

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES DECEMBER 8, 2022

PRESENT:

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Michael Johns

Garlen Capita

Marisa Waxman

Dawn Summerville

Patrick Eiding

Aubrey Powers

Eleanor Sharpe

NOT PRESENT:

Charlotte Castle

Maria Gonzalez

Ximena Valle

Chair Fadullon called the Philadelphia City Planning Commission to order at 1:01 p.m.

Daniel Farrell, 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 under the public meetings tab at www.phila.gov/departments/philadelphia-city-planning-commission/.

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

Chair Fadullon called the meeting to order followed by remarks of the closing year, and appreciation for the thought, compassion, and dedicated service of the Commission, as well as dedication from incredible staff (00:01:36).

1. Action Item: Approval of the Meeting Minutes for June 16, 2022.

Seeing no questions and comments from the Commission, Chair Fadullon asked for a motion.

Motion duly made by Commissioner Capita and seconded by Commissioner Summerville to approve the July and September Minutes. Motion carried unanimously to approve the June Minutes, with no nays.

Chair Fadullon introduced new Commissioner to the Planning Commission, Commissioner Aubrey Powers (00:05:10).

2. Executive Director's Update.

Next City Planning Commission Meeting

- Thursday, January 19th at 1:00 p.m.

Next Civic Design Review Meeting

- Tuesday, February 7th at 1:00 p.m.

i. Item in Accord

Action Item: Zoning Bill No. 220921: An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by amending Section 14-534, entitled '/AHP, Affordable Housing Preservation Overlay District,' and by making related changes, all under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson on behalf of Councilmember Gauthier on November 17, 2022

City Councilmember Request – The intention of the overlay is to support the preservation and development of affordable housing in high-amenity, transit-accessible locations. The amendment creates an incentive for preserving existing low-income housing projects by exempting lots from certain provisions of the /AHP, in exchange for committing to maintain such projects on-site for at least fifty years. Specifically, two provisions of the /AHP don't apply to any lot that has at least 40 dwelling units on-site where:

- 1) At least half of units are reserved to households earning no more than 50% of Area Median Income;

- 2) The average monthly costs of all units are affordable to households earning no more than 50% of Area Median Income; and
- 3) The property is deed-restricted for an additional fifty years.

Lots that meet these requirements are exempt from the provisions that a) limit commercial development to ground floors and b) mandate that zoning bonuses may only be earned in a prescribed order.

Staff recommendation is for approval.

- ii. Request for 45 Days. HILCO right-of-way Bills. Introduced by Councilmember Johnson on December 1, 2022.
 - i. Streets Bill No. 220944: Authorizing the revision of lines and grades on a portion of City Plan Nos. 24-S, 25-S and 32-S by relocating the existing curblines and houselines along the western side of Vare Avenue from Maiden Lane to 28th Street, along the southern side of Maiden Lane from 34th Street to Vare Avenue, and at the intersection of Vare Avenue and Maiden Lane to accommodate the widening of certain streets and various intersection improvements, all under certain terms and conditions, including the dedication to the City of the beds of all widened portions of the aforementioned streets.
 - ii. Streets Bill No. 220945: Authorizing the revision of lines and grades on portions of City Plan Nos. 25-S and 32-S by placing on the City Plan 34th Street from Maiden Lane to Jackson Street, Forten Way from Maiden Lane to Jackson Street, and Jackson Street from 34th Street to Vare Avenue, all under certain terms and conditions, including the dedication to the City of the said beds of 34th Street, Forten Way, and Jackson Street.
 - iii. Streets Bill No. 220946: Authorizing the striking from City Plan Nos. 25-S and 32-S and abandonment of a certain right-of-way reserved for sewer and drainage purposes, located along the former Jackson Street, west of Vare Avenue, and extending westwardly therefrom to 34th Street, under certain terms and conditions.
 - iv. Streets Bill No. 220948: Authorizing the revision of lines and grades on a portion of City Plan Nos. 32-S, 33-S, 39-S, 40-S, 46-S, 47-S, and 53-S by relocating the existing curblines and houselines along the southern side of Passyunk Avenue at its intersections 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 and Passyunk Avenue, along the western side of 26th Street and center median of South 26th Street at its intersections with Passyunk Avenue, Hartranft Street and Penrose Avenue, along both sides of the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue), and along the northern side of Penrose Avenue and center median of Penrose Avenue at its intersections with the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue),

Frances Harper Drive, Schuylkill Avenue, and 26th Street, to accommodate various intersection improvements, all under certain terms and conditions.

- v. Streets Bill No. 220949: Authorizing the revision of lines and grades on portions of City Plan Nos. 32-S, 33-S, 40-S, 47-S, 48-S, 53-S, and 56-S by placing on the City Plan Frances Harper Drive from Passyunk Avenue to Penrose Avenue, Hartranft Street from 26th Street to Schuylkill Avenue, Schuylkill Avenue from Passyunk Avenue to Penrose Avenue, and an extension of Passyunk Avenue Service Road (aka Frontage Road) to Schuylkill Avenue, all under certain terms and conditions, including the dedication to the City of the said beds of Frances Harper Drive, Hartranft Street, Schuylkill Avenue, and the said extension of Passyunk Avenue Service Road (aka Frontage Road).
- vi. Streets Bill No. 220950: Authorizing the striking from City Plan Nos. 40-S, 47-S, 48-S, 53-S, and 56-S and abandonment of certain rights-of-way reserved for water and gas main purposes, located along the former Lanier Avenue from Penrose Avenue to former Schuylkill Avenue and located along the former Schuylkill Avenue from Lanier Avenue to Passyunk Avenue, under certain terms and conditions.

