

PHILADELPHIA CITY PLANNING COMMISSION
MEETING VIA ZOOM

MINUTES NOVEMBER 17, 2020

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Peilin Chen

Nancy Rogo Trainer

Charlotte Castle

Maria Gonzalez

Duane Bumb

Ariel Vazquez

Patrick Eiding

Eleanor Sharpe

NOT PRESENT:

Garlen Capita

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

Ariel Diliberto, 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.

Ms. Diliberto turned the meeting over to Chair Fadullon, the Commission Chair to begin the meeting.

1. Action Item: Approval of the Meeting Minutes for October 20, 2020.

At the minute mark (00:01:37) in video, Chair Fadullon began the meeting with a roll call, a motion to approve the October Minutes, then polled the Commission.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Trainer.

2. Executive Director's Update.

Eleanor Sharpe honored Architect and Planner, Nancy Rogo Trainer, who have had a profound impact on our City through her work in both, the private and public sectors. Commissioner Trainer was appointed to serve on the Philadelphia City Planning Commission in December 2008. November of 2012, the Planning Commission Civic Design Review Committee was crafted and began operating with Nancy appointed as the Commission's Representative and the first Chairperson. Nancy has been a committed steward of the city's public realm. Together, with her service on the Planning Commission, she has challenged designers and the developers to improve the city's environment by listening to their neighboring communities.

This month, Nancy resigned to officially end her tenure as a Planning Commissioner and Chair of Civic Design Review Committee.

Philadelphia City Planning Commission and its staff are grateful for all her efforts and her role for shaping the city's development scene, as well as her many civic minded endeavors that have had an enormous effect on the City of Philadelphia. Thank you, Nancy Rogo Trainer for your years of dedicated service.

This concludes the Director's report.

3. Action Item: Bill 200601: Amend Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending certain provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by creating the 'HVO, Haverford Village Overlay District'; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wallace Street, 36th Street, Mount Vernon Street, and 37th Street. Introduced by Councilmember Gauthier on October 29, 2020. (Presented by Brian Wenrich)

Purpose - Remapping the block to "RM-1" Residential Multi-Family from "RSA-5" Commercial Mixed-Use Proposed Land Use - Residential Multi-Family Proposed Zoning -RM-1

Party at Interest- Lomax Development Present Use – Vacant owned by Philadelphia Redevelopment Authority (PRA) Existing Zoning – RSA-5 Site Area - The block bounded by Wallace Street, 36th Street, Mount Vernon Street, and 37th Street

Meets the goals of the West Philadelphia District Plan Previous Work of the Planning Commission – previously came to the Planning Commission for PRA Redeveloper Agreement and first phase of the development went to Civic Design Review. Impact to Area- the development will provide a mix of affordable units and homeownership. How will this benefit the City – besides providing affordable units, there is a proposed grocery store in the first phase of development and they will be redeveloping two blocks of blighted vacant land.

Discussions with applicants – Applicant agreed to amend the bill - drop/remove the overlay portion. Concerns - Haverford Village has already applied to L and I for Zoning Permits as of November 4, 2020 Public Outreach or Community Input – This project has been in the works for over 5 years with much community input and many public meetings.

Staff recommendation is for approval with Amendments.

Public questions and comments from the Q & A at the minute mark (00:12:39) in video.

Darwin Beauvais, Esq., of The Lomax Companies supporting phase II, of a low-income project in Mantua and several lots that are going to be dedicated to homeowners, that is sponsored by PHAFA and well-received by the community.

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 (00:15:53) in video.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Syrnick to accept staff recommendation for approval with amendments. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding, Commissioner Rogo Trainer, Commissioner Capita and Commissioner Gaston. Unanimous consent with no nays. Motion carried unanimously (9-0)

4. Action Item: Bill 200604: Amend An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of the land located within an area bounded by Byberry Road, Woodhaven Road, the Poquessing Creek, and adjacent land south of Franklin Mills Circle. Introduced by Councilmember O'Neill on October 29, 2020 (Presented by Greg Waldman)

The proposed remapping would enable a storage facility to obtain a by-right zoning permit. The Bill as introduced proposed "I-1" Industrial Light, but in conversations with the Council Office, we are offering an amendment to "I-CMX" Industrial Commercial Mixed-Use to better align with the regional shopping center adjacent to the property.

Present Use: There are two existing parcels. One parcel is vacant and the other is occupied by a plant nursery. Roughly half of the area of the remapping is in the floodplain and a significant portion is in the floodway.

The original zoning bill's base zoning change is not in alignment with proposed zoning and recommendations from the comprehensive plan or the Far Northeast Districts Plan. Industrial zoning districts should be limited to industrial parks, and not adjacent to riparian corridors, including ones that include an active trail feasibility study that is recommended on the Trail Master Plan. There are concerns with the existing residential zoning, as well, since that zoning would allow by-right development of dwelling units in the floodplain.

After discussions with the Council office, the Councilmember agreed to amend the bill to change the zoning to "I-CMX" Industrial-Commercial Mixed-Use. This zoning classification is consistent with the surrounding Commercial Auto-Oriented districts of "CA-1" and "CA-2" zoning and would prohibit by-right development of more intensive uses allowed in "I-1" Industrial Light zoning, which is what was originally proposed.

Party at Interest: - Agreement of Sale between Robert Edwards and Josephine Edwards, as Trustees of the Edwards Family Revocable Trust, as Seller, and SAFStor Byberry, LLC, as Buyer. Bill requested by the developer through the Council office.

Discussions with applicants: The attorney representing the client worked directly with the Council Office.

Staff recommendation is for approval with Amendments.

Public questions and comments from the Q & A at the minute mark (00:22:19) in video.

Rob Deloach, Attorney for the applicant SAFStor, is looking forward to working with the City and City Council on the project as it moves forward.

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 (00:23:11) in video.

Upon the motion made by Commissioner Syrnick and seconded by Commissioner Gonzalez to accept staff recommendation for approval with amendments. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

5. Action Items: Bill No. 200622 Amend Bill No. 200623 (Approved June 26, 2020), entitled "An Ordinance to adopt a Capital Program for the six Fiscal Years 2021-2026 inclusive and Bill No. 200623 Amend Bill No. 200623 (Approved June 26, 2020), entitled "An Ordinance to adopt a Fiscal 2021 Capital Budget." Introduced by Councilmember Quiñones-Sánchez on behalf of Council President Clarke. (Presented by John Haak)

The Capital Program establishes a six-year plan for investing in the City's physical and technology infrastructure, public facilities, and municipal buildings. The Capital Budget appropriates funds in the first year of the six-year Capital Program. The City Planning Commission is required to review and forward a recommendation on capital program bills and amendments.

Bills 200622 and 200623 were introduced on November 12, 2020, to amend Bill 200285, the Capital Program for the six Fiscal Years 2021-2026, and Bill 200286, the Capital Budget for Fiscal Year 2021. The original Bill 200285 reflected the Recommended Six-Year Capital Program, and Bill 200286 reflected the Recommended Fiscal Year 2021 Capital Budget, approved by the City Planning Commission on April 30, 2020 and introduced in City Council on May 1, 2020.

The amendments proposed in Bills 200622 and 200623 would not change the \$128.26 million of general obligation bond-funded appropriations in FY2021. The amendments would:

- Appropriate additional operating revenues (CR) to certain projects in FY2021 to accelerate the implementation of shovel-ready projects.
- Appropriate additional Federal (FB) dollars to ensure proper accounting of grant funds.

The net results of the proposed amendments on the FY2021 Capital Budget are:

- Increase FY2021 CR (Operating Revenue) funding from \$129,902,000 to \$192,902,000
- Increase FY2021 FB (Federal) funding from \$124,950 to \$205,950

For the overall Capital Budget for FY2021, total authorized appropriations

* would increase from \$3.152 to \$3.296 billion.

The total Six-Year Capital program for FY2021-2026 would increase from \$11.290 to \$11.434 billion.

** 'Off-budget' amounts are not included in the Capital Budget ordinance but are shown in the Capital Program.*

- Line 15 FINANCE – Improvements to Facilities
Add FY2021 CR (Operating Revenue) funding of \$6,000,000 for ADA improvements at City-owned facilities

- Line 32 HEALTH – Health Facility Renovations
Increase FY2021 CR (Operating Revenue) from \$10,500,000 to \$40,500,000 for the Public Health Laboratory
- Line 40 PARKS AND RECREATION – Buildings Courts and Play Areas
Add FY2021 CR (Operating Revenues) funding of \$13,000,000 for remediation and life safety improvements
- Line 68 STREETS – Reconstruction/Resurfacing of Streets
Add FY2021 CR (Operating Revenues) funding of \$14,000,000 for paving and ADA ramps
- Line 83 WATER – Treatment Facilities

Increase FY2021 FB (Federal) from \$50,000 to \$81,050,000 for water treatment facilities

Staff recommendation is for approval.

Seeing no questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (00:29:45) in video.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation for approval on both Bills, 200622 and 200623. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Rogo Trainer and Commissioner Eiding. Unanimous consent with no nays. Motion carried unanimously (9-0)

**Before moving to the next item on the agenda, Chair Fadullon read a comment from the public by Jon Geeting regarding Bill No. 200601.*

While this isn't his neighborhood, he pays a lot of attention to housing politics and policies and rarely have he seen a Councilmember want to rezone residential areas from RSA-5 to RM-1 and wanted to applaud Councilwoman Gauthier for doing so. (00:30:38)

6. Action Item: Bill 200575: Authorize an encroachment in the nature of a pedestrian staircase to directly access Green Lane Bridge in the vicinity of 1 Leverington Avenue, under certain terms and conditions. Introduced by Councilmember Jones on October 22, 2020 (Presented by Matt Wysong)

Bill permits the Locks Homeowner Association to install, own, and maintain the portion of a staircase that will encroach into the public right-of-way of the Green Lane Bridge.

The encroachment will measure approximately five feet (5'-0") wide, centered between the two bridge pilasters, and encroach from the north of the Green Lane Bridge ROW approximately eight feet ten inches (8'-10") towards the south, but no further than the inside face of the north bridge parapet.

This staircase will provide pedestrian access from a newly constructed townhouse development at 1 Leverington Avenue on Venice Island up to the Green Lane Bridge. The primary purpose of this staircase is for evacuation purposes in the event of a flood event on Venice Island.

Party at Interest: Locks Homeowner Association

Present Use: Townhouse development located on Venice island (1 Leverington Avenue) and vehicular bridge (Green Lane) Existing Zoning: RMX-2

A new residential development on Venice Island consisting of 68 townhouse units is currently under construction at 1 Leverington Avenue. The Planning Commission, at its meeting of January 18, 2018, considered Bill No. 170997 which provided an as of right development path for this project. The Commission recommended this bill "not for approval", but it was subsequently passed by City Council and signed by the Mayor. The Commission

and staff objected to the construction of residential uses on Venice Island due to its history of flooding and possible danger to residents.

