88.41 acres of Parcel 3).

Location: 1401 Langley Avenue Neighborhood: Navy Yard Planning District: Lower

Site Area: Subdivide 5.99-acre Parcel 3f from existing 88.41-acre Parcel 3

Present Use: Warehouse

Existing Zoning: I-2

Intent: The intent of the subdivision is to provide a separate parcel for what is currently known as Building 603, in preparation for future development of the building.

Proposed Land Use: No change

Proposed Zoning: No change

Staff recommendation is for approval.

*Commission discussion and/or remarks began at minute mark (01:05:38) in video.*

Commissioner Vazquez inquired about what was being proposed. Mr. Davis said that they're looking for something that's consisted with Zoning. However, it is in the 100-year floodplain and the Airport overlay.

Seeing no further questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (01:06:21).

*Upon the Motion made by Commissioner Gaston and seconded by Commissioner Eiding to accept staff recommendation.*

*Chair Fadullon polled the Commission for the vote: Approved by Commissioner Gaston, Commissioner Gonzalez, Commissioner Eiding, Commissioner Bumb, Commissioner Chen, Commissioner Capita, Commissioner Syrnick, Commissioner Trainer, Commissioner Vazquez and Commissioner Rupe. Staff recommendation for approval was approved. Unanimous consent with no nays. Motion carried unanimously (11-0).*

Chair Fadullon asked for a motion to adjourn the meeting.

*Upon the motion made by Commissioner Gaston to adjourn the meeting, seconded by Commissioner Eiding at (01:07:30) the Commission unanimously approved.*

*The Philadelphia Planning Commission Meeting was adjourned at minute mark (01:07:39) in video.*

The next City Planning Commission Meeting is scheduled for **Tuesday, October 20, 2020 at 1:00 p.m.** via Zoom platform.

## SUMMARY

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1. Action Item: Approval of the Meeting Minutes for August 18, 2020.

**APPROVED**

2. Executive Director's Update.

The next Civic Design Review will be held October 13<sup>th</sup> and October 22, 2020.

The next City Planning Commission Meeting will be held October 20, 2020.

Request For 45-Day Review – Action Required

- iii. Bill No. 200417: "An Ordinance amending Title 4 of The Philadelphia Code, entitled 'The Building Construction and Occupancy Code,' and Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by adding disclosure requirements with respect to certain applications, permits, and notices, all under certain terms and conditions."
- iv. Bill No. 200423: "An Ordinance authorizing Keystone Property Group ('Owner') to construct, own, and maintain a proposed exterior building ramp at 100 South Independence Mall West, Philadelphia, PA 19106 ('Property'), all under certain terms and conditions."

**APPROVED FOR 45-DAY**

3. Information Only – North Philadelphia Station Area Transportation and Community Development Initiative (Presented by John Haak)

**NO ACTION REQUIRED**

4. Philadelphia City Planning Commission Regulations – Updates to the Regulations Regarding the Central Delaware Overlay. (Presented by Mason Austin)

**APPROVED**

5. Action Item: Washington Avenue Connector shared use path application: The Delaware River Waterfront Corporation has applied to designate the sidewalk on the south side of Washington Avenue as a shared-use path (Presented by David Kanthor)

**APPROVED**

6. Action Item: Henry Avenue Side-path shared use path application: PennDOT has applied to designate the sidewalk on the north side of Henry Avenue as a shared-use path. (Presented by David Kanthor)

**APPROVED**

7. Action Item: Revision of Final Plat for Proposed Navy Yard Parcel.  
 Proposed subdivision of Existing Parcel 3 into two parcels (Proposed Parcel 3F and Parcel 3 Remainder). The intent of the subdivision is to provide a separate parcel for what is currently known as Building 603.  
 (Presented by Keith Davis)

**APPROVED**

#	Question	Asker Name	Asker Email	Answer(s)
1	Just a notation that Jefferson has been working with the design team on landscaping and lighting	Tom Becker	Tom.becker@jefferson.edu	
2	Is there a guard rail along the Henry Avenue project on the golf course side? At the golf course, we routinely get cars leaving Henry Avenue and dangerously entering the course. It is a major safety issue.	William Hyndman	whyndman@firstteephila.org	