Streets Bill No. 220944, 220945, 220946, 220948, 220949, and 220950 were to be presented by staff at the January Planning Commission.

3. Action Item: Approval of 2023 Planning Commission meeting dates

Staff recommendation is for approval.

Seeing no questions and comments from the Commission, Chair Fadullon asked for a motion (00:09:21).

Motion duly made by Commissioner Johns and seconded by Commissioner Eiding to approve. Motion carried unanimously to approve staff recommendation of the 2023 meeting dates.

Appreciation remarks were made by Executive Director Eleanor Sharpe and Vice Chairman Syrnick. Chairman Syrnick added that the current month could be his last official meeting, with the Planning Commission.

4. Action Item: Zoning Bill No. 220919: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within an area bounded by Henry Avenue, Roosevelt Boulevard Extension, Scotts Lane, and Indian Queen Lane. Introduced by Councilmember Jones on November 17, 2022. (Presented by Daniel Farrell)

Private Party Request The intent of the proposed remapping is to better match the zoning of the property with the exiting uses on site. The property is a former Hospital

with multiple large institutional buildings, surface parking, and a garage. The property is currently being used for educational uses, residential apartments, social service offices, medical uses, light manufacturing, storage, day care, safety services, office space, and a restaurant.

The Lower Northwest District Plan recommended RMX-3 Zoning at this location. However, the proposed CMX-3 zoning achieves the goals of the district plan by accommodating additional mixed-use development at Falls Center. The proposed CMX-3 zoning also allows a wider variety of commercial and institutional uses either by right or via special exception which will limit the need for future zoning appeals at this location.

Staff recommendation is for approval.

Questions and comments from the Public (00:16:34).

Mr. Langer, Chair of the East Falls Community Council Zoning Committee spoke on the community meeting, with the owner of the site and open community meeting, with neighbors that were notified and agreed with the zoning designation change, but with conditions.

Seeing no further questions and comments from the Public or the Commission, Chair Fadullon asked for a motion (00:18:30).

Motion duly made by Commissioner Eiding and seconded by Commissioner Capita to approve.

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

5. **Action Item: Zoning Bill No. 220913: An Ordinance amending Section 14-504(11) of The Philadelphia Code, entitled ‘NCO Neighborhood Conservation Overlay District (11) Strawberry Mansion,’ all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on November 17, 2022. (Presented by Dave Fecteau)**

This is the final piece of an overlay that staff has been working on, with a coalition of civics, since 2020. The Bill will add provisions for bay windows to the existing zoning overlay. And it will establish requirements that the height of front porches and steps on new buildings relate to the height of those features on existing buildings on the block face. Staff has discussed this Bill, with the Fifth District’s legislative director. Plan Consistency: The Comprehensive Plan does not mention zoning overlays, so this Bill is neither consistent, nor inconsistent.

Potential Impacts: The Bill further clarifies two issues, so in theory, it should make development regulations more predictable.

Staff recommendation is for approval.

Questions and comments from the Commission (00:25:31).

Commissioner Johns inquired about the choice of 20-ft and Commissioner Capita wanted to know if building setbacks were included and inquired about bay windows matching and how measurements were determined.

Seeing no further questions and comments from the Public or the Commission, Chair Fadullon asked for a motion (00:29:57).

Motion duly made by Commissioner Johns and seconded by Commissioner Eiding to approve.

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

6. Action Item: Zoning Bill No. 220918: An Ordinance amending Chapter 14-500 of the Philadelphia Zoning Code, entitled 'Overlay Zoning Districts,' by creating a new subsection, entitled 'Cobbs Creek Golf Course Overlay District,' all under certain terms and conditions. Introduced by Councilmember Jones on November 17, 2022. (Presented by Paula Brumbelow Burns)

Private Party Request: The Cobbs Creek Foundation would like to restore the golf course to be used by players and as an educational resource. Exemptions are requested for steep slope and earth moving to enable the applicants to restore the streambank of Cobbs Creek within the course's boundaries. Exemptions from the fence provisions of the Zoning Code would enable a 150-foot-tall fence or net to surround the driving range.

The Bill would also establish a 15-foot height limit for a fence to surround the golf course. Introduction of a height limit in the SP-PO-A zoning district, for this property only, would enable construction of a club house, proposed to be built on a slope. Future activities may include educational programs and related facilities.

Staff recommendation is for approval as amended.

At the request of Chair Fadullon, Daniel Farrell, of Planning staff shared the tally before questions and comments from the Commission of the written comments that was received in advance (00:34:04).

Mr. Farrell reported: four in support, 16 for none support, 10 request for 45-days, and one actions were unclear. All comments were attached to the minutes and went on the record.

Questions and comments from the Commission (00:34:36).

Commissioner Capita inquired about staff being unaware of public engagement, which was addressed by Robert Allen, of Parks & Recreation. There was further discussion on

the topic in addition to, property 300 acres, and education center involvement between the Commission and developers at the minute mark in video (00:37:36 – 00:43:06).

Questions and comments from the Public from the minute mark in video (00:44:41) to (02:40:43).

There were over 25 public comments, which varied from concerns about flooding, overlay, removal of trees, environmental impact, community engagement, and/or requests for extension of 45-days. The public comments were a mix of opposition and support of the project.