In meetings with the developer, staff expressed a desire for a pedestrian escape route to higher ground if this project was built. This is consistent with requests that staff has made for all development projects in Manayunk located within the floodplain or floodway of the Schuylkill River. The developer agreed to construct a staircase at the southern end of their development up to the Green Lane Bridge. The design of this staircase was approved by the Art Commission at its meeting of July 10, 2019.

Staff recommendation is for approval.

Commission discussion and/or remarks began at minute mark (00:35:55) in video.

Commissioner Syrnick asked if this project was intended to be lighted; Mr. Wysong was unsure. Commissioner Gonzalez inquired about any requirements to have ADA accessibility and clarified if the purpose of the additional bridge was for evacuation during flooding; Mr. Wysong said yes, as a secondary evacuation.

Mr. Wysong stated that the other entrance was also an evacuation point following, Commissioner Gaston inquiry. Commissioner Vazquez asked who was going to be taking care of the cleaning; Mr. Wysong said that it's maintenance responsibility through the Bill.

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 (00:38:34) in video.

Upon the motion made by Commissioner Gaston and seconded by Commissioner Rogo Trainer to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

7. Action Item: Bill 200592: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within the area bounded by Wissahickon Avenue, Hunting Park Avenue, Fox Street, and Roberts Avenue. Introduced by Councilmember Jones on October 29, 2020 (Presented by Matt Wysong)

Bill proposes to remap parcels in question from I-2, Industrial to CMX-3, Commercial Mixed-Use to allow for the Philadelphia Youth Basketball program to locate on site.

The proposed use is compatible with the Kroc Center (also zoned CMX-3), a private

recreation facility located directly adjacent to these two parcels, and the industrial/commercial character of the Hunting Park West Industrial District. The proposed basketball program will benefit Philadelphia youth and is accessible via the Routes H and XH buses, both of which originate at the Broad & Erie transit hub.

However, potential conflicts exist with the operations of Altomare Precast Concrete (4300 Wissahickon Ave), an active industrial use that shares a driveway with the parcels in question. Additionally, the CMX-3 zoning designation opens the door for future residential uses on the site, which is not consistent with the City's desire for the Hunting Park West Industrial District to be a job center anchored by industrial and commercial uses.

Residential uses can undermine the viability of the types of industry permitted on adjacent parcels zoned I-2, industrial.

The Citywide Vision recommends the following within the "Thrive" section:

- **2.2.1e:** Transform the Hunting Park West industrial area into a vibrant commercial center and an industrial mixed-use hub with creative, clean industries and light manufacturing.

The North District Plan recommends the following within the "Thrive" section:

- **NOR 10:** Encourage the redevelopment or reuse of underutilized industrial land and buildings in the Hunting Park West Industrial Area to Re-evaluate zoning of former industrial sites to encourage the reuse of vacant buildings

The North District Plan recommends that these parcels in question remain zoned as I-2, Industrial.

The Hunting Park West Industrial district was comprehensively remapped in 2015. These parcels were mapped I-2, Industrial prior to the remapping and the bill made no change.

Staff met on-site with the Party at Interest on September 17, 2020. Staff has little details regarding community outreach for the remapping or the proposed project.

Staff recommendation is for approval.

Commission discussion and/or remarks began at minute mark (00:44:33) in video.

Chair Fadullon commented on the vacant site and active industrial site that's getting rezoned, then asked if there's an active use behind that's going to go away for the Philadelphia's Basketball. Gabe Canuso, Matt McClure, Esq., and Kent Holtzman, CEO of Philadelphia Basketball responded. Mr. McClure stated that both sites are going to be vacant upon acquisition. The side along Wissahickon Avenue will remain inactive but both sites in the back, 4272 Wissahickon to the West and 4250 Wissahickon to the East will be acquired by Philadelphia Youth Basketball.

Regarding the recreational facility component, Chair Fadullon asked why the project have to be CMX-3 to go from I-2 to CMX-3. Mr. Holtzman explained the program and use, who spoke about the program model: healthy foods and nutrition and academic classrooms, financial literacy workshop, youth leadership and multi-media hub, mental and physical health & wellness for children, youth and family.

Commissioner Chen wanted to know if the shared driveway was also used by the Kroc Center. Mr. McClure stated that they have a reserved space in the area, which isn't used by the Kroc Center. There's a fence that separates it; however, they will be building a dedicated pedestrian walkway that will be protected so that children can get safely from Wissahickon Avenue to the center.

Discussion continued about the driveway and uses of the property with the Commission at minute mark (00:49:37) in video. Chair Fadullon read a question from the public at (00:54:40) from Mr. Jihadali, who wanted to know if the development team had met with any of the RCO's in the area. As directed by Councilman Jones, Mr. McClure stated yes, they have. Mr. Williams asked if there was anything to prevent the Hunting Park side from being zoned as residential development. Mr. McClure stated that the commercial mixed-use zoning district allows for the uses [educational and community center use] that they need for the site.

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 (00:57:19) in video.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Synchron to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Synchron, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

8. Action Item: Bill 200576: Amend Section 14-513 of The Philadelphia Code, entitled "NCO, Neighborhood Conservation Overlay District," by revising and clarifying certain provisions, and making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on October 22, 2020 (Presented by Mason Austin)

Staff recommendation is for approval.

Commission question and/or remarks began at minute mark (01:03:28) in video.

Commissioner Gaston wanted to clarify the approval and recommendation to L&I, who issues the permits. Mr. Austin explained that based on the reading of the code, it doesn't meet the standards, the Commission would be able to review it and determine (a) if they haven't reviewed the code correctly; and, (b) in these special set of circumstances, whether there ought to be equivalent of variance from those code provisions. To clarify, Chair

Fadullon added that these neighborhood conservations overlay districts already exist e.g., Queen Village and Roxborough, so the legislation aren't creating them. The only thing that this Bill changes are the technical corrections that Mr. Austin mentioned, but it also allows for an appeal process in case the developer does not agree with the existing review that already have been performed for several years by the Planning Commission.

Discussion continued about the appeal, building permit and unreasonable hardship within the zoning process at minute mark (01:05:48) in video.

Eleanor Sharpe stated that the attorney was held up in another hearing and suggested that the Commission could either vote on this item, or hold off for the attorney, who may be available later in the meeting. Chair recommended holding off so that Len, Esq. could answer Commissioner Gaston questions. (01:11:57)

Public questions and comments from the Q & A at the minute mark (01:12:29) in video.

Mr. Geeting asked, is it already the case that by-right projects proposed within an RCO still requires an RCO meeting or is that a new requirement established in this Bill. Mr. Austin stated that by-right projects under RCO does not require an RCO meeting and neither would this Bill, only a notice.

At the minute mark in video (01:13:02, Chair Fadullon tabled this item until the Planning Commission Attorney join the meeting)

9. Action Item: Bill 200628: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising and clarifying certain provisions and making technical changes, all under certain terms and condition. Introduced by Councilmember Squilla on November 12, 2020 (Presented by Mason Austin).

In addition to, making minor technical amendments to the Queen Village, Central Roxborough, Ridge Park Roxborough, and Wissahickon NCOs, the bill would introduce a formal appeal process for the review of building permits within all NCOs.

Technical Amendments:

- Makes language in the Queen Village NCO subsection consistent with other language within 14-504 to clarify that the rear of a structure will only be reviewed if it is visible from the street
- Clarifies the calculation of the maximum area of impervious surfaces within front yards for lots in the Central Roxborough, Ridge Park Roxborough, and Wissahickon NCOs.

Appeals Process:

- An applicant who is denied approval for a building permit by staff may request a review by the appointed Planning Commission. The request must be made in writing and within 30 days of the denial.
- If the applicant claims the staff decision was made in error, the Commission shall review the application and determine whether it should have been approved under the design standards of the applicable /NCO district. If it rules an error was made, it shall approve the application
- The Commission may also approve applications that deviate from these design standards, but only under the following circumstances:
 - Prior to the meeting of the Commission, the applicant provides written notice of the request to all affected RCOs; and
 - The Commission determines that
 - Strict conformity with the design standards would result in unreasonable hardship;
 - The deviation from the design standards would be reasonable due to special circumstances of the lot; and
 - The approval of the application would not harm the purposes of the /NCO

- For design standards, the Commission may approve deviations that are lesser than requested than the applicant
- The Commission may not approve deviations from zoning regulations listed within /NCOs

Staff recommendation is for approval.

Seeing no questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (01:17:40) in video.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with one abstention. Motion carried unanimously (8-0)

Commissioner Gaston abstained from this item.

10. Action Item: Bill 200602: Amend Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending certain provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by creating the 'TZO, 30th Street Overlay District'; by revising certain provisions of Section 14702, entitled 'Floor Area, Height, and Housing Unit Density Bonuses'; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Chestnut Street, 30th Street, Walnut Street, and 31st Lower Level Street. Introduced by Councilmember Gauthier on October 29, 2020 (Presented by Nicole Ozdemir)

This Bill contains two parts for this single parcel. One part is a base zoning change from I-2, Medium Industrial, to CMX-5, Center City Commercial Mixed Use. The other part is an inclusionary affordable housing overlay for the parcel.

Present Use: Horizon House provides a number of programs and services for adults with behavioral health needs, individuals with intellectual and developmental disabilities, and the homeless.

This zoning bill's base zoning change is in alignment with a number of recommendations from the comprehensive plan, and the University Southwest District Plan. The affordable housing overlay for this parcel also speaks to comprehensive plan recommendations regarding increasing the supply of affordable housing.

PCPC staff identified a few concerns with the zoning bill. Staff is not comfortable with the overlay only affecting one parcel, due to the base zoning requirement of CMX-5.

Additionally, if inclusionary affordable housing requirements were to be expanded throughout this council district, the overlay could create a situation where there is one standard for this site and another for everything else in West Philadelphia.

The other main concern is using applicant reported construction costs. Generally, these costs are subject to change over the course of the development process and have been found to be under-reported. There is no existing process for the City to verify these costs. Typically, L+I calculate most fees based on square footage.

The Council Office directed the writing of this bill. PCPC staff has had numerous conversations with Council Office staff regarding the writing of the bill and PCPC staff concerns. We continue to work and amend this zoning bill in conjunction with the Council Office and L+I. PCPC staff is in support of the larger idea here of inclusionary zoning and increasing the City's supply of affordable housing.

Staff recommendation is for approval with Amendments.

Commission question and/or remarks began at minute mark (01:25:10) in video.

Commissioner Gaston inquired about the amendments. Ms. Ozdemir said that they are currently working on technical amendments about the requirements of the planning of DPD and spending the money, because the overlay requires that DPD only use the money to be spent within a mile and a half of the area around the site that aren't in the Bill. Commissioner Vazquez asked if the cost would be part of the amendment that is being allocated by L&I. Ms. Ozdemir believe that the overlay is going forward with using the construction cost. Gonzalez commended those who drafted this proposal and for thinking outside of the box as it relates to the

PCPC Minutes

11/17/20

affordable housing needs in the city. Commissioner Eiding wanted to know if the Commission approved the staff recommendation and the amendments doesn't get brought forth, does it stop the process. Chair Fadullon explained the process and added that even if the Commission voted not to approve, the Bill could still move forward.