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)
Yes	Dana C	Dana	C	dana.saporito@gmail.com	9/15/2020 12:58	approved	9/15/2020 13:00	9/15/2020 13:01	2
Yes	JONATHON ALEXANDER	JONATHON	ALEXANDER	jonathon.alexander@phila.gov	9/15/2020 13:47	approved	9/15/2020 13:47	9/15/2020 13:49	2
Yes	Terry Garfinkel			Terry.Garfinkel@phila.gov	9/9/2020 9:59	upgraded to panelist	9/15/2020 13:46	9/15/2020 14:07	21
Yes	Tya Winn (Habitat Phila.)	Tya	Winn (Habitat Phila.)	tyaw@habitatphiladelphia.org	9/15/2020 13:02	approved	9/15/2020 13:02	9/15/2020 14:07	65
Yes	Spencer Finch	Spencer	Finch	specfinch2@gmail.com	9/15/2020 13:28	approved	9/15/2020 13:28	9/15/2020 14:07	40
Yes	Ariel Diliberto	Ariel	Diliberto	arieldiliberto@gmail.com	9/15/2020 13:05	approved	9/15/2020 13:05	9/15/2020 14:07	63
Yes	Kim Dengler	Kim	Dengler	kimberlee.dengler@jefferson.edu	9/15/2020 13:01	approved	9/15/2020 13:01	9/15/2020 14:07	67
Yes	Stefanie Karp	Stefanie	Karp	stefanie.karp@jefferson.edu	9/15/2020 13:35	approved	9/15/2020 13:36	9/15/2020 14:02	27
Yes	Jonathan Goins	Jonathan	Goins	jonathangoins@gmail.com	9/15/2020 13:01	approved	9/15/2020 13:01	9/15/2020 14:07	66
Yes	Jonathan Goins	Jonathan	Goins	jonathangoins@gmail.com			9/15/2020 13:14	9/15/2020 14:07	53
Yes	Dave Munson	Dave	Munson	david.munson@phila.gov	9/15/2020 13:02	approved	9/15/2020 13:02	9/15/2020 14:07	65
Yes	Marina Pineda Shokooh	Marina	Pineda Shokooh	mpinedashoko@umass.edu	9/15/2020 12:53	approved	9/15/2020 13:00	9/15/2020 13:00	1
Yes	Marina Pineda Shokooh	Marina	Pineda Shokooh	mpinedashoko@umass.edu			9/15/2020 13:01	9/15/2020 14:07	67
Yes	mina monavarian	mina	monavarian	mina.monavarian@phila.gov	9/15/2020 13:01	approved	9/15/2020 13:01	9/15/2020 14:07	67
Yes	Caroline Kelm	Caroline	Kelm	ckelm@pahouse.net	9/15/2020 13:09	approved	9/15/2020 13:09	9/15/2020 13:48	39
Yes	Sarah Chiu	Sarah	Chiu	sarah.chiu@phila.gov	9/15/2020 13:06	approved	9/15/2020 13:06	9/15/2020 14:07	62
Yes	William Hyndman	William	Hyndman	whyndman@firstteephila.org	9/15/2020 12:59	approved	9/15/2020 13:00	9/15/2020 13:47	47
Yes	Tom Becker	Tom	Becker	Tom.becker@jefferson.edu	9/15/2020 13:09	approved	9/15/2020 13:09	9/15/2020 13:48	39
Yes	Zoe Covello	Zoe	Covello	zcovello@design.upenn.edu	9/15/2020 13:00	approved	9/15/2020 13:00	9/15/2020 14:07	67
Yes	Clayton Mitchell	Clayton	Mitchell	Clayton.Mitchell@Jefferson.edu	9/15/2020 13:00	approved	9/15/2020 13:00	9/15/2020 14:07	67
Yes	Janice Wong	Janice	Wong	jwong@gattusodevelopment.com	9/15/2020 13:03	approved	9/15/2020 13:03	9/15/2020 14:07	64
No	Greg Waldman	Greg	Waldman	greg.t.waldman@gmail.com	9/8/2020 9:30	approved	--	--	--
Yes	boris	boris		bkerzner@gmail.com	9/15/2020 13:22	approved	9/15/2020 13:22	9/15/2020 14:07	46