Testimony was given by the following individuals: Jerome Shabazz, Tavis, Larry, Charlita Davis, Erin Young, Ms. Mosley, Byron, Mr. Frazier, Linda Collins, Ms. Myrle, Corrine, Richard G., Sharene, Rachel Kemp, Mr. Chris, Samantha, Lamar Gore, Lilian, Akeem D., Sam, David, Karina Clark, Tiffany Green, Timothy Rimer, Jacqueline Blank, Ms. Willow, and Eric Cesar, along with Jeff Shanahan, of Foundation and Robert Allen, of Parks & Recreation.

Jerome Shabazz mentioned that he would like to see more requirements placed on the project.

Chair Fadulon recognized Jeff Shanahan, with Foundation to give general comments about the project Mr. Shanahan addressed public comments and provided an overview of the project (01:24:27 – 01:29:38).

Questions and comments from the Public continued (01:30:11).

Sherene was unaware of the project and spoke on the impact of steep slopes, need of litigation efforts, and requested a 45-day extension.

Questions and comments from the Commission (01:34:53).

Commissioner Johns acknowledged the public comments about community engagement, steep slopes, etc. and wanted to know the impact of their requests for 45-days, that was addressed by Ms. Brumbelow (01:36:18). Chair Fadulon, then reminded everyone that Planning Commission recommends *only* and therefore, doesn't have the ability to stop the process (01:36:50).

Mr. Allen, of Parks & Recreation spoke on the severity of the project if it were to be delayed for 45-days (01:38:00).

Commissioner Johns and Mr. Allen discussed the environmental impact involvement (01:38:57)

Questions and comments from the Public (01:42:10 – 01:32:33).

Chair Fadulon mentioned final three public comments (02:33:19).

Questions and comments from the Public continued (02:33:54).

Jaclyn Blank, Willow, and Eric opposed the Bill (02:40:43).

*All public comments went on the record and were attached to the Minutes.

Questions and comments from the Commission (02:41:25).

Commissioner Gaston expressed concerns about the steep slopes and how to resolve the issue, then explained an overlay. Ms. Brumbelow responded that it would go to the Zoning Board if denied by License and Inspection. Executive Director Eleanor Sharpe explained submission requirements for steep slopes on a property (02:45:34). The discussion continued on the topic (02:47:22).

Commissioner Capita proposed a 45-day delay (02:47:49).

Chair Fadullon commented on the impact of the Commission and how the time would be used for 45-days and stated again, that the Commission, are a recommending body *only* (02:49:27).

Seeing no further questions and comments from the Public or the Commission, Chair Fadullon asked for a motion (02:51:04).

Motion duly made by Commissioner Capita and seconded by Commissioner Gaston not to accept staff recommendation and proposed an additional 45-days, with review for more public process to address community concerns that the information, including the environmental impact report, are shared publicly and Planning staff are able to perform additional due diligence to understand what potential impacts could be.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Capita, Commissioner Waxman, Commissioner Summerville, Commissioner Powers, Commissioner Eiding, and Commissioner Syrnick. Motion carried unanimously not to accept staff recommendation and request for 45-days, with proviso (8-0).

7. **Action Items: Zoning Bills 220915, 220916 and 220917: Utilities and Services and Water Treatment Facilities. Introduced by Councilmember Jones on November 17, 2022. (Presented by Ian Hegarty)**
 - a. **Zoning Bill No. 220915: An Ordinance amending Chapter 14-400 of The Philadelphia Code, entitled 'Base Zoning Districts,' and Chapter 14-600 of The Philadelphia Code, entitled 'Use Regulations,' by revising provisions related to Utilities and Services and Water Treatment Facilities, all under certain terms and conditions.**
 - b. **Zoning Bill No. 220916: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue, and to authorize Basic Utilities and Services in a section of Fairmount Park.**

c. Zoning Bill No. 220917: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by City Avenue, Stout Road, Monument Road, and Belmont Avenue, and to authorize Basic Utilities and Services in a section of Fairmount Park.

Private Party Request The Philadelphia Water Department has proposed a major capital project to support its water treatment operations on the Schuylkill River. PWD currently draws water from the Schuylkill and treats it at two plants: Belmont and Queen Lane. PWD proposes to connect these two plants with a new high-capacity water line and make related improvements to the plants and their intake pumps.

To facilitate this project, PWD asked PCPC to prepare zoning ordinances to accomplish the following: Fact Sheet Page 2 of 10

1. Amend the SP-CIV zoning district to expressly allow water treatment plants, subject to certain distancing and fencing standards
2. Amend the zoning maps at the Queen Lane plant to SP-CIV and legalize its intake pump, which is within Fairmount Park, pursuant to 14-407 (3) (a)
3. Amend the zoning maps at the Belmont plant to SP-CIV and similarly legalize its intake pump pursuant to 14-407 (3) (a) At the recommendation of PCPC staff, the proposed ordinance also rezones adjacent conforming property to SP-CIV. At the Belmont plant, SP-CIV is proposed for the State Police barracks (safety services, government).

At the Queen Lane plant, SP-CIV is proposed for the Philadelphia Police Department Narcotics Bureau and the U.S. Veteran's Administration offices (education, safety services, government).

Potential impact: The ordinances will not increase off-site impacts of the existing plants. PWD has agreed to include a use-specific standard that prohibits the storage of water treatment chemicals within 200 feet of adjacent residential districts.

Staff recommendation is for approval.

Questions and comments from the Commission (03:00:39).