Discussion continued at the minute mark (01:28:15) in video.

Public questions and comments from the Q & A at the minute mark (01:30:27) in video.

Max Weiss, of Councilwoman Gauthier Office stated that Ms. Ozdemir was accurate about their meeting with L&I correct and added that they have the capability to implement the offsite portion of this Bill and the Redevelopment Authority looks at the one percent of hard cost.

On the behalf of Horizon House Inc., Mr. McClure, Esq., and Jeff Willis supports the remapping of CMX-5 and have no objections. Mr. Binchy, of 5th Square agreed with staff concerns and noted that an existing overlay for the area of 38th Street.

Chair Fadullon read a public comment from Chris Mejia Smith, who is happy to see an overlay used to facilitate the creation of affordable housing. Far too often, overlays are used to slower or stop the construction of housing, which only accelerates gentrification. Ms. Diliberto read another public comment from Mr. Ali, who asked if the developer is private in building for student housing and does the twenty-five percent requirement apply. Ms. Ozdemir answered yes, and Chair Fadullon clarified.

Commissioner Gaston expressed concerns about the lack of certainty, with so many provisions that are not clearly defined and asked if the Bill would benefit from a 45-day review period for additional time to make sure that this Bill actually achieve its intent, with more clearly defined terms.

Discussion continued at the minute mark (01:43:14) in video.

Chair Fadullon acknowledged a comment made by the public.

Mr. Binchy returned to speak on behalf of Jon Geeting, who made a comment on the parking zones that still exist in this district. Mr. Geeting want it to be known that it's becoming known as the worse practice within the Planning Commission based on the negative effects of housing affordability, increased driving and congestion. Ms. Ozdemir added that the overlay decreases the parking minimums to one to five. Normally, parking is three to ten.

Seeing no questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (01:52:10) in video.

Upon the motion made by Commissioner Gonzalez and seconded by Commissioner Eiding to accept staff recommendation for approval with amendments. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with two nays. Motion carried unanimously (7-0)

Commissioner Gaston and Commissioner Vazquez voted nay on this item.

11. Preliminary Plat for the subdivision of 8401 E Roosevelt Blvd from 1 lot to 2 lots, creating a lot with no street frontage. (Presented by Keith Davis)

11/17/20

Proposed subdivision of existing 12.5-acre lot into two parcels (10.6-acre parcel 1, fronting on Roosevelt Blvd; and 1.9-acre parcel 2, landlocked behind parcel 1). No construction is being proposed. An existing driveway connecting the proposed parcel 2 with Roosevelt Blvd will be recorded as an easement.

Present Use: The proposed Lot 1 is a nursing home; the proposed parcel 2 is an apartment for seniors.

Existing Zoning: "RSA-1" Residential Single Attached

The intent of the subdivision is to reflect the existing conditions on the site, as the two facilities operate independently of one another.

Proposed Land Use and Zoning: no charge

Staff recommendation is for approval.

Commission question and/or remarks began at minute mark (01:57:16) in video. Commissioner Gaston was unsure if the Commission was approving this item due to the size of the lot. Mr. Davis stated that the lot in the back, is landlocked so it can't be approved over the counter, as it constitutes a plat. Commissioner Gaston asked about the width of this particular access street be accessed for emergency vehicles. Mr. Davis said that the easement connects with a few existing driveways and meets the codes requirement for a subdivision driveway.

Discussion continued at the minute mark (01:59:08) in video.

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 (02:00:11) in video.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Gaston to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

At the minute mark in the video (02:00:58), Chair Fadullon noted that the Planning Commission Attorney, Len Reuter had joined the meeting to address Bill No. 200576.

Action Item: Bill 200576: Amend Section 14-513 of The Philadelphia Code, entitled "NCO, Neighborhood Conservation Overlay District," by revising and clarifying certain provisions, and making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on October 22, 2020 (Presented by Mason Austin)

Chair Fadullon brought Mr. Reuter up to speed with the big issue, which was that this Bill provides for an appeal process, which comes back to the Commission and that Commissioner Gaston concern was that this may not be a role that the Commission could play.

Discussion began at the minute mark (02:01:46) in video. Commissioner Gaston expressed concerns regarding the Commission and recommendations to L&I, building permits and appeals, along with terms that weren't defined and Mr. Reuter, Esq. explained the process. Lastly, Commissioner Gaston mentioned that some of the terms, along with the information wasn't written as it was explained.

Public questions and comments from the Q & A at the minute mark (02:22:02) in video from Mr. David O. regarding how the RCO, Zoning and L&I used to work compared to the recent language, rules and regulations. Mr. Reuter addressed his questions and concerns.

At the minute mark (02:28:28), Chair Fadullon suggested for the Commission to contemplate 45-days on the Bill.

Upon the motion made by Commissioner Gaston and seconded by Commissioner Eiding for 45-days. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston,

11/17/20

Commissioner Chen, Commissioner Castle, Commissioner Bumb, Commissioner Gonzalez, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

12. Action Item: Bill 200571: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Diamond Street, 11th Street, Norris Street, and Marvine Street. Introduced by Councilmember Parker for Council President Clarke on October 22, 2020 (Presented by Dave Fecteau)

This block was part of the Philadelphia Housing Authority's Norris Homes development. PHA demolished the low-rise units that were on the site and has built replacement rental units on the southern two-thirds of the block. They have contracted with Frankel Enterprises to build 15 single-family homes on the northern one-third of the block. The current CMX-3 zoning does not allow construction of single-family homes.

Proposed Land Use: 15 rowhomes.

Proposed Zoning: The block's zoning will change from CMX-3 to RMX-3 Residential Mixed-Use.

This Bill will reverse a zoning change authorized by Bill No.170428 enacted in June 2017.

There will be no negative impacts on the surrounding blocks.

The Lower North District Plan recommends this block for Residential Multi-family zoning.

Staff recommendation is for approval.

Seeing no questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (02:34:53) in video.

Upon the motion made by Commissioner Syrnick and seconded by Commissioner Gonzalez to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

13. Action Item: Bill 200613: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by creating a new Strawberry Mansion /NCO bounded by Lehigh Avenue, 29th Street, Sedgley Avenue, Montgomery Avenue, Conrail Right-Of-Way, Oxford Street, and 33rd Street, under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on November 12, 2020 (Presented by Dave Fecteau)

Type of action: Change to Zoning Code – A zoning overlay, (Neighborhood Conservation Overlay) which will include zoning regulations and design regulations.

The zoning overlay will ensure that new construction matches the size and scale of existing homes in an initial 25-block section. That section will be 33rd Street, Oxford Street, 29th Street, and Dauphin Street.

It includes zoning regulations, which the Department of Licenses and Inspections will administer, and design regulations which PCPC will administer. The overlay will only apply to residential properties and properties zoned residential.

Staff will work with the Strawberry Mansion Coalition and the Council President's office to further amend the overlay language and add at least two other 25-block sections to the NCO.

Discussions with applicants: Staff had several discussions with the neighborhood coalition to determine their priorities for this overlay.

Concerns: The process for creating this overlay was rushed. Staff did not have enough time to properly analyze the existing conditions within the proposed boundaries to determine what impact the proposed regulations will have on properties which exist and on properties which are vacant and could be built on.

Public Outreach or Community Input: Staff has met with the neighborhood coalition three times. There has not been outreach to the individual property owners that the zoning and design regulations will affect.

Since this process did not follow the normal process for creating an NCO, staff will be working with the neighbors and Council staff to help them complete the process. This may result in amendments to the bill.

Staff recommendation is for approval with Amendments.

Commission question and/or remarks began at minute mark (02:46:10) in video.

With regards to the design, Commissioner Rogo Trainer inquired about how the porches are made - some go under the building, while some stick out from the building and big box development. Mr. Fecteau stated that Urban Design will consider the two issues. Commissioner Gaston inquired about the prohibition on roof decks. Mr. Fecteau said that the idea came directly from the Neighborhood Coalition, which isn't a Planning issue.

Discussion continued at the minute mark (02:48:42) between Mr. Fecteau, Commissioner Gonzalez and Chair Fadullon regarding amenities needed, open space and existing resident concerns about new development and restrictiveness that limits housing opportunity and mixed-income housing bonus.

Public questions and comments from the Q & A at the minute mark (02:52:00) in video.

Logan Kramer, local Strawberry Mansion Developer. Mr. Kramer stated that he's extremely concerned with this legislation.

Their company promotes equality, affordability and green living standards and feel that this Bill, is an example of exclusionary zoning and is going to create a massive redlining around Strawberry Mansion, which is a neighborhood which have seen massive poverty and massive vacuums of investment. Their firm was prepared to build over 300 housing units over the next five-years, with a mixture of affordable units and market rate. The market rates are affordable for people with income between \$33K-\$60K a year. Mr. Kramer feels that this is an anti-development Bill.

Mr. Binchy believed that the overlay is extremely large compared to any other in the city; this Bill is an unprecedented move to accept and seize this amount of territory; rejected the notion from staff that the neighborhood reflects a consistent architecture character; the vacant lots goes above twenty percent; and, the NCO also goes strictly directly against the recently passed affordable housing mixed-income bonus of the zoning code.

Taya Serrano strongly oppose this Bill and stated that there weren't any communications within the neighborhood or meetings and no opportunity for residence to provide feedback.

Keith Smith, a resident for 52-years was unaware of the community coalition; however, expressed strong support of having a roof deck and development. Mr. Smith would like for the Commission to delay the vote until someone come into the neighborhood and ask what they want – not just a small percentage of what they want or the CDC's, who don't live in the neighborhood.

Joe Spina agreed with comments made by Mr. Kramer, Mr. Binchy and Ms. Serrano. Mr. Spina owns over 150 parcels in the neighborhood and doesn't support this Bill.

Kevin Mathison, a property restorer since 2012, echoed what everyone else said and hadn't heard about this.

Sherry Brown stated that they are not anti-development and Mr. Kramer scheduled a meeting, then canceled it. Ms. Brown is in support of the overlay.

Bonita Cummings, Director of Strawberry Mansion Community Concerns stated that the developers had not spoken with them.

Daniel Stusynski expressed that this Bill seems rushed and does lean a little towards anti-development.

Calvin Williams has lived in the neighborhood for 70-years and asked for cooperation to have the conversation further and hope that the Commission would approve the amendment to give a fair opportunity to be able to fight back on some term, because they don't have the money or political clout.

