

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES June 9, 2022

PRESENT: Joseph Syrnick, Vice Chair
Cheryl L. Gaston
Maria Gonzalez
Dawn Summerville
Garlen Capita
Ximena Valle
Marisa Waxman
Charlotte Castle
Eleanor Sharpe

NOT PRESENT: Patrick Eiding
Michael Johns

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

David Fecteau, 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 comments. 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 will have the opportunity to speak to the Commission and the audience.

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

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

Mr. Fecteau turned the meeting over to the Commission Chair, to begin the meeting.

1. Executive Director's Update

Next Civic Design Review Meeting

- Tuesday, July 5th at 1:00 p.m.

Special City Planning Commission Meeting

- Thursday, June 16th at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, July 21st at 1:00 p.m.

i. Reminder: RCO Registration and trainings.

- Registration ended June 30, 2022
- Information Sessions were June 21, 2022, at 6:00 p.m.
- For questions, contact: RCO@phila.gov or (215) 683-4646

ii. Request for 45 Days

i. Zoning Bill No. 220418: An Ordinance amending 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 conditions.

ii. Zoning Bill No. 220447: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing for limited expansion of single-room residence, under certain terms and conditions.

iii. Zoning Bill No. 220448: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to provide for a height allowance for certain solar collectors; all under terms and conditions.

iii. Items in Accord with Previous Policy

i. Streets Bill No. 220489: Amending Section 2 of an Ordinance (Bill No. 180560) approved July 10, 2018, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Parker on May 26, 2022.

ii. Streets Bill No. 220490: Authorizing encroachments in the nature of a pedestrian underpass in the vicinity of 5700-30 City Avenue, under certain terms and conditions. Introduced by Councilmember Jones on May 26, 2022.

iii. Streets Bill No. 220494: Authorizing the striking from City Plan No. 97 and abandoning of a right-of-way for drainage purposes and water main

purposes, in the vicinity of east of Broad Street and extending from Washington Avenue to Carpenter Street, and a right-of-way for gas main purposes, located in the vicinity of north of Washington Avenue and extending from Thirteenth Street westwardly to a terminus, under certain terms and conditions. Introduced by Councilmember Johnson on May 26, 2022.

- iv. Streets Bill No. 220513: Authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating the curblines, reducing the cartway width, modifying the curb grades, and lowering the curb elevations of Osler Circle from Civic Center Boulevard to a terminus northwestwardly therefrom and from Curie Boulevard to a terminus southeastwardly therefrom, all under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
- v. Property Bill No. 220517: Authorizing the installation, ownership, and maintenance of various encroachments in the vicinity of 1 Convention Avenue, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
- vi. Streets Bill No. 220519: Authorizing the striking from City Plan No. 130 and vacating of an area for municipal purposes located at the intersection of the northeasterly side of Haverford Avenue and the westerly side of Wilton Street, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.

2. Action Item: Zoning Bill No. 200118: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-700, entitled "Development Standards," by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, all under certain terms and conditions. Introduced by Councilmembers Squilla and O'Neill on February 6, 2020. (Presented by Ian Litwin)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (00:19:08).

Commissioner Capita wanted to know what some of the original provisions were, that was deemed as restricted. Mr. Litwin responded that further limited building coverage with height. The building industry thought it was too restrictive and the current version is much easier to regulate.

Seeing no further questions and comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (00:20:15).

Motion duly made by Commissioner Capita and seconded by Commissioner Summerville to approve staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita,

Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (8-0).

3. Action Item: Zoning Bill No. 220414: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising and clarifying certain landscaping requirements and provisions and making related technical changes, all under certain terms and conditions.” Introduced by Councilmember Gilmore Richardson on May 12, 2022. (Presented by Matt Wysong)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (00:33:50).

Chair Fadullon asked if there were any conversations about amending the exemption for affordable housing item. Commissioner Waxman spoke about the street tree planning and separate funding. Commissioner Gonzalez wanted to know how the fees compared. Further discussion continued on the subject. Commissioner Summerville stated that Commerce had concerns regarding land that’s being held for the city and managed by PIDC. Additionally, Commerce, Planning, and Parks and Recreation, are working together to make sure that they’re coming to a general consensus before this Bill is submitted.

Questions and comments from the Public at the minute mark in video (00:40:29).

Mr. Gottlieb expressed that it would be a mistake to exempt affordable housing.

Ms. Green asked if this Bill was an RCO or community process and raised concerns about the dangers and height of the trees, then requested community input.

Mr. Herbert asked for an explanation of heritage trees and if the street trees going to be smaller. Ms. Erica addressed the street tree inquiries (00:45:38).

Ms. Celeste inquired about the 5000 sq. ft. threshold and asked if the numbers could be less than 45-sq. ft. Mr. Wysong addressed the inquiry.

Adrian Hernandez new removal permits related to the trees, which were answered by Mr. Wysong and Ms. Erica.

Ms. Allison suggested to increase the caliber of the trees from two to four inches and expressed concerns about the plans for maintenance. Mr. Wysong and Ms. Erica addressed these comments.

Questions and comments from the Commission at the minute mark in video (00:59:21).

Commissioner Gaston followed up on the question pertaining to an RCO or community process. Commissioner Valle mentioned how to make sure that there’re other plans behind the street trees that are more equitable. Commissioner Summerville made the Commission aware that this wasn’t the final Bill.

Ms. Allison asked if the RCO’s could be notified.