Commissioner Gaston wanted to know why intake pumps were being legalized, and Mr. Hegarty responded. Mr. Farrell read comments from the public concerning Queen Lane, Bill No. 220916 (03:02:18).

Questions and comments from the Public (03:03:33).

Paul commented on lack of community engagement and notification. Hilary Langer, Sharon, and Bill Hoffner agreed with the comments and request for 45-days.

Seeing no further questions and comments from the Public or the Commission, Chair

Fadullon asked for a motion (03:11:40).

Motion duly made by Commissioner Waxman and seconded by Commissioner Eiding to approve Bill No. 220915.

Chair Fadullon polled the Commission for the vote: Commissioner Capita, Commissioner Waxman, Commissioner Powers, and Commissioner Eiding. Motion carried to approve staff recommendation for approval of Bill No. 220915 (4-3).

Commissioner Gaston, Commissioner Johns, and Commissioner Syrnick opposed.

Commissioner Summerville was not present for the vote or remaining agenda items.

Seeing no further questions and comments from the Public or the Commission, Chair Fadullon asked for a motion (03:13:29).

Motion duly made by Commissioner Eiding and seconded by Commissioner Capita to approve Bill No. 220916..

Chair Fadullon polled the Commission for the vote: Commissioner Capita, Commissioner Waxman, Commissioner Powers, and Commissioner Eiding. Motion carried to approve staff recommendation for approval of Bill No. 220916 (4-3).

Commissioner Gaston, Commissioner Johns, and Commissioner Syrnick opposed.

Seeing no further questions and comments from the Public or the Commission, Chair Fadullon asked for a motion (03:14:27).

Motion duly made by Commissioner Waxman and seconded by Commissioner Powers to approve Bill No. 220917.

Chair Fadullon polled the Commission for the vote: Commissioner Capita, Commissioner Waxman, Commissioner Powers, and Commissioner Eiding. Motion carried to approve staff recommendation for approval of Bill No. 220917 (4-3).

Commissioner Gaston, Commissioner Johns, and Commissioner Syrnick opposed.

8. **Action Item: Zoning Bill No. 220942: To amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within an area bounded by Parkside Avenue, 49th Street, Jefferson Street, and 48th Street (extended). Introduced by Councilmember Jones on December 1, 2022 (Presented by Ben Schmidt)**

The West Philadelphia Corridor Collaborative is requesting a zoning change from CMX-3, Commercial Mixed Use, to ICMX, Industrial Commercial Mixed-Use. They are proposing a retail mall made from twenty shipping containers. The property will also include a stage, outdoor seating, and on-site bathrooms. The proposed stage is an Assembly and Entertainment use, which would require a Special Exception from the Zoning Board of Adjustment under the existing CMX-3 zoning. The intent of the proposal

is to avoid a zoning special exception review and enable by-right approval of the Assembly and Entertainment use.

Potential Impacts: The proposed uses would significantly improve this critical commercial corridor that fronts Parkside Avenue and Fairmount Park. More mixed-use retail options would be in accordance with the Comprehensive Plan's recommendations and enliven the neighborhood from its current vehicle-oriented land use. However, staff is unsure if rezoning to ICMX is the proper remedy.

While allowing this project by-right, the ICMX zoning would also permit less desirable uses in the future, such as "Warehouse," "Equipment and Materials Storage Yards and Buildings," and "Moving and Storage Facilities."

While generally supportive of this proposal, staff has not been given details of the project or had the time to explore alternative zoning options to ensure both project compliance and neighborhood benefit.

Staff recommendation is not for approval.

Questions and comments from the Commission (03:17:19).

Commissioner Syrnick verified that the location was near the highway and Commissioner Gaston commented on the need for zoning change.

Seeing no further questions and comments from the Public or the Commission, Chair Fadullon asked for a motion (03:18:59).

Motion duly made by Commissioner Johns and seconded by Commissioner Eiding to approve.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Capita, Commissioner Waxman, Commissioner Eiding, and Commissioner Syrnick. Motion carried unanimously to approve staff recommendation for approval (6-1).

Commissioner Powers opposed.

9. Action Item: Subdivision Plat to create a new parcel "5X" from a portion of existing parcels "5" and "5A" at the Philadelphia Navy Yard. (Presented by Keith Davis)

The interested private party, Rhoads Industries, builds ship parts on the adjacent lot. They are interested in buying the vacant Building # 69 to use for employee training.

Potential Impacts: The reuse of the vacant building as a training facility for the adjacent ship building facilities will not only help spur economic activity, but it also helps reduce vehicle miles traveled.

Staff recommendation is for approval.

12/8/22

Seeing no further questions and comments from the Public or the Commission, *Motion was duly made by Commissioner Eiding and seconded by Commissioner Gaston to approve (03:24:17).*

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Waxman, Commissioner Powers, Commissioner Eiding, and Commissioner Syrnick. Motion carried unanimously to approve staff recommendation for approval (6-0).

Commissioner Capita was not present for the vote or remaining agenda.

Chair Fadullon asked for a motion to adjourn at the minute mark in video (03:25:16).

Motion duly made by Commissioner Gaston and seconded by Commissioner Eiding to adjourn. Motion carried unanimously to adjourn the December 8th Planning Commission, with no nays (6-0).

Next Planning Commission Meeting, January 19, 2023.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for June 16, 2022.