Margo Buehler stated that they're open to have a conversation. The goal is how do we invest in Strawberry Mansion to be in the best interest of the residence and those who want to continue to invest in the community, then strongly urged the Commission to delay the voting on this to give the voice to the community and give the voice to those who want to invest into it.

David Orphanides, Esq., recommended and requested that this matter be held off until further review, as it has been suggested by both, people who live there and people who want to invest there.

Jihadali stated that the community is trying to maintain ownership and historically, this is an African American community. The people who live there, they want to stay there and ambiguous terms like market rate \$250,000, in addition to, redlining, banks and affordable housing you still have to qualify for those loans, which is beyond the African American communities control and developers need to be sensitive to that, then suggested for the Commission to side with the people and to let this go through Council process and play out.

Julia echoed what everyone else said and had not heard of any of this and added that they have to bring the residence in to figure out what's the best way to tackle some of these underlined issues.

Tonnetta Graham expressed that the Strawberry Mansion community needs protection as well. Agreed with Mr. Jihadali comment [let the process stand] and credited developers who understands the character of the community that they want to maintain, then asked the Commission to let this Bill go through the process.

Tyreik McAllister stated that he was on the fence understanding both, the residence and developers and expressed that this is something that needs to be discussed further and he would like to be a part of the process as well.

Jake Washburn stated that he understands both sides and that there's a lot of room for dialogue, and there are some places where they can compromise for the community.

Sharla Russell, of Council President Clarke Office offered support for this Bill.

Diane Davis, a resident for 70-years was offended by the use of the word redlining and asked for the developers to come speak to the community, because they do have a say so.

Commissioner Chen asked Mr. Fecteau to explain the timing issue on the Bill. The request was made before COVID but due to the many applications that they had to work on, they actually went through the zoning code on their own. Planning had little time and was late getting information back to them and had not been able to do the community meeting part. This had nothing to do with the Neighborhood Association.

Seeing no questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (03:50:53) in video.

Upon the motion made by Commissioner Gonzalez and seconded by Commissioner Bumb to request a 45-day review. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

14. Action Item: Bill 200577: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-200, entitled "Definitions" and Chapter 14500, entitled "Overlay Zoning Districts," by amending the provisions of the WWO Wissahickon Watershed Overlay; all under certain terms and conditions. Introduced by Councilmember Jones on October 22, 2020 (Presented by Ian Hegarty)

This Bill contains amendments intended to clarify two provisions of WWO District that have recently been challenged. The first change would allow PWD to determine whether a proposed man-made material is "pervious" for purposes of administering the stormwater infiltration provisions of the Overlay District. The second change would define "culvert" and "sewer", and further exclude swales channelized in culverts from the development setback provisions of the Overlay District.

The proposed zoning change is a technical fix to the Wissahickon Watershed Overlay. It is consistent with the Comprehensive Plan and would be in the best interest of the City by limiting its exposure to legal challenges. This zoning bill would have a negligible impact on private development.

These changes are supported by Friends of the Wissahickon.

Staff recommendation is for approval.

Commission questions and/or remarks began at minute mark (03:55:52) in video.

Commissioner Syrnick wanted to know who makes the determinations now as to whether a material is pervious or not. Mr. Hegarty stated that the Planning Commission does and sense they don't have any engineers on staff, they would rather defer to the Water Department to make that determination. With regards to, Commissioner Syrnick asking if there was an ongoing disagreement with the Planning and Water Department on decisions that have been made, Mr. Hegarty said no there weren't.

Seeing no questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (03:56:57) in video.

Upon the motion made by Commissioner Syrnick and seconded by Commissioner Eiding to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

15. Action Item: Bill 200578: Authorize the revision of lines and grades on a portion of City Plan No. 46-S by striking from the City Plan and vacating Penrose Ferry Road from Penrose Avenue to its terminus northeastwardly therefrom and reserving and placing on the City Plan a right-of-way for various public utility purposes within the lines of Penrose Ferry Road being stricken and authorizing acceptance of the grant to the City of the said right-of-way being reserved, under certain terms and conditions. Introduced by Councilmember Johnson on October 22, 2020 (Presented by Sarah Chiu)

Penrose Ferry Road is currently a dead-end street. It provides access to the rear parking lot for the property at 2401 Penrose Ave.

The intent is to strike and vacate Penrose Ferry Road, and to reserve a public utility right-of-way.

The purpose of this action is to facilitate the operation and maintenance of an existing underground stormwater infiltration system which serves the adjacent property at #2401 Penrose Ave but encroaches into the public right of way of Penrose Ferry Road.

Staff recommendation is for approval.

Commission questions and/or remarks began at minute mark (04:01:37) in video.

Commissioner Syrnick asked Ms. Chiu for clarification on whether the road was on the City Plan, but not legally open and about the language on the map that has proposed to be stricken from the plan. Ms. Chiu said that she can double check and that the map probably missed a note.

Seeing no questions or comments from the Commission or the public, Chair Fadullon asked the Commission if there was a motion at the minute mark (04:02:52) in video.

Upon the motion made by Commissioner Syrnick and seconded by Commissioner Gonzalez to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Chen, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez, Commissioner Eiding and Commissioner Rogo Trainer. Unanimous consent with no nays. Motion carried unanimously (9-0)

16. Action Item: Streets Bill 200595: Authorize the revision of lines and grades on portions of City Plan Nos. 32-S, 33-S, 40-S, 47-S, 48-S, and 53-S by placing on the City Plan Frances Harper Drive from Passyunk Avenue to Penrose Avenue, Pollock Street from South 26th Street to Frances Harper Drive, Schuylkill Avenue from Passyunk Avenue extending northwesterly and northeasterly to a cul-de-sac, and Forten Way from Vare Avenue extending southwesterly to a cul-de-sac, including the dedication to the City of the said beds of Frances Harper Drive, Pollock Street, Schuylkill Avenue and Forten Way. Introduced by Councilmember Johnson on October 29, 2020 (Presented by Sarah Chiu)

Staff recommendation is for approval.

17. Action Item: Streets Bill 200596: Authorize the revision of lines and grades on a portion of City Plan Nos. 32-S, 33-S, 40-S, 46-S, 47-S, and 53-S by relocating the existing curblines and houselines along the southern side of West Passyunk Avenue at its intersection with South 28th Street and Passyunk Avenue Service Road (aka Frontage Road), along both sides of Passyunk Avenue Service Road (aka Frontage Road) at its intersections with Frances Harper Drive, along the western side of 26th Street and center median of South 26th Street at its intersections with Pollock Street and Penrose Avenue, along both sides of the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue), along the northern side of Penrose Avenue and center median of Penrose Avenue at its intersection with the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue) and 26th Street to accommodate various intersection improvements, and placing on the City Plan an extension of Passyunk Avenue Service Road (aka Frontage Road) from a point approximately 530 feet east of the Pierhead and Bulkhead Line to Schuylkill Avenue, all under certain terms and conditions, including the dedication to the City of the beds of all widened portions of the aforementioned streets. Introduced by Councilmember Johnson on October 29, 2020 (Presented by Sarah Chiu)

Staff recommendation is for approval.

18. Action Item: Streets Bill 200598: Authorize the striking from City Plan Nos. 40-S, 47-S, and 48-S and abandonment of a certain right-of-way reserved for drainage purposes, located along the former Hartranft Street, west of 26th Street, and extending westwardly therefrom to the Schuylkill River, under certain terms and conditions. Introduced by Councilmember Johnson on October 29, 2020 (Presented by Sarah Chiu)

The purpose of this action is to facilitate the redevelopment of the former refinery property, by constructing new infrastructure including public streets and rights-of-way for public utilities. This authorization is conditional upon compliance with certain requirements within ten (10) years from the date this Ordinance becomes law:

Bill 200595 – To permit 4 new public streets be placed on the City Plan: Frances Harper Drive, Pollock Street, extending Schuylkill Ave from Passyunk Ave to a cu-de-sac, and Forten Way.

- Frances Harper Drive- Segment A: 4 lane street with 86' wide right-of-way (approximately 15.3'-54'-15.3')
- Frances Harper Drive- Segment B: 2 lane street with 66' wide right-of-way (approximately 17.3'-30'-17.3')
- Pollock Street: 4 lane street with 86' wide right-of-way (approximately 15.3'-54'-15.3')
- Forten Way: 2 lane street with 66' wide right-of-way (approximately 17.3'-30'-17.3')
- Schuylkill Ave: with variable width in its right-of-way, from 66' to 168'.
-

Bill 200596 – To change curb lines and house lines on existing streets and its intersections.

- Placing on the City Plan an extension of Passyunk Ave Service Road (aka Frontage Road) from a point approximately 530 feet east of the Pierhead and Bulkhead Line to Schuylkill Ave;
- Relocating the curbline along the southern side of West Passyunk Ave at its intersection with S 28th Street and Passyunk Ave Service Road (aka Frontage Road);
- Relocating the existing curbline along both sides of Passyunk Ave Service Road (aka Frontage Road) at its intersections with Frances Harper Drive;

- Relocating existing curbline and houseline along the western side of 26th Street and curbline of the center median of South 26th Street at its intersections with Pollock Street and Penrose Ave;
- Relocating the existing curbline and houseline along both sides of the northwesterly Service Road of Penrose Ave (aka Lanier Avenue) in order to shift its intersection with Penrose Ave;
- Relocating the existing curbline and houseline along the northern side of Penrose Avenue and curbline of the center median of Penrose Avenue at its intersection with the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue) and 26th Street.

Bill 200598 – To relocate an existing drainage right-of-way located along the former Hartranft Street and west of 26th Street.

Staff recommendation is for approval.

Commission questions and/or remarks began at minute mark (04:18:12) in video.

Commissioner Syrnick made brief complimentary remarks about the work, presentation and jobs and welcomed Hilco.

Public questions and comments from the Q & A at the minute mark (04:25:50) in video from Ms. Liz and Mr. Ali.

Ms. Liz reiterated Ms. Chiu remarks. She has been working close with Hilco and supports the Streets Bill. Mr. Ali asked if they knew Ms. Della Clark, of the Enterprise Center and stated that he would make the connection with Hilco.

Seeing no further questions or comments from the Commission or the public, Chair Fadullon asked the Commission for a motion on the package of Streets Bills No. **200595**, **200596** and **200598** at the minute mark (04:28:12) in video.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Syrnick to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Gaston, Commissioner Castle, Commissioner Gonzalez, Commissioner Bumb, Commissioner Vazquez and Commissioner Eiding. Unanimous consent with no nays. Motion carried unanimously (7-0)

Chair Fadullon noted for the record that both, Commissioner Chen and Commissioner Rogo Trainer were not able to stay on for this vote.

Chair Fadullon asked for a motion to adjourn at the minute mark (04:29:37). Upon the motion made by Commissioner Eiding to adjourn the meeting, seconded by Commissioner Vazquez. Commission unanimously approved.

Ended at 5:29 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, December 8, 2020 at 1:00 p.m.** via Zoom platform.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for October 20, 2020.