Seeing no further questions and comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (01:04:01).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Waxman to approve staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Syrnick, Commissioner Capita, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (5-3).

Commissioner Gaston, Commissioner Gonzalez and Commissioner Summerville, abstained from this item.

4. Action Item: Zoning Bill No. 220417: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising Section 14-303(11A), entitled ‘Registered Community Organizations,’ by establishing a fund to be used by Registered Community Organizations to obtain legal representation for hearings and appeals before the Zoning Board of Adjustments, all under certain terms and conditions.” Introduced by Councilmembers Jones and Squilla on May 12, 2022. (Presented by Jonathan Goins)

Staff recommendation is not for approval.

Questions and comments from the Commission at the minute mark in video (01:08:01).

Commissioner Gonzalez expressed how establishing a fund for RCO's would be beneficial, as they deal with a lot in community and doesn't have the resources. Commissioner Gaston commented on zoning appeal and not having any obligation for burden of proof, with a system that's setup to defend the zoning board decisions.

Questions and comments from the Commission at the minute mark in video (01:12:46).

Mr. Carpenter spoke in support of the Bill, community engagement, funding and offered to submit details on how the funds would be managed in the coming months.

Ms. Marlene spoke against the out-of-pocket spending and a variance.

Ms. Green spoke on the lack of funds due to low-income residents. Additionally, the appeal against a developer for by-right case of eight properties and lot line change regarding 57-units in the Point Breeze area. Chair Fadullon addressed the inquiry (01:21:29).

Mr. Mark expressed concerns about providing tax payer dollars to an RCO that are making subjective decisions on whether or not they feel or they have reason to appeal a project that is before the ZBA.

Josh Cohen, of Councilman Jones, Jr. office addressed the Commission (01:24:53). Further discussion continued.

Seeing no further questions and comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (01:32:37).

Motion duly made by Commissioner Gaston and seconded by Commissioner Waxman to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation of not for approval (8-0).

5. Action Item (45 Day Request from May 19, 2022): Zoning Bill No. 220358: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-503, /NCA, Neighborhood Commercial Area Overlay District related to the Ridge Avenue /NCA district and by making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on April 28, 2022. (Presented by Paula Brumbelow Burns)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (01:39:07).

Commissioner Gaston requested clarification on 45-ft. Ms. Brumbelow confirmed.

Questions and comments from the Public at the minute mark in video (01:40:15).

Ms. Kay requested for the Commission to support the changes. Josh Cohen, of Councilman Jones, Jr. office addressed the public comments (01:45:10).

Mr. Michael commented on the height limitation, parking requirements, and impact of economic development on the corridor.

Ms. Celeste agreed with the remapping and spoke against the development that's been far more than the community expected and as quickly – 17 in five-years in three-and-a-half-mile stretch [10 by one developer].

Mr. Zakary mentioned that he testified against this Bill and how outrageous it was for staff to recommend the approval, with amendments.

Mr. Carpenter commented on the overlay.

Ms. Celeste commented on traffic and parking.

Seeing no further questions and comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (02:00:45).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Gonzalez to accept Bill as it was originally introduced – not with staff recommendation for approval with amendments. Commissioner Gonzalez recused her second.

Chair Fadullon asked for a second on the motion at the minute mark in video (02:01:41). Hearing none, Chair Fadullon asked for a motion on the Bill at the minute mark in video (02:01:57). Motion duly made by Commissioner Gonzalez to accept staff recommendation for approval with amendments and seconded by Commissioner Capita.

Motion duly made by Commissioner Syrnick and seconded by Commissioner to accept Bill as it was originally introduced – not with staff recommendation for approval with amendments

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner Capita, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried to approve Bill as it was originally introduced – not with staff recommendation for approval with amendments (7-1).

Commissioner Syrnick opposed.

6. Action Item: Zoning Bill No. 220445: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Oxford Avenue, Tyson Avenue, Rising Sun Avenue, Glenview Street, Bingham Street, Kerper Street, Rising Sun Avenue, Unruh Avenue, Martins Mill Road, City Boundary, and Hasbrook Avenue. Introduced by Councilmember Parker on May 19, 2022. (Presented by Aaron Holly)

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:06:06).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Gaston to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (7-0).

Commissioner Valle was not present for this item.

7. Action Item: Zoning Bill No. 220446: An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising certain provisions of Section 14-520, entitled ‘/NDO, Ninth District Overlay District,’ all under certain terms and conditions. Introduced by Councilmember Parker on May 19, 2022. (Presented by Peter Barnard)

Staff recommendation is not for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:11:49).

Motion duly made by Commissioner Waxman and seconded by Commissioner Summerville to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation of not for approval (7-0).

8. Action Items: 51st Street and Woodland Avenue (Presented by Nicole Ozdemir)

a. Zoning Bill No. 220450: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Woodland Avenue, 49th Street, Grays Avenue, and 54th Street. Introduced by Councilmember Gauthier on May 19, 2022.

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (02:16:38).

Commissioner Gaston asked if there were existing industrial use on the property. Ms. Ozdemir responded

Questions and comments from the Public at the minute mark in video (02:17:15).

Mr. Gottlieb expressed concerns about the intersection and commercial space. Ms. Ozdemir addressed the ques

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:19:57).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Syrnick to accept staff recommendation for approval.

*Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation **for approval** (7-0).*

b. Streets Bill No. 220512: Authorizing the revision of lines and grades on a portion of City Plan No. 246 by striking from the City Plan Fifty-First Street from Woodland Avenue to its terminus southeastwardly therefrom and reserving and placing on the City Plan a right-of-way for public utility purposes within a portion of said Fifty-First Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.

Staff recommendation is for approval.

Motion duly made by Commissioner Syrnick and seconded by Commissioner Gaston to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (7-0).

9. Action Items: 52nd and Market Streets (Presented by Brian Wenrich)

a. Zoning Bill No. 220451: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 50th Street, Pine Street, and 54th Street. Introduced by Councilmember Gauthier on May 19, 2022.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:28:57).

Motion duly made by Commissioner Capita and seconded by Commissioner Waxman to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation of not for approval (7-0).

b. Zoning Bill No. 220452: An Ordinance amending Section 14-513 of The Philadelphia Code, entitled 'TOD, Transit-Oriented Development Overlay District,' to designate additional Transit-Oriented Development Transit Stations, all under certain terms and conditions. Introduced by Councilmember Gauthier on May 19, 2022.

Staff recommendation is for approval.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:29:47).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Capita to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation of not for approval (7-0).

10. Action Items: 12th and Wharton Streets (Presented by Jonathan Goins)

a. Property Bill No. 220522: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development, all or a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets for further conveyance; to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for use by the City of Philadelphia of a premises located at 1357 S. 12th Street, Philadelphia, Pennsylvania; and to acquire fee simple title or a lesser real estate interest by purchase, condemnation, or otherwise, in a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets; all under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022.

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (02:35:32).

Commissioner Syrnick expressed his understanding, that the Police Department building will stay, which is correct. Additionally, if the highway and survey districts on the second floor will stay. Chair Fadullon responded that anyone occupying the existing building, is going to stay there. Further discussion continued about parking associated with all the uses, police cars, and city vehicles. Regarding parking spaces, Chair Fadullon shared that there'll be additional 67 off-site parking spaces created on the southside of Reed Street that will be exclusively for Police and Fire personnel. In addition to, 62 car spaces created underground, and 93 surface parking space.

Questions and comments from the Public at the minute mark in video (02:38:54).

Ms. Kimberly would like for Councilman Squilla to decline passing the vote on this Bill.

Ms. Susan Patron agreed with Ms. Kimberly.

Ms. Sarah stated that the highway and service building is no longer operational and spoke on the additional parking before reading a testimony to the Commission.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:57:46).

Motion duly made by Commissioner Waxman and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner Capita, Commissioner Waxman, Commissioner Castle, and Commissioner Valle. Motion carried to approve staff recommendation for approval (7-1).

Commissioner Syrnick abstained from this item.

b. Zoning Bill No. 220458: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500 entitled "Overlay Zoning Districts," by amending the provisions of Section 14-527, entitled "SMH, South Philadelphia Municipal Hub Overlay District," all under certain terms and conditions. Introduced by Councilmember Squilla on May 19, 2022.

Staff recommendation is for approval.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:59:13).

Motion duly made by Commissioner Waxman and seconded by Commissioner Gaston to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner Capita, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (7-0).

Commissioner Syrnick abstained from this item.

11. Action Items: Penn's Landing Park Over I-95 (Presented by Ian Litwin)

a. Property Bill No. 220457: Authorizing the Public Property Commissioner, on behalf of the City, to execute all documents necessary and appropriate, including conveyances of easements, title, and other interests in City-owned real estate, new leases and amendments to existing leases, to facilitate and support the coordinated and comprehensive development of the Delaware River waterfront, Interstate 95, and Christopher Columbus Boulevard (formerly a portion of Delaware Avenue), in the area bounded by Market Street, Pemberton Street, Front Street, and the Delaware River bulkhead line; and authorizing the Philadelphia Redevelopment Authority to execute corresponding conveyances, amendments and agreements; all under certain terms and conditions. Introduced by Councilmember Squilla on May 19, 2022.

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (03:06:19).

Commissioner Gonzalez inquired about the timeline for the construction to begin.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:07:22).

Motion duly made by Commissioner Castle and seconded by Commissioner Syrnick to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (8-0).

b. Zoning Bill No. 220456: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Market Street (Extended), the Delaware River, Dock Street (Extended), and 2nd Street, in order to facilitate development of public open space extending above Christopher Columbus Boulevard and the Delaware Expressway. Introduced by Councilmember Squilla on May 19, 2022.

Staff recommendation is for approval.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:08:07).

Motion duly made by Commissioner Gaston and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Capita, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (8-0).

12. Action Item: Property Bill No. 220419: “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest from Philadelphia Authority for Industrial Development (PAID) to all or a portion of a parcel or parcels of land located in and about the area bounded by 56th Street, Lindbergh Boulevard, 61st Street, Passyunk Avenue, and the Schuylkill River and to grant an easement to PAID for access across the parcel for the construction and maintenance of an accessway, all under certain terms and conditions.” Introduced by Councilmember Gauthier on May 12, 2022. (Presented by Nicole Ozdemir)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (03:06:19).

Commissioner Gonzalez inquired about the timeline for the construction to begin.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:12:20).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Summerville to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried to approve staff recommendation for approval (6-1).

Commissioner Syrnick recused himself from this item.

Commissioner Capita was not present for this item.