APPROVED

2. Executive Director's Update.

- i. Item in Accord

Action Item: Zoning Bill No. 220921: An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by amending Section 14-534, entitled '/AHP, Affordable Housing Preservation Overlay District,' and by making related changes, all under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson on behalf of Councilmember Gauthier on November 17, 2022

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along both sides of Passyunk Avenue Service Road (aka Frontage Road) at its intersections with Frances Harper Drive and Passyunk Avenue, along the western side of 26th Street and center median of South 26th Street at its intersections with Passyunk Avenue, Hartranft Street and Penrose Avenue, along both sides of the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue), and along the northern side of Penrose Avenue and center median of Penrose Avenue at its intersections with the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue), Frances Harper Drive, Schuylkill Avenue, and 26th Street, to accommodate various intersection improvements, all under certain terms and conditions.

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3. Action Item: Approval of 2023 Planning Commission meeting dates

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STAFF RECOMMENDATION FOR APPROVAL, WITH AMENDMENTS WAS NOT APPROVED – COMMISSION REQUESTED FOR 45-DAYS, WITH PROVISIO

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ZONING BILL NO. 220915, 220916, and 220917 APPROVED

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9. Action Item: Subdivision Plat to create a new parcel "5X" from a portion of existing parcels "5" and "5A" at the Philadelphia Navy Yard. (Presented by Keith Davis)

APPROVED

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Bruce Bohri		12/8/2022 13:05	12/8/2022 16:23	199	Yes	United States
Yes	Brooch		12/8/2022 14:01	12/8/2022 16:29	149	Yes	United States
Yes	John Mondlak		12/8/2022 15:57	12/8/2022 16:29	33	Yes	United States
Yes	Bell Noontime VP Membership		12/8/2022 13:08	12/8/2022 13:12	4	Yes	United States
Yes	Jon Kasitz		12/8/2022 13:04	12/8/2022 15:52	169	Yes	United States
Yes	Ricky Burrell (KS Engineers# P.C.)		12/8/2022 13:04	12/8/2022 16:02	179	Yes	United States
Yes	David Kanthor		12/8/2022 13:04	12/8/2022 16:10	186	Yes	United States
Yes	Letitia McNeil	letitia.mcneil@phila.gov	12/8/2022 13:04	12/8/2022 14:30	86	Yes	United States
Yes	Linda Collins		12/8/2022 13:17	12/8/2022 15:57	160	Yes	United States
Yes	Mike Cirba		12/8/2022 13:06	12/8/2022 15:57	171	Yes	United States
Yes	Pete Varevice		12/8/2022 13:04	12/8/2022 15:20	137	Yes	United States
Yes	L		12/8/2022 13:14	12/8/2022 16:29	195	Yes	United States
Yes	Sarah Chiu		12/8/2022 13:04	12/8/2022 13:24	21	Yes	United States
Yes	Sarah Chiu		12/8/2022 13:24	12/8/2022 16:29	185	Yes	United States
Yes	Martine Decamp	martine.decamp@phila.gov	12/8/2022 15:37	12/8/2022 16:01	25	Yes	United States
Yes	Rowyn Sage		12/8/2022 13:04	12/8/2022 16:03	180	Yes	United States
Yes	Matt Wysong (PCPC Staff)		12/8/2022 13:04	12/8/2022 16:01	177	Yes	United States
Yes	Matt Wysong		12/8/2022 16:03	12/8/2022 16:29	26	Yes	United States
Yes	Rick.Howley		12/8/2022 13:04	12/8/2022 14:00	56	Yes	United States
Yes	Mike Trumbauer		12/8/2022 13:04	12/8/2022 14:30	86	Yes	United States
Yes	Jeff		12/8/2022 13:04	12/8/2022 14:37	94	Yes	United States
Yes	Brian Conlon		12/8/2022 13:04	12/8/2022 15:57	173	Yes	United States
Yes	Rich Garella		12/8/2022 13:04	12/8/2022 16:01	178	Yes	United States
Yes	Katrina Clark		12/8/2022 14:44	12/8/2022 16:03	79	Yes	United States
Yes	Meryl Sands		12/8/2022 13:08	12/8/2022 16:21	194	Yes	United States
Yes	Chris Pugliese		12/8/2022 13:18	12/8/2022 14:57	99	Yes	United States
Yes	Verónica Ayala (she/her)		12/8/2022 13:57	12/8/2022 15:18	82	Yes	United States
Yes	AS		12/8/2022 13:04	12/8/2022 15:57	174	Yes	United States
Yes	Michele Gaffney		12/8/2022 13:04	12/8/2022 15:01	117	Yes	United States
Yes	Bill Hoffner		12/8/2022 13:11	12/8/2022 13:28	17	Yes	United States
Yes	Bill Hoffner		12/8/2022 15:54	12/8/2022 16:20	27	Yes	United States
Yes	Maria Luciani		12/8/2022 15:16	12/8/2022 15:48	32	Yes	United States
Yes	Maria Luciani		12/8/2022 15:48	12/8/2022 15:48	1	Yes	United States
Yes	Maria Luciani		12/8/2022 15:48	12/8/2022 16:03	15	Yes	United States
Yes	Maria Luciani		12/8/2022 16:03	12/8/2022 16:04	1	Yes	United States
Yes	Maria Luciani		12/8/2022 16:04	12/8/2022 16:19	16	Yes	United States
Yes	Maria Luciani		12/8/2022 16:19	12/8/2022 16:26	7	Yes	United States
Yes	Morgan Moore		12/8/2022 13:04	12/8/2022 15:57	174	Yes	United States
Yes	18562612993		12/8/2022 13:36	12/8/2022 13:36	1	Yes	United States
Yes	Patrick Grossi# Preservation Alliance		12/8/2022 13:08	12/8/2022 15:57	170	Yes	United States
Yes	Adrian (they/them)		12/8/2022 14:50	12/8/2022 15:07	17	Yes	United States
Yes	BenDewan		12/8/2022 13:04	12/8/2022 16:05	181	Yes	United States
Yes	kayla		12/8/2022 13:48	12/8/2022 14:33	46	Yes	United States
Yes	kayla		12/8/2022 14:48	12/8/2022 15:07	20	Yes	United States
Yes	Jerome Shabazz		12/8/2022 13:15	12/8/2022 16:29	195	Yes	United States
Yes	George Derrick		12/8/2022 13:04	12/8/2022 15:58	174	Yes	United States