APPROVED

2. Executive Director's Update.

3. Action Item: Bill 200601: Amend Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending certain provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by creating the 'HVO, Haverford Village Overlay District'; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wallace Street, 36th Street, Mount Vernon Street, and 37th Street. Introduced by Councilmember Gauthier on October 29, 2020. (Presented by Brian Wenrich)

APPROVED WITH AMENDMENTS

4. Action Item: Bill 200604: Amend An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of the land located within an area bounded by Byberry Road, Woodhaven Road, the Poquessing Creek, and adjacent land south of Franklin Mills Circle. Introduced by Councilmember O'Neill on October 29, 2020 (Presented by Greg Waldman)

APPROVED WITH AMENDMENTS

5. Action Items: Bill No. 200622 Amend Bill No. 200285 (Approved June 26, 2020), entitled "An Ordinance to adopt a Capital Program for the six Fiscal Years 2021-2026 inclusive and Bill No. 200623 Amend Bill No. 200286 (Approved June 26, 2020), entitled "An Ordinance to adopt a Fiscal 2021 Capital Budget." Introduced by Councilmember Quiñones-Sánchez on behalf of Council President Clarke. (Presented by John Haak)

BOTH BILLS WERE APPROVED

6. Action Item: Bill 200575: Authorize an encroachment in the nature of a pedestrian staircase to directly access Green Lane Bridge in the vicinity of 1 Leverington Avenue, under certain terms and conditions. Introduced by Councilmember Jones on October 22, 2020 (Presented by Matt Wysong)

APPROVED

7. Action Item: Bill 200592: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within the area bounded by Wissahickon Avenue, Hunting Park Avenue, Fox Street, and Roberts Avenue. Introduced by Councilmember Jones on October 29, 2020 (Presented by Matt Wysong)

APPROVED

8. Action Item: Bill 200576: Amend Section 14-513 of The Philadelphia Code, entitled “/NCO, Neighborhood Conservation Overlay District,” by revising and clarifying certain provisions, and making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on October 22, 2020 (Presented by Mason Austin)

COMMISSION VOTED AND APPROVED FOR 45-DAYS

9. Action Item: Bill 200628: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising and clarifying certain provisions and making technical changes, all under certain terms and condition. Introduced by Councilmember Squilla on November 12, 2020 (Presented by Mason Austin).

APPROVED

10. Action Item: Bill 200602: Amend Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by creating the ‘/TSO, 30th Street Overlay District’; by revising certain provisions of Section 14702, entitled ‘Floor Area, Height, and Housing Unit Density Bonuses’; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Chestnut Street, 30th Street, Walnut Street, and 31st Lower Level Street. Introduced by Councilmember Gauthier on October 29, 2020 (Presented by Nicole Ozdemir)

APPROVED WITH AMENDMENTS

11. Preliminary Plat for the subdivision of 8401 E Roosevelt Blvd from 1 lot to 2 lots, creating a lot with no street frontage. (Presented by Keith Davis)

APPROVED

12. Action Item: Bill 200571: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Diamond Street, 11th Street, Norris Street, and Marvine Street. Introduced by Councilmember Parker for Council President Clarke on October 22, 2020 (Presented by Dave Fecteau)

APPROVED

13. Action Item: Bill 200613: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by creating a new Strawberry Mansion /NCO bounded by Lehigh Avenue, 29th Street, Sedgley Avenue, Montgomery Avenue, Conrail Right-Of-Way, Oxford Street, and 33rd Street, under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on November 12, 2020 (Presented by Dave Fecteau)

COMMISSION VOTED AND APPROVED A REQUEST FOR 45-DAYS TO REVIEW

14. Action Item: Bill 200577: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-200, entitled "Definitions" and Chapter 14500, entitled "Overlay Zoning Districts," by amending the provisions of the /WWO Wissahickon Watershed Overlay; all under certain terms and conditions. Introduced by Councilmember Jones on October 22, 2020 (Presented by Ian Hegarty)

APPROVED

15. Action Item: Bill 200578: Authorize the revision of lines and grades on a portion of City Plan No. 46-S by striking from the City Plan and vacating Penrose Ferry Road from Penrose Avenue to its terminus northeastwardly therefrom and reserving and placing on the City Plan a right-of-way for various public utility purposes within the lines of Penrose Ferry Road being stricken and authorizing acceptance of the grant to the City of the said right-of-way being reserved, under certain terms and conditions. Introduced by Councilmember Johnson on October 22, 2020 (Presented by Sarah Chiu)

APPROVED

16. Action Item: Bill 200595: Authorize the revision of lines and grades on portions of City Plan Nos. 32-S, 33-S, 40-S, 47-S, 48-S, and 53-S by placing on the City Plan Frances Harper Drive from Passyunk Avenue to Penrose Avenue, Pollock Street from South 26th Street to Frances Harper Drive, Schuylkill Avenue from Passyunk Avenue extending northwesterly and northeasterly to a cul-de-sac, and Forten Way from Vare Avenue extending southwesterly to a cul-de-sac, including the dedication to the City of the said beds of Frances Harper Drive,

Pollock Street, Schuylkill Avenue and Forten Way. Introduced by Councilmember Johnson on October 29, 2020 (Presented by Sarah Chiu)

APPROVED

17. Action Item: Bill 200596: Authorize the revision of lines and grades on a portion of City Plan Nos. 32-S, 33-S, 40-S, 46-S, 47-S, and 53-S by relocating the existing curblines and houselines along the southern side of West Passyunk Avenue at its intersection with South 28th Street and Passyunk Avenue Service Road (aka Frontage Road), along both sides of Passyunk Avenue Service Road (aka Frontage Road) at its intersections with Frances Harper Drive, along the western side of 26th Street and center median of South 26th Street at its intersections with Pollock Street and Penrose Avenue, along both sides of the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue), along the northern side of Penrose Avenue and center median of Penrose Avenue at its intersection with the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue) and 26th Street to accommodate various intersection improvements, and placing on the City Plan an extension of Passyunk Avenue Service Road (aka Frontage Road) from a point approximately 530 feet east of the Pierhead and Bulkhead Line to Schuylkill Avenue, all under certain terms and conditions, including the dedication to the City of the beds of all widened portions of the aforementioned streets. Introduced by Councilmember Johnson on October 29, 2020 (Presented by Sarah Chiu)

APPROVED

18. Action Item: Bill 200598: Authorize the striking from City Plan Nos. 40-S, 47-S, and 48-S and abandonment of a certain right-of-way reserved for drainage purposes, located along the former Hartranft Street, west of 26th Street, and extending westwardly therefrom to the Schuylkill River, under certain terms and conditions. Introduced by Councilmember Johnson on October 29, 2020 (Presented by Sarah Chiu)

APPROVED

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)
Yes	Natalie Glantz	Natalie	Glantz	skiglantz@aol.com	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 14:19	79
Yes	sheetstroy	sheetstroy		sheetstroy@gmail.com	11/17/2020 13:28	approved	11/17/2020 0 13:28	11/17/2020 0 13:59	31
Yes	James Burt	James	Burt	jburt@waengineering.com	11/17/2020 12:56	approved	11/17/2020 0 13:00	11/17/2020 0 13:24	25
Yes	Jonathan Goins	jonathangoins		jonathangoins@gmail.com	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 13:44	43
Yes	jonathangoins	jonathangoins		jonathangoins@gmail.com			11/17/2020 0 14:42	11/17/2020 0 17:21	159
Yes	Justin Dunn	Justin	Dunn	jadunn@hilcoglobal.com	11/17/2020 13:00	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Justin Dunn	Justin	Dunn	jadunn@hilcoglobal.com			11/17/2020 0 13:02	11/17/2020 0 14:40	99
Yes	noah	noah		noah.berson94@gmail.com	11/17/2020 13:19	approved	11/17/2020 0 13:19	11/17/2020 0 13:28	9
Yes	Jeremy Grey	Jeremy	Grey	Jgrey@hilcoglobal.com	11/17/2020 12:54	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	TAYLOR	TAYLOR		wm.taylor.jr@gmail.com	11/17/2020 14:07	approved	11/17/2020 0 14:07	11/17/2020 0 14:44	38
Yes	TAYLOR	TAYLOR		wm.taylor.jr@gmail.com			11/17/2020 0 14:46	11/17/2020 0 14:47	1
Yes	TAYLOR	TAYLOR		wm.taylor.jr@gmail.com			11/17/2020 0 14:47	11/17/2020 0 14:47	1
Yes	TAYLOR	TAYLOR		wm.taylor.jr@gmail.com			11/17/2020 0 14:48	11/17/2020 0 17:30	163
Yes	Kevin Birriel	Kevin	Birriel	kevin.birriel@phila.gov	11/17/2020 13:00	approved	11/17/2020 0 13:00	11/17/2020 0 13:51	51
Yes	Rachael Pritzker	Rachael	Pritzker	rachael@pritzkerlg.com	11/17/2020 16:01	approved	11/17/2020 0 16:01	11/17/2020 0 16:06	5
Yes	Rachael Pritzker	Rachael	Pritzker	rachael@pritzkerlg.com			11/17/2020 0 16:24	11/17/2020 0 16:49	26
Yes	Strawberry Mansion Learning Center	Strawberry	Mansion Learning Center	kevupshur@aol.com	11/17/2020 13:44	approved	11/17/2020 0 13:44	11/17/2020 0 13:46	3
Yes	sultan ahmad	sultan	ahmad	sahmad@universalcompanies.org	11/17/2020 13:08	approved	11/17/2020 0 13:08	11/17/2020 0 14:36	89
Yes	Olivia Pierce (She/her)	Olivia	Pierce (She/her)	Olivia.piercee@gmail.com	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 15:31	151
Yes	Gabe Canuso	Gabe	Canuso	gcanuso@d3developers.com	11/17/2020 13:00	approved	11/17/2020 0 13:00	11/17/2020 0 14:00	61
Yes	Ji Jun	Ji	Jun	ji.jun@phila.gov	11/17/2020 17:07	approved	11/17/2020 0 17:07	11/17/2020 0 17:30	24
Yes	Max Weiss	Max	Weiss	max.weiss@phila.gov	11/17/2020 12:57	approved	11/17/2020 0 13:00	11/17/2020 0 14:53	113
Yes	Jasmine Sessoms	Jasmine	Sessoms	jsessoms@hilcoglobal.com	11/17/2020 12:53	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
No	AM	AM		amelikian8@gmail.com	11/17/2020 12:29	approved	--	--	--
Yes	Ward 18 Dems	Ward	18 Dems	jgeeting@gmail.com	11/17/2020 13:02	approved	11/17/2020 0 13:02	11/17/2020 0 13:16	14