13. Action Item: Property Bill No. 220525: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Commonwealth of Pennsylvania, all or a portion of a parcel or parcels of land in and about the area bounded by Front Street, East Allen Street, Canal Street and Laurel Street, under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022. (Presented by Greg Waldman)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (03:06:19).

Commissioner Gonzalez inquired about the timeline for the construction to begin.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:15:41).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Waxman to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (7-0).

14. Action Item: Streets Bill No. 220454: Authorizing the vacating of Krewstown Road from Norwalk Road to its terminus southwestwardly therefrom, under certain terms and conditions. Introduced by Councilmember O'Neill on May 19, 2022. (Presented by Sarah Chiu)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (03:18:38).

Commissioner Syrnick wanted to know if the project would revert back to the adjacent property owner and if so, would it be with or without any sort of payment to the city. Ms. Chiu stated once the street is stricken, it'll revert back to a budding neighbor. The Streets department will do more research on the bonds and payment.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:19:24).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Castle accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (7-0).

15. Action Item: Streets Bill No. 220459: Authorizing the revision of lines and grades on a portion of City Plan No. 284 by relocating the northwesterly houseline and the curblines of Hillcrest Avenue from its current intersection with Germantown Avenue to a point northeastwardly therefrom, thereby widening the said portion of Hillcrest Avenue and modifying its intersection with said Germantown Avenue, under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Hillcrest Avenue. Introduced by Councilmember Bass on May 19, 2022. (Presented by Sarah Chiu)

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:22:52).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Gaston to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (7-0).

16. Action Item: Streets Bill No. 220492: Authorizing the revision of lines and grades on a portion of City Plan No. 375 by placing on the City Plan a certain portion of Sixty-Seventh Street, previously stricken from the City Plan, extending southeastwardly from the present terminus of Sixty-Seventh Street, southeast of Essington Avenue, to connect with a presently disconnected portion of Sixty-Seventh Street which extends further southeastwardly to the Schuylkill River, all under certain terms and conditions. Introduced by Councilmember Johnson on May 26, 2022. (Presented by Sarah Chiu)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (03:27:01).

Commissioner Syrnick asked about the legal status of 67th Street existing and stricken part. Ms. Chiu stated that 67th Street wasn't legally open – it was stricken. Further discussion continued about the road way and right-of-way.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:29:57).

Motion duly made by Commissioner Summerville and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried to approve staff recommendation for approval (6-1).

Commissioner Syrnick abstained from this item.

17. Action Item: Streets Bill No. 220500: Authorizing an existing bulk front addition at 401-407 East Wyoming Avenue, Philadelphia, PA 19120, under certain terms and conditions. Introduced by Councilmember Quiñones Sánchez on May 26, 2022. (Presented by Nathan Grace)

Staff recommendation is not for approval.

Questions and comments from the Commission at the minute mark in video (03:32:12).

Commissioner Valle asked for clarification about the existing façade, and Commissioner Gaston questioned the ice machine located outside.

Seeing no further questions and comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (03:33:14).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Summerville to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation of not for approval (7-0).

18. Action Item: Streets Bill No. 220528: Authorizing the relocation of the curblines of Watts Street, from Pine Street to a point northwardly therefrom, on City Plan No. 308, and the plotting on said City Plan of an area for public pedestrian use extending along the westerly side of said Pine Street and authorizing acceptance of the grant to the City of the said area for public pedestrian use, all under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022. (Presented by Sarah Chiu)

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (03:37:08).

Commissioner Syrnick inquired about the widening of 12-ft to accommodate entry to garage, which was correct. Ms. Chiu stated that it's an underground garage. Commissioner Gonzalez asked about the effects of removing the curve cuts on Broad Street. Ms. Chiu stated that the curve cuts was access only by the property.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:39:49).

Motion duly made by Commissioner Waxman and seconded by Commissioner Castle to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, Commissioner Summerville, Commissioner Valle, Commissioner Waxman, and Commissioner Castle. Motion carried unanimously to approve staff recommendation for approval (7-0).

PCPC Minutes

6/9/22

Chair Fadullon expressed appreciation to the staff putting together lengthy agenda and presentations, with special acknowledgements to Eric Holly for first presentation and to Sarah Chiu for presenting those interesting Streets Bills and Encroachments (03:40:44).

The next meeting will be a special meeting, held on June 16th to review an amendment to the Capital Plan, Program, and Budget, then regular meeting July 21, 2022.

Chair Fadullon asked for a motion to adjourn at the minute mark in video (03:41:47).

Motion duly made by Commissioner Gonzalez and seconded by the Commission to adjourn the June Planning Commission.

SUMMARY

1. Executive Director's Update

Next Civic Design Review Meeting

- Tuesday, July 5th at 1:00 p.m.

Special City Planning Commission Meeting

- Thursday, June 16th at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, July 21st at 1:00 p.m.

i. Reminder: RCO Registration and trainings.

ii. Request for 45 Days

i. Zoning Bill No. 220418: An Ordinance amending 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 conditions.

ii. Zoning Bill No. 220447: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing for limited expansion of single-room residence, under certain terms and conditions.

iii. Zoning Bill No. 220448: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to provide for a height allowance for certain solar collectors; all under terms and conditions.

iii. Items in Accord with Previous Policy

I. Streets Bill No. 220489: Amending Section 2 of an Ordinance (Bill No. 180560) approved July 10, 2018, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Parker on May 26, 2022.

II. Streets Bill No. 220490: Authorizing encroachments in the nature of a pedestrian underpass in the vicinity of 5700-30 City Avenue, under certain terms and conditions. Introduced by Councilmember Jones on May 26, 2022.