Yes	Icp organization		12/8/2022 13:45	12/8/2022 14:02	17	Yes	United States
Yes	Icp organization		12/8/2022 14:03	12/8/2022 15:25	82	Yes	United States
Yes	Mica Wilson		12/8/2022 13:54	12/8/2022 15:31	97	Yes	United States
Yes	mgladnick		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	D		12/8/2022 13:04	12/8/2022 14:12	68	Yes	United States
Yes	David		12/8/2022 14:12	12/8/2022 15:08	57	Yes	United States
Yes	David		12/8/2022 15:08	12/8/2022 15:47	39	Yes	United States
Yes	Avigail Milder		12/8/2022 13:07	12/8/2022 16:29	203	Yes	United States
Yes	Carol Foy		12/8/2022 15:55	12/8/2022 16:17	23	Yes	United States
Yes	Carol Foy		12/8/2022 16:25	12/8/2022 16:29	5	Yes	United States
Yes	Hal Schirmer		12/8/2022 13:19	12/8/2022 16:22	183	Yes	United States
Yes	David Sims		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	Ron Bednar (PCPC Staff)		12/8/2022 13:15	12/8/2022 15:30	135	Yes	United States
Yes	Barbara Capozzi		12/8/2022 13:06	12/8/2022 13:26	21	Yes	United States
Yes	John Haak - Phila City Plng Comm		12/8/2022 13:25	12/8/2022 13:59	34	Yes	United States
Yes	Paul M. Elia# AIA		12/8/2022 13:04	12/8/2022 14:00	57	Yes	United States
Yes	Paul M. Elia# AIA		12/8/2022 13:04	12/8/2022 16:19	195	Yes	United States
Yes	Tavis Dockwiller# Viridian		12/8/2022 13:05	12/8/2022 16:29	204	Yes	United States
Yes	Bob		12/8/2022 15:28	12/8/2022 15:29	1	Yes	United States
Yes	Gabriel Gottlieb		12/8/2022 13:04	12/8/2022 15:28	145	Yes	United States
Yes	Gabriel Gottlieb		12/8/2022 16:24	12/8/2022 16:29	6	Yes	United States
Yes	Chris Anderson		12/8/2022 14:45	12/8/2022 16:20	95	Yes	United States
Yes	Aubrey Powers	aubrey.powers@phila.gov	12/8/2022 13:04	12/8/2022 13:06	2	Yes	United States
Yes	Carolyn Moseley		12/8/2022 13:26	12/8/2022 15:58	152	Yes	United States
Yes	Cybee Bloss		12/8/2022 15:05	12/8/2022 15:57	53	Yes	United States
Yes	Eric Cesar		12/8/2022 13:39	12/8/2022 15:09	90	Yes	United States
Yes	Eric Cesar		12/8/2022 15:09	12/8/2022 15:46	37	Yes	United States
Yes	Korin Tangtrakul# OOS# she/her		12/8/2022 13:04	12/8/2022 15:30	147	Yes	United States
Yes	emileesmith		12/8/2022 13:10	12/8/2022 16:28	199	Yes	United States
Yes	Harrison Mace		12/8/2022 15:32	12/8/2022 16:05	34	Yes	United States
Yes	Bernard Brown		12/8/2022 13:58	12/8/2022 15:57	119	Yes	United States
Yes	Tim Dunn		12/8/2022 13:11	12/8/2022 13:19	8	Yes	United States
Yes	12153139218		12/8/2022 15:06	12/8/2022 16:24	78	Yes	United States
Yes	Brian Wenrich (PCPC Staff)		12/8/2022 13:09	12/8/2022 15:25	137	Yes	United States
Yes	Brian Wenrich (PCPC Staff)		12/8/2022 15:27	12/8/2022 16:29	62	Yes	United States
Yes	Nathan		12/8/2022 14:05	12/8/2022 16:29	144	Yes	United States
Yes	Catia Colagioia		12/8/2022 14:52	12/8/2022 16:01	69	Yes	United States
Yes	12672713552		12/8/2022 15:46	12/8/2022 16:29	44	Yes	United States
Yes	Brian Jeans		12/8/2022 13:33	12/8/2022 15:12	99	Yes	United States
Yes	Rachel Kemp		12/8/2022 13:28	12/8/2022 14:00	33	Yes	United States
Yes	R kemp		12/8/2022 13:34	12/8/2022 16:26	173	Yes	United States
Yes	Shereen		12/8/2022 13:35	12/8/2022 16:02	147	Yes	Canada
Yes	Gabriela Colagioia		12/8/2022 13:20	12/8/2022 14:35	75	Yes	United States
Yes	Gabriela Colagioia		12/8/2022 14:43	12/8/2022 14:52	9	Yes	United States
Yes	LeRoi		12/8/2022 13:37	12/8/2022 13:43	6	Yes	United States
Yes	LeRoi Leviston		12/8/2022 13:43	12/8/2022 16:02	140	Yes	United States
Yes	Joseph.Nixon		12/8/2022 13:04	12/8/2022 14:00	57	Yes	United States