Yes	Ward 18 Dems	Ward	18 Dems	jgeeting@gmail.com			11/17/2020 0 13:17	11/17/2020 0 14:39	83
Yes	Ward 18 Dems	Ward	18 Dems	jgeeting@gmail.com			11/17/2020 0 14:40	11/17/2020 0 14:42	2
Yes	robert	robert		rwj4success@gmail.com	11/17/2020 13:02	approved	11/17/2020 0 13:02	11/17/2020 0 13:35	34
Yes	Chris Mejia-Smith	Chris	Mejia-Smith	csmithau@gmail.com	11/17/2020 13:13	approved	11/17/2020 0 13:13	11/17/2020 0 16:07	174
Yes	Julianna Connolly	Julianna	Connolly	jconnolly@greenladderenv.com	11/17/2020 14:08	approved	11/17/2020 0 14:08	11/17/2020 0 15:00	52
Yes	Julianna Connolly	Julianna	Connolly	jconnolly@greenladderenv.com			11/17/2020 0 15:58	11/17/2020 0 17:30	93
Yes	Mary Jones	Mary	Jones	mary.jones@phila.gov	11/17/2020 16:23	approved	11/17/2020 0 16:23	11/17/2020 0 17:30	68
Yes	Kelsen	Kelsen		kelsen@blankrome.com	11/17/2020 14:24	approved	11/17/2020 0 14:24	11/17/2020 0 15:34	71
Yes	Martine Decamp	Martine	Decamp	martine.decamp@phila.gov	11/17/2020 12:56	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Chris Crane	Chris	Crane	ccrane@dynamicec.com	11/17/2020 12:56	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Alex Smith	Alex	Smith	alex.smith@phila.gov	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 17:30	270
Yes	Mr Danso	Mr	Danso	ydanso@usconstructgroup.com	11/17/2020 12:40	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	T&M Associates	T&M	Associates	dmattson@tandmassociates.com	11/17/2020 12:59	approved	11/17/2020 0 13:00	11/17/2020 0 13:25	26
Yes	gepstein	gepstein		gepstein@hilcoglobal.com	11/17/2020 17:03	approved	11/17/2020 0 17:03	11/17/2020 0 17:30	27
Yes	mahari	mahari		info@mahariyared.com	11/17/2020 16:37	approved	11/17/2020 0 16:37	11/17/2020 0 17:05	28
Yes	Andrew Herman	Andrew	Herman	ajherman844@gmail.com	11/17/2020 13:46	approved	11/17/2020 0 13:46	11/17/2020 0 13:50	5
Yes	D	D		wtscookin@gmail.com	11/17/2020 13:44	approved	11/17/2020 0 13:44	11/17/2020 0 17:30	226
Yes	Dericka Joyner	Dericka	Joyner	dericka@designprodev.com	11/17/2020 14:48	approved	11/17/2020 0 14:48	11/17/2020 0 16:54	127
Yes	Rich Giordano	Rich	Giordano	rgiordano1@comcast.net	11/17/2020 12:57	approved	11/17/2020 0 13:00	11/17/2020 0 14:47	107
Yes	Margaux	Margaux		margauxviola@gmail.com	11/17/2020 13:17	approved	11/17/2020 0 13:17	11/17/2020 0 13:33	16
Yes	Margaux	Margaux		margauxviola@gmail.com			11/17/2020 0 14:05	11/17/2020 0 15:02	57
Yes	Margaux	Margaux		margauxviola@gmail.com			11/17/2020 0 15:04	11/17/2020 0 16:54	110
Yes	Andrew Kazakevich andrew@designprodev.com	Andrew	Kazakevich andrew@designprodev.com	andrew@designprodev.com	11/17/2020 13:17	approved	11/17/2020 0 13:18	11/17/2020 0 13:42	25
Yes	Andrew Kazakevich andrew@designprodev.com	Andrew	Kazakevich andrew@designprodev.com	andrew@designprodev.com			11/17/2020 0 13:51	11/17/2020 0 13:59	8

Yes	Tyrone Williams	Tyrone	Williams	tyronewilliams884@gmail.com	11/17/2020 13:04	approved	11/17/2020 0 13:04	11/17/2020 0 13:44	40
Yes	Sarina	Sarina		sarinayung@gmail.com	11/17/2020 16:59	approved	11/17/2020 0 16:59	11/17/2020 0 17:30	32
Yes	Larry Lane	Larry	Lane	larrylane067@gmail.com	11/17/2020 16:34	approved	11/17/2020 0 16:34	11/17/2020 0 17:30	57
Yes	Armen Melikian	Armen	Melikian	armen.melikian@boweryvaluation.com	11/17/2020 13:58	approved	11/17/2020 0 13:58	11/17/2020 0 14:08	10
Yes	Armen Melikian	Armen	Melikian	armen.melikian@boweryvaluation.com			11/17/2020 0 14:52	11/17/2020 0 16:54	122
Yes	Logan Kramer	Logan	Kramer	logan@designprodev.com	11/17/2020 10:22	approved	11/17/2020 0 13:00	11/17/2020 0 16:54	235
Yes	Diane Davis	Diane	Davis	girlsrdav@verizon.net	11/17/2020 9:26	approved	11/17/2020 0 13:10	11/17/2020 0 14:04	55
Yes	Diane Davis	Diane	Davis	girlsrdav@verizon.net			11/17/2020 0 14:22	11/17/2020 0 14:48	27
Yes	Diane Davis	Diane	Davis	girlsrdav@verizon.net			11/17/2020 0 14:49	11/17/2020 0 15:55	66
Yes	Diane Davis	Diane	Davis	girlsrdav@verizon.net			11/17/2020 0 15:54	11/17/2020 0 17:00	67
Yes	Kenny Holdsmen	Kenny	Holdsmen	kholdsmen@phillyyouthbasketball.org	11/17/2020 13:15	approved	11/17/2020 0 13:15	11/17/2020 0 14:00	45
Yes	Bonita Cummings	Bonita	Cummings	SHL851@aol.com	11/17/2020 13:05	approved	11/17/2020 0 13:05	11/17/2020 0 16:54	229
Yes	mina monavarian	mina.monavarian		mina.monavarian@phila.gov	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 15:01	121
Yes	mina monavarian	mina.monavarian		mina.monavarian@phila.gov			11/17/2020 0 16:00	11/17/2020 0 16:54	55
Yes	Matt McClure	Matt	McClure	mcclure@ballardspahr.com	11/17/2020 12:54	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	271
Yes	Kevin Savage	Kevin	Savage	ksavage@dynamictraffic.com	11/17/2020 13:51	approved	11/17/2020 0 13:51	11/17/2020 0 13:53	2
Yes	Kevin Savage	Kevin	Savage	ksavage@dynamictraffic.com			11/17/2020 0 14:56	11/17/2020 0 14:57	2
Yes	Kevin Savage	Kevin	Savage	ksavage@dynamictraffic.com			11/17/2020 0 15:17	11/17/2020 0 15:49	33
Yes	Kevin Savage	Kevin	Savage	ksavage@dynamictraffic.com			11/17/2020 0 16:14	11/17/2020 0 16:21	8
Yes	Kevin Savage	Kevin	Savage	ksavage@dynamictraffic.com			11/17/2020 0 16:51	11/17/2020 0 16:51	1
Yes	Kevin Savage	Kevin	Savage	ksavage@dynamictraffic.com			11/17/2020 0 16:56	11/17/2020 0 16:59	4
Yes	Kevin Savage	Kevin	Savage	ksavage@dynamictraffic.com			11/17/2020 0 17:11	11/17/2020 0 17:30	20
Yes	rgundlach	rgundlach		RGundlach@foxrothschild.com	11/17/2020 12:56	approved	11/17/2020 0 13:00	11/17/2020 0 13:24	25
Yes	Terrence McKenna	Terrence	McKenna	terry_mckenna@yahoo.com	11/17/2020 14:17	approved	11/17/2020 0 14:17	11/17/2020 0 17:30	193
Yes	Brian C	Brian	C	brian@designblendz.com	11/17/2020 15:04	approved	11/17/2020 0 15:04	11/17/2020 0 15:24	20
Yes	Darwin Beauvais	Darwin	Beauvais	dbeauvais@dilworthlaw.com	11/17/2020 12:58	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	271
Yes	Philip Green (he/him)	Philip	Green (he/him)	philip.basil.green@gmail.com	11/17/2020 12:36	approved	11/17/2020 0 13:00	11/17/2020 0 17:27	267
Yes	Courtney Richardson	Courtney	Richardson	c_nicolerichardson@yahoo.com	11/17/2020 14:28	approved	11/17/2020 0 14:28	11/17/2020 0 15:09	41

Yes	Garlen Capita	Garlen	Capita	capitagarlen@gmail.com	11/17/2020 13:10	approved	11/17/2020 0 13:10	11/17/2020 0 13:10	1
Yes	Hadji Maloumian	Hadji	Maloumian	hm@gopuff.com	11/17/2020 14:29	approved	11/17/2020 0 14:29	11/17/2020 0 17:30	182
Yes	Donielle Turner	Donielle	Turner	donielle.turner@gmail.com	11/17/2020 13:14	approved	11/17/2020 0 13:14	11/17/2020 0 13:20	6
Yes	Donielle Turner	Donielle	Turner	donielle.turner@gmail.com			11/17/2020 0 13:20	11/17/2020 0 13:29	10
Yes	Donielle Turner	Donielle	Turner	donielle.turner@gmail.com			11/17/2020 0 13:27	11/17/2020 0 13:30	4
Yes	Donielle Turner	Donielle	Turner	donielle.turner@gmail.com			11/17/2020 0 13:30	11/17/2020 0 15:11	101
Yes	John Haak			john.haak@phila.gov	11/17/2020 12:59	upgraded to panelist	11/17/2020 0 16:09	11/17/2020 0 17:30	81
Yes	Mike	Mike		uniquelyrx@gmail.com	11/17/2020 13:40	approved	11/17/2020 0 13:40	11/17/2020 0 15:19	99
Yes	Al	Al		tug67870@temple.edu	11/17/2020 15:39	approved	11/17/2020 0 15:39	11/17/2020 0 15:43	4
Yes	Al	Al		tug67870@temple.edu			11/17/2020 0 15:44	11/17/2020 0 15:49	5
Yes	Al	Al		tug67870@temple.edu			11/17/2020 0 15:49	11/17/2020 0 16:00	12
Yes	Al	Al		tug67870@temple.edu			11/17/2020 0 16:09	11/17/2020 0 16:28	19
Yes	Al	Al		tug67870@temple.edu			11/17/2020 0 16:34	11/17/2020 0 16:38	4
Yes	Al	Al		tug67870@temple.edu			11/17/2020 0 16:38	11/17/2020 0 16:43	5
Yes	Alex	Alex	Smiley	asmiley@hilcoglobal.com	11/17/2020 14:04	approved	11/17/2020 0 14:04	11/17/2020 0 15:07	63
Yes	Alex Smiley	Alex	Smiley	asmiley@hilcoglobal.com			11/17/2020 0 15:58	11/17/2020 0 17:30	93
Yes	Justin Krik	Justin	Krik	justinkrik@hotmail.com	11/17/2020 14:52	approved	11/17/2020 0 14:52	11/17/2020 0 16:53	122
Yes	Sadie Lynne Troup	Sadie	Lynne Troup	tug96621@temple.edu	11/17/2020 13:00	approved	11/17/2020 0 13:00	11/17/2020 0 15:31	151
Yes	Jared Klein	Jared	Klein	jklein@blankrome.com	11/17/2020 12:51	approved	11/17/2020 0 13:00	11/17/2020 0 15:10	130
Yes	oliver	oliver		oliverkell16@gmail.com	11/17/2020 14:03	approved	11/17/2020 0 14:03	11/17/2020 0 16:55	173
Yes	Carol Facenda	Carol	Facenda	cfacenda@foxrothschild.com	11/17/2020 13:03	approved	11/17/2020 0 13:03	11/17/2020 0 13:25	22
Yes	julia	julia		jchoseed@gmail.com	11/17/2020 15:20	approved	11/17/2020 0 15:20	11/17/2020 0 16:55	95
No	Terracon	Terracon		dtulasi@terracon.com	11/17/2020 14:42	approved	--	--	--
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com	11/17/2020 13:02	approved	11/17/2020 0 13:45	11/17/2020 0 14:06	22
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			11/17/2020 0 14:31	11/17/2020 0 14:33	2
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			11/17/2020 0 13:02	11/17/2020 0 13:43	42
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			11/17/2020 0 14:06	11/17/2020 0 14:31	25
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			11/17/2020 0 14:36	11/17/2020 0 14:54	18

Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			11/17/2020 0 17:03	11/17/2020 0 17:30	28
Yes	Venture Fund Me	Venture	Fund Me	venturefundme@gmail.com	11/17/2020 13:46	approved	11/17/2020 0 13:46	11/17/2020 0 13:47	2
Yes	Venture Fund Me	Venture	Fund Me	venturefundme@gmail.com			11/17/2020 0 15:39	11/17/2020 0 16:01	23
Yes	Ben She (5th Square)	Ben	She (5th Square)	benjaminshe@gmail.com	11/17/2020 12:59	approved	11/17/2020 0 13:00	11/17/2020 0 16:54	234
Yes	jametta.johnson	jametta.johnson		jametta.johnson@phila.gov	11/17/2020 12:58	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov	11/17/2020 13:14	approved	11/17/2020 0 13:14	11/17/2020 0 13:19	5
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 13:49	11/17/2020 0 14:07	19
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 14:18	11/17/2020 0 14:19	2
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 14:27	11/17/2020 0 14:28	2
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 14:41	11/17/2020 0 14:41	1
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 14:52	11/17/2020 0 14:53	1
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 15:18	11/17/2020 0 15:21	3
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 15:28	11/17/2020 0 15:28	1
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 15:38	11/17/2020 0 15:39	1
Yes	Brett Nedelkoff	Brett	Nedelkoff	brett.nedelkoff@phila.gov			11/17/2020 0 15:51	11/17/2020 0 17:30	99
Yes	MMI	MMI		tarikmcallister@gmail.com	11/17/2020 15:36	approved	11/17/2020 0 15:36	11/17/2020 0 16:54	78
Yes	Mayva Donnon	Mayva	Donnon	mdonnon@kssarchitects.com	11/17/2020 15:25	approved	11/17/2020 0 15:25	11/17/2020 0 16:40	75
Yes	Lawrence Battle Jr.	Lawrence	Battle Jr.	lawrencebattlejr@gmail.com	11/17/2020 12:53	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Jennie Himler	Jennie	Himler	jhimler@kssarchitects.com	11/17/2020 13:00	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	David Orphanides	David	Orphanides	dorphanides@otllp.com	11/17/2020 14:34	approved	11/17/2020 0 14:34	11/17/2020 0 15:32	59
Yes	David Orphanides	David	Orphanides	dorphanides@otllp.com			11/17/2020 0 16:00	11/17/2020 0 17:00	60
Yes	Rob Freud	Rob	Freud	rfreud@dynamiccec.com	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 17:30	269
Yes	kbless	kbless		kathryn@phillyproper.com	11/17/2020 13:35	approved	11/17/2020 0 13:35	11/17/2020 0 13:52	17
Yes	kbless	kbless		kathryn@phillyproper.com			11/17/2020 0 13:52	11/17/2020 0 14:14	23
Yes	Eva Hayes	Eva	Hayes	eva.hayes@phila.gov	11/17/2020 13:30	approved	11/17/2020 0 13:30	11/17/2020 0 15:02	92
Yes	Jake Washburn	Jake	Washburn	jwashburn@cmimedia.com	11/17/2020 16:18	approved	11/17/2020 0 16:19	11/17/2020 0 16:54	36
Yes	Sandra Goodwater	Sandra	Goodwater	sandra@gregoryfca.com	11/17/2020 16:47	approved	11/17/2020 0 16:47	11/17/2020 0 16:51	4
Yes	Sandra Goodwater	Sandra	Goodwater	sandra@gregoryfca.com			11/17/2020 0 17:05	11/17/2020 0 17:30	26

Yes	Anna Krapiva	Anna	Krapiva	annakrapiva@gmail.com	11/17/2020 13:20	approved	11/17/2020 0 13:20	11/17/2020 0 13:20	1
Yes	Mejia-Smith# Chris G. (ELS-PHI)	Mejia-Smith,	Chris G. (ELS-PHI)	c.mejia-smith@elsevier.com	11/17/2020 16:06	approved	11/17/2020 0 16:06	11/17/2020 0 17:16	70
Yes	Jack C (Staff)	Jack	C (Staff)	jack.conviser@phila.gov	11/17/2020 13:10	approved	11/17/2020 0 14:00	11/17/2020 0 16:41	162
Yes	Jack C (Staff)	Jack	C (Staff)	jack.conviser@phila.gov			11/17/2020 0 13:10	11/17/2020 0 13:40	31
Yes	Chris Jensen	Chris	Jensen	cjensen@tandmassociates.com	11/17/2020 12:56	approved	11/17/2020 0 13:00	11/17/2020 0 13:24	24
Yes	Corey Chase	Corey	Chase	cchase@dynamictraffic.com	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 17:30	269
Yes	Daniel Kostinsky	Daniel	Kostinsky	daniel@crbndev.com	11/17/2020 12:59	approved	11/17/2020 0 14:11	11/17/2020 0 14:20	9
Yes	Daniel Kostinsky	Daniel	Kostinsky	daniel@crbndev.com			11/17/2020 0 14:56	11/17/2020 0 16:54	119
Yes	Thais Serrano	Thais	Serrano	thais.serrano@gmail.com	11/17/2020 12:50	approved	11/17/2020 0 13:01	11/17/2020 0 16:54	234
Yes	John Mondlak	John	Mondlak	john.mondlak@phila.gov	11/17/2020 13:18	approved	11/17/2020 0 13:18	11/17/2020 0 14:10	53
Yes	JWalker	JWalker		walkerjeffrey2002@yahoo.com	11/17/2020 17:01	approved	11/17/2020 0 17:01	11/17/2020 0 17:20	20
Yes	J.Wilush	J.Wilush		jeff.wilush@hhinc.org	11/17/2020 12:57	approved	11/17/2020 0 13:00	11/17/2020 0 14:57	117
Yes	Liz Lankenau	Liz	Lankenau	elizabeth.lankenau@phila.gov	11/17/2020 12:56	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Tarik McAllister	Tarik	McAllister	info@mmideals.com	11/17/2020 14:10	approved	11/17/2020 0 14:10	11/17/2020 0 14:21	12
Yes	Tarik McAllister	Tarik	McAllister	info@mmideals.com			11/17/2020 0 14:54	11/17/2020 0 14:54	1
Yes	Tarik McAllister	Tarik	McAllister	info@mmideals.com			11/17/2020 0 15:35	11/17/2020 0 15:37	2
Yes	Kate Weiss	Kate	Weiss	kweiss@dynamiccec.com	11/17/2020 12:29	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Keith Davis			Keith.f.davis@phila.gov	11/12/2020 11:16	upgraded to panelist	11/17/2020 0 13:03	11/17/2020 0 13:20	17
Yes	Keith Davis			Keith.f.davis@phila.gov			11/17/2020 0 16:31	11/17/2020 0 16:38	7
Yes	Clarke Office	Clarke	Office	sharla.russell@phila.gov	11/17/2020 16:14	approved	11/17/2020 0 16:14	11/17/2020 0 17:19	65
Yes	Sam Hagr	Sam	Hagr	smartygre1@gmail.com	11/17/2020 12:57	approved	11/17/2020 0 13:00	11/17/2020 0 15:33	153
Yes	Katie Kennedy	Katie	Kennedy	katiek@gregoryfca.com	11/17/2020 16:49	approved	11/17/2020 0 16:49	11/17/2020 0 17:16	28
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com	11/17/2020 13:34	approved	11/17/2020 0 13:35	11/17/2020 0 13:36	1
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 0 13:35	11/17/2020 0 13:35	1
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 0 13:36	11/17/2020 0 13:37	1
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 0 13:37	11/17/2020 0 13:38	1

Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:38	11/17/202 0 13:39	2
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:39	11/17/202 0 13:40	2
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:40	11/17/202 0 13:41	2
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:41	11/17/202 0 13:43	2
Yes	Queen Judith Robinson	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:43	11/17/202 0 13:44	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:47	11/17/202 0 13:48	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:48	11/17/202 0 13:50	3
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:50	11/17/202 0 13:51	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:51	11/17/202 0 13:52	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 13:53	11/17/202 0 13:54	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 14:00	11/17/202 0 14:00	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 14:00	11/17/202 0 14:01	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 14:02	11/17/202 0 14:03	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/202 0 14:03	11/17/202 0 14:04	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:00	11/17/2020 15:01	2
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:02	11/17/2020 15:03	1

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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:05	11/17/2020 15:06	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:06	11/17/2020 15:06	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:06	11/17/2020 15:07	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:08	11/17/2020 15:09	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:09	11/17/2020 15:09	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:09	11/17/2020 15:11	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:11	11/17/2020 15:12	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:12	11/17/2020 15:12	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:12	11/17/2020 15:13	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:13	11/17/2020 15:14	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:14	11/17/2020 15:14	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:14	11/17/2020 15:15	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:15	11/17/2020 15:16	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:17	11/17/2020 15:18	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:18	11/17/2020 15:18	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:18	11/17/2020 15:19	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:19	11/17/2020 15:20	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:20	11/17/2020 15:22	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:22	11/17/2020 15:23	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:23	11/17/2020 15:24	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:25	11/17/2020 15:28	4
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:28	11/17/2020 15:29	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:29	11/17/2020 15:30	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:30	11/17/2020 15:31	2

Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:31	11/17/2020 15:32	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:32	11/17/2020 15:33	2
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:38	11/17/2020 15:39	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:39	11/17/2020 15:40	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:40	11/17/2020 15:41	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:41	11/17/2020 15:42	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:42	11/17/2020 15:42	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:44	11/17/2020 15:45	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:45	11/17/2020 15:46	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:46	11/17/2020 15:47	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:47	11/17/2020 15:48	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:48	11/17/2020 15:49	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:49	11/17/2020 15:50	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:51	11/17/2020 15:51	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 15:51	11/17/2020 16:04	13
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:04	11/17/2020 16:04	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:04	11/17/2020 16:05	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:05	11/17/2020 16:06	1

Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:47	11/17/2020 16:48	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:51	11/17/2020 16:51	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:51	11/17/2020 16:52	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:52	11/17/2020 16:52	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:52	11/17/2020 16:54	2
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:56	11/17/2020 16:57	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 16:57	11/17/2020 16:58	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:04	11/17/2020 17:05	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:05	11/17/2020 17:07	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:10	11/17/2020 17:11	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:11	11/17/2020 17:12	1
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:14	11/17/2020 17:15	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:15	11/17/2020 17:17	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:17	11/17/2020 17:19	3
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:19	11/17/2020 17:20	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:27	11/17/2020 17:28	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:28	11/17/2020 17:29	2
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:00	11/17/2020 17:01	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:03	11/17/2020 17:04	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:07	11/17/2020 17:08	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 17:08	11/17/2020 17:10	2

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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 0 17:23	11/17/2020 0 17:24	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 0 17:26	11/17/2020 0 17:27	2
Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 0 17:30	11/17/2020 0 17:31	1
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Yes	Galaxy A20	Galaxy	A20	jjdthrbnsn@aol.com			11/17/2020 0 17:29	11/17/2020 0 17:30	1
Yes	Sherri Brown	Sherri	Brown	Godno1@comcast.net	11/17/2020 9:26	approved	11/17/2020 0 13:09	11/17/2020 0 16:56	227
Yes	Keith Smith	Keith	Smith	kdsjredevelopment.llc@gmail.com	11/17/2020 13:11	approved	11/17/2020 0 13:11	11/17/2020 0 17:02	232
Yes	Calvin Williams	Calvin	Williams	cmwill67@gmail.com	11/17/2020 12:58	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	Strawberry Mansion CDC	Strawberry	Mansion CDC	info@strawberrymansioncdc.org	11/17/2020 16:22	approved	11/17/2020 0 16:22	11/17/2020 0 16:55	33
Yes	Olivia Lamborn	Olivia	Lamborn	olivia.lamborn@temple.edu	11/17/2020 13:03	approved	11/17/2020 0 13:03	11/17/2020 0 17:19	256
Yes	Nicky Romano	Nicky	Romano	tuj54839@temple.edu	11/17/2020 13:01	approved	11/17/2020 0 13:01	11/17/2020 0 13:08	7
Yes	Nicky Romano	Nicky	Romano	tuj54839@temple.edu			11/17/2020 0 13:08	11/17/2020 0 14:30	83
Yes	Libby Peters			libby.peters@phila.gov	11/12/2020 11:11	upgraded to panelist	11/17/2020 0 13:39	11/17/2020 0 13:59	21
Yes	sd	sd		sdolaway@verizon.net	11/17/2020 11:32	approved	11/17/2020 0 14:25	11/17/2020 0 14:26	1
Yes	Kacie Liss	Kacie	Liss	katherine.liss@phila.gov	11/17/2020 13:02	approved	11/17/2020 0 13:02	11/17/2020 0 17:29	267
Yes	jihadali	jihadali		jihad@jihadali.com	11/17/2020 13:20	approved	11/17/2020 0 13:20	11/17/2020 0 17:30	250
Yes	Jack E	Jack	E	jeidson@edgeprincipal.com	11/17/2020 12:55	approved	11/17/2020 0 13:00	11/17/2020 0 17:30	270
Yes	joespinarealestate	joespinarealestate		josephspina@spinacpa.com	11/17/2020 12:57	approved	11/17/2020 0 13:00	11/17/2020 0 17:17	257
Yes	Kevin Mathisen	Kevin	Mathisen	kdmmathisen@gmail.com	11/17/2020 13:14	approved	11/17/2020 0 13:14	11/17/2020 0 14:21	67
Yes	Kevin Mathisen	Kevin	Mathisen	kdmmathisen@gmail.com			11/17/2020 0 14:47	11/17/2020 0 14:57	11
Yes	Kevin Mathisen	Kevin	Mathisen	kdmmathisen@gmail.com			11/17/2020 0 15:14	11/17/2020 0 16:18	64
Yes	Kevin Mathisen	Kevin	Mathisen	kdmmathisen@gmail.com			11/17/2020 0 16:18	11/17/2020 0 16:55	37
Yes	Lenora Jackson-Evans	Lenora	Jackson-Evans	Lenorajacksonevans@strawberrymansionnac.org	11/17/2020 12:57	approved	11/17/2020 0 13:00	11/17/2020 0 13:57	57

Yes	Lenora Jackson-Evans	Lenora	Jackson-Evans	Lenorajacksonevans@strawberrymansionnac.org			11/17/2020 0 16:18	11/17/2020 0 17:30	72
Yes	Jacob Adelman	Jacob	Adelman	jadelman@inquirer.com	11/17/2020 13:04	approved	11/17/2020 0 13:04	11/17/2020 0 16:13	190
Yes	Katie	Katie		kpud@gmail.com	11/17/2020 13:10	approved	11/17/2020 0 13:10	11/17/2020 0 13:17	8
Yes	Yasser Hatab	Yasser	Hatab	yasser@reviveitproperty.com	11/17/2020 12:59	approved	11/17/2020 0 13:00	11/17/2020 0 16:54	235
Yes	Paul Boni	Paul	Boni	pboni@bonilaw.com	11/17/2020 13:04	approved	11/17/2020 0 13:04	11/17/2020 0 16:25	201
Yes	Luke	Luke		llee@edgeprincipal.com	11/17/2020 14:47	approved	11/17/2020 0 14:47	11/17/2020 0 17:30	163
No	Meghan Sack	Meghan	Sack	meghan.sack@gmail.com	11/17/2020 12:51	approved	--	--	--
Yes	Sarah May	Sarah	May	sarahm@gregoryfca.com	11/17/2020 17:01	approved	11/17/2020 0 17:01	11/17/2020 0 17:30	29
Yes	Garlen Capita			GCapita@wrtdesign.com	11/12/2020 11:11	upgraded to panelist	11/17/2020 0 13:02	11/17/2020 0 13:10	9
Yes	Garlen Capita			GCapita@wrtdesign.com			11/17/2020 0 13:47	11/17/2020 0 17:23	216
	17036184117						11/17/2020 0 14:55	11/17/2020 0 17:30	156
	16107311045						11/17/2020 0 17:16	11/17/2020 0 17:30	15
	12158435555						11/17/2020 0 14:54	11/17/2020 0 17:03	130
	Terracon						11/17/2020 0 14:42	11/17/2020 0 16:08	86
	17036184117						11/17/2020 0 13:02	11/17/2020 0 14:54	113
	17175790738						11/17/2020 0 13:53	11/17/2020 0 17:29	217
	12672586659						11/17/2020 0 13:05	11/17/2020 0 13:07	3
	12155860595						11/17/2020 0 11:47	11/17/2020 0 12:46	60
	16468235113						11/17/2020 0 11:48	11/17/2020 0 12:35	47

#	Question	Asker Name	Asker Email	Answer(s)	
1		David Fecteau	David.Fecteau@phila.gov		
2	<p>Hi! This was Jon Geeting logged in as Ward 18 Dems by mistake. Too many Zoom accounts!</p> <p>I just wanted to comment that, while this is not my neighborhood, I pay a lot of attention to housing politics and policy, and rarely have I seen a Councilmember want to rezone residential areas from RSA-5 to RM-1, and I want to applaud Councilmember Gauthier for doing this.</p> <p>As the Commissioners and staff already knows, RM-1 allows builders to use the Mixed-Income Housing density bonus, while RSA-5 does not, and for this reason RSA-5-zoned land does not provide a framework for buildings to contribute resources to the Housing Trust Fund—something that we should always consider during rezonings as we look ahead to several years of hard-times budgeting.</p>	Ward 18 Dems	jgeeting@gmail.com		
3	This is Jihad Ali from the neighborhood. Have the development team met with any RCO in the area?	jihadali	jihad@jihadali.com	live answered	
4	Hi. Is it already the case that by-right projects proposed within an NCO still require an RCO meeting? Or is that a new requirement established in this bill? I was confused by that.	Ward 18 Dems	jgeeting@gmail.com		
5	<p>Can you explain if this developer is private and building for student housing does the 25% requirment apply?</p> <p>Thank the Councilwomen for her inclusionary zoning bill.</p>	jihadali	jihad@jihadali.com		
6	I just wanted to say that I am happy to see a Neighborhood Conservation Overlay used to facilitate the creation of affordable housing; far too often NCO's are used to slow or stop the construction of housing, which only accelerates gentrification	Chris Mejia-Smith	csmithau@gmail.com		
7	You pronounced my last name perfectly, thank you	Chris Mejia-Smith	csmithau@gmail.com		

8	Hi, Jon Geeting has asked me to present his comments on behalf of him. Is that fine?	Ben She (5th Square)	benjaminshe@gmail.com		Hi Ben, you can raise your hand but if Jon wants to call into the meeting, here's the call-in information: 1 408 638 0968 Webinar ID: 847 4958 8857 Passcode: 466265 He can then press *9 to indicate he wants to raise his hand
9	Very restrictive, should have a public meeting at the very least.	Justin Krik	justinkrik@hotmail.com		
10	What is defined as a "block" for the 25 block NCO limit?	Ben She (5th Square)	benjaminshe@gmail.com		
11	I would like to request that this bill be delayed 45 days and a public community meeting be mandatory to allow for rewriting of this bill.	Logan Kramer	logan@designprodev.com		
12	It just want everyone on this call to know that I personally know how several of these folks do business and they're all lying. They are shady, privileged, they only care about their pockets and building their own businesses. And they can talk about this meeting being "secret" but they've all done shady business at the detriment of the people and they do it in secret while smiling in the community's face. That is all.	Al	tug67870@temple.edu		
13	the reason there are not more people from the neighborhood here is because they didn't know about it. just like we didn't know about any neighborhood meetings on this topic.	Keith Smith	kdsjredevelopment.llc@gmail.com		
14	Would encourage everyone to support Jumpstart North Philly West to help neighbors invest in the neighborhood! http://jumpstartnorthphillywest.com/	Jake Washburn	jwashburn@cmimedia.com		

15	I sincerely apologize if I offended anyone using the word "redlining". What I was trying to say is if this bill passes, THE LEGISLATION will further redline the neighborhood.	Logan Kramer	logan@designprodev.com		
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