- III. Streets Bill No. 220494: Authorizing the striking from City Plan No. 97 and abandoning of a right-of-way for drainage purposes and water main purposes, in the vicinity of east of Broad Street and extending from Washington Avenue to Carpenter Street, and a right-of-way for gas main purposes, located in the vicinity of north of Washington Avenue and extending from Thirteenth Street westwardly to a terminus, under certain terms and conditions. Introduced by Councilmember Johnson on May 26, 2022.
- IV. Streets Bill No. 220513: Authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating the curblines, reducing the cartway width, modifying the curb grades, and lowering the curb elevations of Osler Circle from Civic Center Boulevard to a terminus northwestwardly therefrom and from Curie Boulevard to a terminus southeastwardly therefrom, all under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
- V. Property Bill No. 220517: Authorizing the installation, ownership, and maintenance of various encroachments in the vicinity of 1 Convention Avenue, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.
- VI. Streets Bill No. 220519: Authorizing the striking from City Plan No. 130 and vacating of an area for municipal purposes located at the intersection of the northeasterly side of Haverford Avenue and the westerly side of Wilton Street, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.

2. Action Item: Zoning Bill No. 200118: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-700, entitled "Development Standards," by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, all under certain terms and conditions. Introduced by Councilmembers Squilla and O'Neill on February 6, 2020. (Presented by Ian Litwin)

APPROVED

3. Action Item: Zoning Bill No. 220414: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising and clarifying certain landscaping requirements and provisions and making related technical changes, all under certain terms and conditions." Introduced by Councilmember Gilmore Richardson on May 12, 2022. (Presented by Matt Wysong)

APPROVED

4. Action Item: Zoning Bill No. 220417: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising Section 14-303(11A), entitled ‘Registered Community Organizations,’ by establishing a fund to be used by Registered Community Organizations to obtain legal representation for hearings and appeals before the Zoning Board of Adjustments, all under certain terms and conditions.” Introduced by Councilmembers Jones and Squilla on May 12, 2022. (Presented by Jonathan Goins)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

5. Action Item (45 Day Request from May 19, 2022): Zoning Bill No. 220358: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-503, /NCA, Neighborhood Commercial Area Overlay District related to the Ridge Avenue /NCA district and by making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on April 28, 2022. (Presented by Paula Brumbelow Burns)

COMMISSION VOTED TO ACCEPT BILL AS IT WAS ORIGINALLY INTRODUCED – NOT WITH STAFF RECOMMENDATION FOR APPROVAL WITH AMENDMENTS

6. Action Item: Zoning Bill No. 220445: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Oxford Avenue, Tyson Avenue, Rising Sun Avenue, Glenview Street, Bingham Street, Kerper Street, Rising Sun Avenue, Unruh Avenue, Martins Mill Road, City Boundary, and Hasbrook Avenue. Introduced by Councilmember Parker on May 19, 2022. (Presented by Aaron Holly)

APPROVED

7. Action Item: Zoning Bill No. 220446: An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising certain provisions of Section 14-520, entitled ‘/NDO, Ninth District Overlay District,’ all under certain terms and conditions. Introduced by Councilmember Parker on May 19, 2022. (Presented by Peter Barnard)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

8. Action Items: 51st Street and Woodland Avenue (Presented by Nicole Ozdemir)

a. Zoning Bill No. 220450: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Woodland Avenue, 49th Street, Grays Avenue, and 54th Street. Introduced by Councilmember Gauthier on May 19, 2022.

APPROVED

b. Streets Bill No. 220512: Authorizing the revision of lines and grades on a portion of City Plan No. 246 by striking from the City Plan Fifty-First Street from Woodland Avenue to its terminus southeastwardly therefrom and reserving and placing on the City Plan a right-of-way for public utility purposes within a portion of said Fifty-First Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions. Introduced by Councilmember Gauthier on May 26, 2022.

APPROVED

9. Action Items: 52nd and Market Streets (Presented by Brian Wenrich)

a. Zoning Bill No. 220451: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 50th Street, Pine Street, and 54th Street. Introduced by Councilmember Gauthier on May 19, 2022.

APPROVED

b. Zoning Bill No. 220452: An Ordinance amending Section 14-513 of The Philadelphia Code, entitled 'TOD, Transit-Oriented Development Overlay District,' to designate additional Transit-Oriented Development Transit Stations, all under certain terms and conditions. Introduced by Councilmember Gauthier on May 19, 2022.

APPROVED

10. Action Items: 12th and Wharton Streets (Presented by Jonathan Goins)

a. Property Bill No. 220522: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development, all or a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets for further conveyance; to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for use by the City of Philadelphia of a premises located at 1357 S. 12th Street, Philadelphia, Pennsylvania; and to acquire fee simple title or a lesser real estate interest by purchase, condemnation, or otherwise, in a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets; all under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022.

APPROVED

b. Zoning Bill No. 220458: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500 entitled "Overlay Zoning Districts," by amending the provisions of Section 14-527, entitled "SMH, South Philadelphia Municipal Hub Overlay District," all under certain terms and conditions. Introduced by Councilmember Squilla on May 19, 2022.