Yes	Sophia Schmidt		12/8/2022 14:25	12/8/2022 14:47	22	Yes	United States
Yes	Sophia Schmidt		12/8/2022 15:21	12/8/2022 15:29	9	Yes	United States
Yes	Sophia Schmidt		12/8/2022 15:30	12/8/2022 15:58	29	Yes	United States
Yes	Donna Carney (she/her)		12/8/2022 13:04	12/8/2022 16:08	185	Yes	United States
Yes	Brianna Thornhill		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	Kiasha Huling		12/8/2022 13:51	12/8/2022 14:00	9	Yes	United States
Yes	Kiasha Huling		12/8/2022 15:43	12/8/2022 15:55	12	Yes	United States
Yes	Edison Frazier		12/8/2022 13:26	12/8/2022 13:26	1	Yes	United States
Yes	Edison Frazier		12/8/2022 13:37	12/8/2022 14:17	41	Yes	United States
Yes	Edison Frazier		12/8/2022 14:25	12/8/2022 14:37	12	Yes	United States
Yes	Betty Beaufort		12/8/2022 14:12	12/8/2022 16:29	137	Yes	United States
Yes	Rebecca Deegan (she/her)		12/8/2022 13:09	12/8/2022 15:57	168	Yes	United States
Yes	Rebecca Deegan		12/8/2022 15:47	12/8/2022 15:54	7	Yes	United States
Yes	Julia Dignam		12/8/2022 15:54	12/8/2022 15:57	3	Yes	United States
Yes	Sara Anderson		12/8/2022 15:59	12/8/2022 16:25	26	Yes	United States
Yes	Sarah Banh		12/8/2022 13:44	12/8/2022 13:58	14	Yes	United States
Yes	Sarah Banh		12/8/2022 13:58	12/8/2022 15:54	116	Yes	United States
Yes	Lady Danni @ Landed Gentress		12/8/2022 13:46	12/8/2022 15:57	131	Yes	United States
Yes	radee hammett		12/8/2022 13:26	12/8/2022 14:48	83	Yes	United States
Yes	radee hammett		12/8/2022 14:51	12/8/2022 15:14	23	Yes	United States
Yes	Jeffrey Shanahan		12/8/2022 13:04	12/8/2022 15:57	173	Yes	United States
Yes	Jack Conviser		12/8/2022 13:04	12/8/2022 16:06	182	Yes	United States
Yes	Maximillian Keyser		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	David Szczepanik		12/8/2022 13:25	12/8/2022 14:26	61	Yes	United States
Yes	David Szczepanik		12/8/2022 14:26	12/8/2022 15:40	75	Yes	United States
Yes	Liam		12/8/2022 13:05	12/8/2022 15:57	172	Yes	United States
Yes	Charlita Davis		12/8/2022 13:14	12/8/2022 15:57	163	Yes	United States
Yes	Lillian (she/her)		12/8/2022 13:32	12/8/2022 16:29	178	Yes	United States
Yes	rhonda		12/8/2022 14:19	12/8/2022 15:17	59	Yes	United States
Yes	Timothy Reimer		12/8/2022 13:04	12/8/2022 13:05	2	Yes	United States
Yes	Timothy Reimer		12/8/2022 13:14	12/8/2022 14:50	97	Yes	United States
Yes	Timothy Reimer		12/8/2022 14:58	12/8/2022 16:09	72	Yes	United States
Yes	Craig Melidosian		12/8/2022 13:04	12/8/2022 15:00	117	Yes	United States
Yes	Diana Mancini		12/8/2022 13:04	12/8/2022 16:19	195	Yes	United States
Yes	suzanne penn		12/8/2022 13:46	12/8/2022 13:55	9	Yes	United States
Yes	2021Williams\$Owner		12/8/2022 13:04	12/8/2022 16:29	205	Yes	United States
Yes	Tiffany Green (Call-In User_1)		12/8/2022 13:56	12/8/2022 15:33	98	Yes	United States
Yes	Byron Riggins (DRN)		12/8/2022 13:04	12/8/2022 14:42	99	Yes	United States
Yes	Taylor Quinland		12/8/2022 13:04	12/8/2022 16:10	186	Yes	United States
Yes	Kat Kendon		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	Kat kendon		12/8/2022 15:02	12/8/2022 16:29	88	Yes	United States
Yes	Sam Bucciarelli (she/they)		12/8/2022 13:53	12/8/2022 16:03	131	Yes	United States
Yes	Ian Litwin		12/8/2022 13:05	12/8/2022 16:24	200	Yes	United States
Yes	Philadelphia's Office of Sustainability	sustainability@phila.gov	12/8/2022 13:04	12/8/2022 16:29	205	No	United States
Yes	Faith zerbe		12/8/2022 14:18	12/8/2022 15:54	97	Yes	United States
Yes	Faith Zerbe# Delaware Riverkeeper Network		12/8/2022 15:54	12/8/2022 16:29	36	Yes	United States
Yes	Enrique Hervada		12/8/2022 13:04	12/8/2022 16:09	186	Yes	United States