Yes	Martine Decamp	Martine	Decamp	martine.decamp@phila.gov	9/15/2020 13:00	approved	9/15/2020 13:00	9/15/2020 14:07	67
Yes	Elizabeth Norton	Elizabeth	Norton	enorton@pennoni.com	9/15/2020 13:00	approved	9/15/2020 13:00	9/15/2020 13:58	59
Yes	Alex Smith	Alex	Smith	alex.smith@phila.gov	9/15/2020 13:16	approved	9/15/2020 13:16	9/15/2020 14:07	52
No	Leonard Reuter (Law)	Leonard	Reuter (Law)	leonard.reuter@gmail.com	9/15/2020 12:58	approved	--	--	--
Yes	Chris Dougherty	Chris	Dougherty	cdougherty@drwc.org	9/15/2020 13:06	approved	9/15/2020 13:06	9/15/2020 13:42	36
Yes	Tom Witt	Tom	Witt	twitt@cozen.com	9/15/2020 12:56	approved	9/15/2020 13:01	9/15/2020 14:07	67
Yes	a beth	a	beth	awfromhh4@gmail.com	9/15/2020 12:41	approved	9/15/2020 13:01	9/15/2020 13:06	6
Yes	Aaron - Junik	Aaron	#NAME?	aaronjunik@gmail.com	9/15/2020 13:22	approved	9/15/2020 13:22	9/15/2020 13:36	15
Yes	brian.wenrich	brian.wenrich		brian.wenrich@phila.gov	9/15/2020 13:06	approved	9/15/2020 13:06	9/15/2020 14:07	61
Yes	Jametta#PCPC	Jametta,PCPC		jametta.johnson@phila.gov	9/15/2020 12:58	approved	9/15/2020 13:00	9/15/2020 14:07	68
Yes	Letitia McNeil			Letitia.McNeil@phila.gov	9/9/2020 9:57	upgraded to panelist	9/15/2020 13:12	9/15/2020 13:29	18
Yes	Matt Bodnar	Matt	Bodnar	matthew.bodnar@mbakerintl.com	9/15/2020 13:09	approved	9/15/2020 13:09	9/15/2020 13:47	38
Yes	David Dlugosz	David	Dlugosz	david.dlugosz@phila.gov	9/15/2020 14:03	approved	9/15/2020 14:03	9/15/2020 14:07	5
Yes	Kacie Liss	Kacie	Liss	katherine.liss@phila.gov	9/15/2020 13:59	approved	9/15/2020 13:59	9/15/2020 14:07	9
Yes	Jim Hocker	Jim	Hocker	jhocker@derckandedson.com	9/15/2020 13:02	approved	9/15/2020 13:02	9/15/2020 14:07	66
Yes	Anne Cummins	Anne	Cummins	acummins@gattusodevelopment.com	9/15/2020 13:10	approved	9/15/2020 13:11	9/15/2020 14:07	57
Yes	Patrick Eiding	Patrick	Eiding	klatarre@philaficio.org	9/15/2020 12:57	approved	9/15/2020 13:00	9/15/2020 13:01	2
Yes	Keith Davis (PCPC Staff)			Keith.F.Davis@Phila.gov	9/9/2020 7:21	upgraded to panelist	9/15/2020 13:00	9/15/2020 13:05	5
Yes	Keith Davis (PCPC Staff)			Keith.F.Davis@Phila.gov			9/15/2020 13:05	9/15/2020 13:12	7
Yes	Keith Davis (PCPC Staff)			Keith.F.Davis@Phila.gov			9/15/2020 13:11	9/15/2020 13:17	6
Yes	Bob Careless	Bob	Careless	rcareless@cozen.com	9/15/2020 13:02	approved	9/15/2020 13:02	9/15/2020 13:59	57
No	Stephen Lin	Stephen	Lin	Spl5519@psu.edu	9/4/2020 11:25	approved	--	--	--
Yes	Victor Blanco	Victor	Blanco	victor.blanco@jefferson.edu	9/15/2020 13:00	approved	9/15/2020 13:01	9/15/2020 13:48	48
Yes	johnsgattuso	johnsgattuso		jgattuso@gattusodevelopment.com	9/15/2020 13:05	approved	9/15/2020 13:05	9/15/2020 14:07	63
	12158435555						9/15/2020 13:22	9/15/2020 14:07	46
	12158435555						9/15/2020 13:11	9/15/2020 13:20	10
	12156448154						9/15/2020 12:59	9/15/2020 14:07	68