APPROVED

11. Action Items: Penn's Landing Park Over I-95 (Presented by Ian Litwin)

a. Property Bill No. 220457: Authorizing the Public Property Commissioner, on behalf of the City, to execute all documents necessary and appropriate, including conveyances of easements, title, and other interests in City-owned real estate, new leases and amendments to existing leases, to facilitate and support the coordinated and comprehensive development of the Delaware River waterfront, Interstate 95, and Christopher Columbus Boulevard (formerly a portion of Delaware Avenue), in the area bounded by Market Street, Pemberton Street, Front Street, and the Delaware River bulkhead line; and authorizing the Philadelphia Redevelopment Authority to execute corresponding conveyances, amendments and agreements; all under certain terms and conditions. Introduced by Councilmember Squilla on May 19, 2022.

APPROVED

b. Zoning Bill No. 220456: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Market Street (Extended), the Delaware River, Dock Street (Extended), and 2nd Street, in order to facilitate development of public open space extending above Christopher Columbus Boulevard and the Delaware Expressway. Introduced by Councilmember Squilla on May 19, 2022.

APPROVED

12. Action Item: Property Bill No. 220419: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest from Philadelphia Authority for Industrial Development (PAID) to all or a portion of a parcel or parcels of land located in and about the area bounded by 56th Street, Lindbergh Boulevard, 61st Street, Passyunk Avenue, and the Schuylkill River and to grant an easement to PAID for access across the parcel for the construction and maintenance of an accessway, all under certain terms and conditions." Introduced by Councilmember Gauthier on May 12, 2022. (Presented by Nicole Ozdemir)

APPROVED

13. Action Item: Property Bill No. 220525: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Commonwealth of Pennsylvania, all or a portion of a parcel or parcels of land in and about the area bounded by Front Street, East Allen Street, Canal Street and Laurel Street, under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022. (Presented by Greg Waldman)

APPROVED

14. Action Item: Streets Bill No. 220454: Authorizing the vacating of Krewstown Road from Norwalk Road to its terminus southwestwardly therefrom, under certain terms and conditions. Introduced by Councilmember O'Neill on May 19, 2022. (Presented by Sarah Chiu)

APPROVED

15. Action Item: Streets Bill No. 220459: Authorizing the revision of lines and grades on a portion of City Plan No. 284 by relocating the northwesterly houseline and the curblines of Hillcrest Avenue from its current intersection with Germantown Avenue to a point northeastwardly therefrom, thereby widening the said portion of Hillcrest Avenue and modifying its intersection with said Germantown Avenue, under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Hillcrest Avenue. Introduced by Councilmember Bass on May 19, 2022. (Presented by Sarah Chiu)

APPROVED

16. Action Item: Streets Bill No. 220492: Authorizing the revision of lines and grades on a portion of City Plan No. 375 by placing on the City Plan a certain portion of Sixty-Seventh Street, previously stricken from the City Plan, extending southeastwardly from the present terminus of Sixty-Seventh Street, southeast of Essington Avenue, to connect with a presently disconnected portion of Sixty-Seventh Street which extends further southeastwardly to the Schuylkill River, all under certain terms and conditions. Introduced by Councilmember Johnson on May 26, 2022. (Presented by Sarah Chiu)

APPROVED

17. Action Item: Streets Bill No. 220500: Authorizing an existing bulk front addition at 401-407 East Wyoming Avenue, Philadelphia, PA 19120, under certain terms and conditions. Introduced by Councilmember Quiñones Sánchez on May 26, 2022. (Presented by Nathan Grace)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

18. Action Item: Streets Bill No. 220528: Authorizing the relocation of the curblines of Watts Street, from Pine Street to a point northwardly therefrom, on City Plan No. 308, and the plotting on said City Plan of an area for public pedestrian use extending along the westerly side of said Pine Street and authorizing acceptance of the grant to the City of the said area for public pedestrian use, all under certain terms and conditions. Introduced by Councilmember Squilla on May 26, 2022. (Presented by Sarah Chiu)

APPROVED



June 8, 2022

Philadelphia City Planning Commission
1515 Arch Street, #13A
Philadelphia, PA 19102

RE: Ordinance 220358 / Ridge Avenue NCA District

Dear Planning Commission Members,

As you are aware, a coalition of Civic Associations in Roxborough have collaborated to amend certain provisions and make related changes to the Ridge Avenue Neighborhood Commercial Area Overlay District (NCA). While the Roxborough Development Corporation (RDC) participated in this collaboration and agrees with many aspects of these revisions including the addition of a facade review, the removal of the green roof bonus, and the removal of the 8000 square ft. limitation on commercial space, there are a few critical provisions which if inappropriately modified will have a detrimental effect on the future of the Ridge Avenue commercial corridor. **As such, the RDC does not support the proposed ordinance in its entirety.** The problems with the changes are twofold. 1) The changes are antithetical to the intent of the NCA Overlay, and Lower Northwest District Plan as originally crafted and pose significant economic development challenges. 2) The process has relied almost exclusively on the perspective of the Civic Associations that do not represent the changing demographics of the community or the affected property owners.

Economic Development Challenges

The proposed 3-story cap, 38-ft. height limitation, and 1:1 parking requirement will severely limit economic development potential on Ridge Ave, particularly in the central business district. The RDC believes a 4-story cap, 42 ft. height limitation, and a lesser parking ratio is a compromise on current conditions. The extent to which the proposal limits height and requires parking will close off opportunities to develop new mixed use commercial spaces and have a negative impact on economic development. In a nutshell:

- Unfavorable overlay provisions will disincentivize private investment in the neighborhood and impede the development and future availability of quality commercial space in mixed use buildings

- Unfavorable overlay provisions on the commercial corridor will compel developers to seek out possibilities on surrounding residential blocks – an unintended consequence that the Civic Associations have not considered
- Inadequate density cannot provide the critical mass of local consumers for new, high-quality businesses the community hopes to attract
- The 1:1 parking requirement works against the community's desire for a more walkable neighborhood by inducing more local auto use
- The 1:1 parking requirement constrains possibilities for ground floor commercial square footage and the number of residential units built on upper floors that subsidize affordable commercial rent.

A Non-Inclusive Process

Though the Civic Associations in Roxborough represent an important constituency, they provide only one voice in a community that is attracting new families and young professionals to the hundreds of new residential units built in the neighborhood. As the Executive Director of the RDC, I have heard on several occasions disparaging and untrue remarks about “renters” from some members of the Civic Associations. This attitude is not only unwelcoming, but also a misrepresentation of new residents who contribute to the community. The RDC Event Committee, for example, consists of newcomers to the neighborhood who volunteer their time to planning community events. Some of our members aspire to own homes in Roxborough, and almost all comprise a far younger demographic than represented by the Civic Associations. Whether through lack of capacity or inability to evolve, the Civics are not representative of the community's changing demographic. Furthermore, it is unclear if any of the affected property owners are members of the Civic Associations. Thus, the planning process for making changes to the NCA is inherently flawed by relying almost solely on the perspective of the Civic Associations.

At the very least, the RDC urges the Planning Commission to consider a careful reevaluation of the proposed changes to the Roxborough NCA rather than simply fulfilling the wish list of a small and exclusive group of community members who are perceived as the only relevant voice in the room.

Sincerely,



Michael Devigne, Executive Director
Roxborough Development Corporation

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	John Carpenter		6/9/2022 13:05	6/9/2022 15:04	120	Yes	United States
Yes	Sheila E. Johnson		6/9/2022 13:19	6/9/2022 14:10	52	Yes	United States
Yes	SuePatrone		6/9/2022 13:02	6/9/2022 16:01	180	Yes	United States
Yes	Sarah Anton (she/her)		6/9/2022 13:15	6/9/2022 16:01	167	Yes	United States
Yes	Marlene Schleifer		6/9/2022 13:03	6/9/2022 15:04	121	Yes	United States
Yes	Erica Smith Fichman (she/her)		6/9/2022 13:01	6/9/2022 14:08	68	Yes	United States
Yes	Letitia McNeil	letitia.mcneil@phila.gov	6/9/2022 13:02	6/9/2022 16:43	221	Yes	United States
Yes	Kacie Liss		6/9/2022 13:01	6/9/2022 16:35	215	Yes	United States
Yes	mina monavarian		6/9/2022 13:03	6/9/2022 16:43	220	Yes	United States
Yes	Ian Hegarty (PCPC Staff)		6/9/2022 13:01	6/9/2022 16:03	182	Yes	United States
Yes	Samantha		6/9/2022 13:07	6/9/2022 15:30	144	Yes	United States
Yes	Kevin Mueller		6/9/2022 13:01	6/9/2022 13:16	16	Yes	United States
Yes	Wadell Ridley		6/9/2022 13:05	6/9/2022 13:18	14	Yes	United States
Yes	Jared Klein		6/9/2022 13:18	6/9/2022 15:19	122	Yes	United States
Yes	Jared Klein		6/9/2022 15:46	6/9/2022 16:10	25	Yes	United States
Yes	16102129591		6/9/2022 13:08	6/9/2022 14:00	53	Yes	United States
Yes	Charlotte Castle	charlotte.castle@phila.gov	6/9/2022 13:15	6/9/2022 13:17	3	Yes	United States
Yes	Greg Danks 811		6/9/2022 13:01	6/9/2022 13:08	8	Yes	United States
Yes	Greg Danks		6/9/2022 13:08	6/9/2022 14:28	81	Yes	United States
Yes	Lizzie Woods		6/9/2022 13:04	6/9/2022 13:18	14	Yes	United States
Yes	Lizzie Woods		6/9/2022 13:20	6/9/2022 16:10	170	Yes	United States
Yes	12157138101		6/9/2022 13:52	6/9/2022 14:06	15	Yes	United States
Yes	Marisa Waxman	marisa.waxman@phila.gov	6/9/2022 13:01	6/9/2022 13:01	1	Yes	United States
Yes	Steve Cobb		6/9/2022 14:06	6/9/2022 14:26	20	Yes	United States
Yes	Josh Cohen		6/9/2022 13:01	6/9/2022 15:04	124	Yes	United States
Yes	Ron Patterson		6/9/2022 13:09	6/9/2022 13:18	9	Yes	United States
Yes	Ron Bednar (PCPC Staff)		6/9/2022 13:01	6/9/2022 13:36	36	Yes	United States
Yes	Ron Bednar (PCPC Staff)		6/9/2022 13:40	6/9/2022 15:31	111	Yes	United States
Yes	Wolfram Arendt		6/9/2022 13:06	6/9/2022 16:09	183	Yes	United States
Yes	Meredith Trego		6/9/2022 13:01	6/9/2022 13:35	35	Yes	United States
Yes	Sarah Banh (she/her)# PCPC		6/9/2022 13:08	6/9/2022 13:25	18	Yes	United States
Yes	Sarah Banh (she/her)# PCPC		6/9/2022 13:26	6/9/2022 16:06	160	Yes	United States
Yes	Sarah Banh (she/her)# PCPC		6/9/2022 16:36	6/9/2022 16:42	7	Yes	United States
Yes	Sylvia Montgomery		6/9/2022 13:09	6/9/2022 16:43	214	Yes	United States
Yes	Gabriel Gottlieb		6/9/2022 13:01	6/9/2022 16:43	222	Yes	United States
Yes	John Hunter		6/9/2022 13:13	6/9/2022 15:04	112	Yes	United States
Yes	Celeste Hardester		6/9/2022 13:01	6/9/2022 15:04	124	Yes	United States
Yes	David Kanthor# PCPC		6/9/2022 14:20	6/9/2022 14:39	19	Yes	United States
Yes	Keith Davis _ PCPC Staff		6/9/2022 13:29	6/9/2022 16:06	157	Yes	United States
Yes	Keith		6/9/2022 16:16	6/9/2022 16:21	5	Yes	United States
Yes	Michael Devigne - RDC		6/9/2022 13:01	6/9/2022 15:04	124	Yes	United States
Yes	Kimberly Labno		6/9/2022 15:12	6/9/2022 16:02	50	Yes	United States
Yes	12157138101		6/9/2022 13:38	6/9/2022 13:51	13	Yes	United States
Yes	Alex Smith		6/9/2022 14:04	6/9/2022 16:06	122	Yes	United States

Yes	Alex Smith		6/9/2022 16:07	6/9/2022 16:43	37	Yes	United States
Yes	Ben Schmidt# PCPC		6/9/2022 13:02	6/9/2022 16:16	195	Yes	United States
Yes	Jack Conviser# Philadelphia City Planning Commission Staff		6/9/2022 13:18	6/9/2022 16:43	206	Yes	United States
Yes	Matt Wysong (Staff)	matt.wysong@phila.gov	6/9/2022 15:37	6/9/2022 16:00	23	Yes	United States
Yes	Matt Wysong (Staff)	matt.wysong@phila.gov	6/9/2022 16:01	6/9/2022 16:11	11	Yes	United States
Yes	Russell Fulton		6/9/2022 13:01	6/9/2022 13:02	2	Yes	United States
Yes	Russell Fulton		6/9/2022 13:05	6/9/2022 13:05	1	Yes	United States
Yes	Russell Fulton		6/9/2022 13:09	6/9/2022 14:00	51	Yes	United States
Yes	Galaxy A20s		6/9/2022 14:11	6/9/2022 16:43	152	Yes	United States
Yes	Citizens Planning Institute		6/9/2022 13:03	6/9/2022 15:33	150	Yes	United States
Yes	Kimberly L		6/9/2022 13:01	6/9/2022 13:05	5	Yes	United States
Yes	Mark Cartella		6/9/2022 13:01	6/9/2022 16:01	181	Yes	United States
Yes	Nathan Grace		6/9/2022 13:02	6/9/2022 15:09	127	Yes	United States
Yes	Michele Gaffney (She/Her)		6/9/2022 13:05	6/9/2022 13:18	13	Yes	United States
Yes	mark zachary		6/9/2022 13:14	6/9/2022 14:29	75	Yes	United States
Yes	mark zachary		6/9/2022 14:34	6/9/2022 15:04	31	Yes	United States
Yes	Bruce Bohri		6/9/2022 13:20	6/9/2022 14:08	49	Yes	United States
Yes	Joseph McCarthy		6/9/2022 13:01	6/9/2022 14:37	96	Yes	United States
Yes	Herbert Powers		6/9/2022 13:01	6/9/2022 14:34	93	Yes	United States
Yes	Kaylen Phillips (they/them)		6/9/2022 13:04	6/9/2022 14:40	96	Yes	United States
Yes	Call-In User_1		6/9/2022 13:12	6/9/2022 14:52	101	Yes	United States
Yes	Matthew McClure		6/9/2022 14:27	6/9/2022 14:37	10	Yes	United States
Yes	Philadelphia's Office of Sustainability	sustainability@phila.gov	6/9/2022 14:37	6/9/2022 15:52	76	No	United States
Yes	12672713552		6/9/2022 13:06	6/9/2022 16:44	219	Yes	United States
Yes	David Sims		6/9/2022 13:02	6/9/2022 14:47	106	Yes	United States
Yes	a weiss/SoLo		6/9/2022 13:01	6/9/2022 14:55	114	Yes	United States
Yes	a weiss/SoLo		6/9/2022 16:05	6/9/2022 16:43	39	Yes	United States
Yes	Chip		6/9/2022 13:09	6/9/2022 15:04	116	Yes	United States
Yes	Douglas Gresock		6/9/2022 13:34	6/9/2022 15:30	116	Yes	United States
Yes	Kay Sykora		6/9/2022 13:01	6/9/2022 15:04	124	Yes	United States
Yes	12158435555		6/9/2022 14:55	6/9/2022 16:05	71	Yes	United States
Yes	Brianna Thornhill		6/9/2022 13:01	6/9/2022 16:05	185	Yes	United States
Yes	Jeff Lew		6/9/2022 13:01	6/9/2022 14:44	103	Yes	United States
Yes	Jametta Johnson		6/9/2022 13:01	6/9/2022 16:06	185	Yes	United States
Yes	Adam E. Laver		6/9/2022 13:01	6/9/2022 16:01	180	Yes	United States