Yes	samantha rise		12/8/2022 13:18	12/8/2022 15:06	108	Yes	United States
Yes	Sarah Howe		12/8/2022 13:14	12/8/2022 16:02	169	Yes	United States
Yes	Philadelphia Water Department	waterinfo@phila.gov	12/8/2022 13:26	12/8/2022 16:24	178	No	United States
Yes	Robert.Allen		12/8/2022 13:04	12/8/2022 15:58	175	Yes	United States
Yes	Ms.Brightman		12/8/2022 13:23	12/8/2022 13:59	37	Yes	United States
Yes	Ms.Brightman		12/8/2022 13:59	12/8/2022 14:06	7	Yes	United States
Yes	Abigail		12/8/2022 13:07	12/8/2022 13:36	30	Yes	United States
Yes	Abigail		12/8/2022 13:36	12/8/2022 15:57	142	Yes	United States
Yes	Frank (he) Iannuzzi		12/8/2022 13:10	12/8/2022 15:01	112	Yes	United States
Yes	Dan Schupsky (PWD; he/him)		12/8/2022 13:04	12/8/2022 13:41	38	Yes	United States
Yes	Dan Schupsky (PWD; he/him)		12/8/2022 15:05	12/8/2022 15:40	35	Yes	United States
Yes	Fred Stine# Delaware Riverkeeper Network		12/8/2022 13:04	12/8/2022 15:57	174	Yes	United States
Yes	Hadji Maloumian		12/8/2022 13:04	12/8/2022 15:58	174	Yes	United States
Yes	Bernardino Allegretti		12/8/2022 13:53	12/8/2022 15:08	76	Yes	United States
Yes	Bernardino Allegretti		12/8/2022 15:08	12/8/2022 15:21	13	Yes	United States
Yes	Marisa		12/8/2022 13:24	12/8/2022 15:56	153	Yes	United States
Yes	Mike Hawk# NJ.		12/8/2022 13:29	12/8/2022 13:29	1	Yes	Portugal
Yes	Deena Willow		12/8/2022 13:53	12/8/2022 14:15	22	Yes	United States
Yes	Hilary Langer - EFCC		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	Dana Dobson		12/8/2022 13:45	12/8/2022 15:58	134	Yes	United States
Yes	C		12/8/2022 14:20	12/8/2022 15:51	92	Yes	United States
Yes	Micah Shapiro		12/8/2022 13:12	12/8/2022 15:57	166	Yes	United States
Yes	Sharon Erwin		12/8/2022 16:06	12/8/2022 16:19	14	Yes	United States
Yes	Jametta Johnson		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	jonathangoins		12/8/2022 13:21	12/8/2022 13:37	17	Yes	United States
Yes	Jonathan Goins		12/8/2022 13:38	12/8/2022 14:01	24	Yes	United States
Yes	Jonathan Goins		12/8/2022 14:57	12/8/2022 15:07	10	Yes	United States
Yes	jonathangoins		12/8/2022 15:07	12/8/2022 15:58	52	Yes	United States
Yes	Amanda Mazie		12/8/2022 13:08	12/8/2022 13:30	22	Yes	United States
Yes	Rebecca Fruehwald (she/her) Urban Tree Connection		12/8/2022 13:05	12/8/2022 15:29	145	Yes	United States
Yes	Rebecca Fruehwald (she/her) Urban Tree Connection		12/8/2022 15:29	12/8/2022 15:57	29	Yes	United States
Yes	ILLESKE		12/8/2022 13:25	12/8/2022 14:36	72	Yes	United States
Yes	Maggy White# Law Dept		12/8/2022 14:33	12/8/2022 15:58	86	Yes	United States
Yes	Robin		12/8/2022 13:04	12/8/2022 15:58	174	Yes	United States
Yes	Patrick Eiding	peiding@philaficio.org	12/8/2022 13:08	12/8/2022 13:08	1	Yes	United States
Yes	Quatina Littles		12/8/2022 14:59	12/8/2022 15:36	38	Yes	United States
Yes	Coryn Wolk		12/8/2022 13:05	12/8/2022 15:57	172	Yes	United States
Yes	mina monavarian		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	Carol Armstrong		12/8/2022 13:34	12/8/2022 13:57	24	Yes	United States
Yes	Carol Armstrong		12/8/2022 14:05	12/8/2022 16:02	117	Yes	United States
Yes	Carmela		12/8/2022 13:12	12/8/2022 15:14	122	Yes	United States
Yes	Greg Waldman		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	Lamar Gore		12/8/2022 13:08	12/8/2022 15:57	170	Yes	United States
Yes	Eireann Young		12/8/2022 13:04	12/8/2022 14:29	85	Yes	United States
Yes	Philly Tree-People		12/8/2022 13:07	12/8/2022 14:51	104	Yes	United States
Yes	Philly Tree-People		12/8/2022 14:51	12/8/2022 15:37	47	Yes	United States
Yes	Philly Tree-People		12/8/2022 15:38	12/8/2022 15:59	21	Yes	United States

Yes	Leannett Hill		12/8/2022 13:07	12/8/2022 15:59	173	Yes	United States
Yes	Ramona Rousseau Reid		12/8/2022 13:47	12/8/2022 16:04	137	Yes	United States
Yes	Mona		12/8/2022 14:13	12/8/2022 15:58	105	Yes	United States
Yes	Kitty J (she/her)		12/8/2022 13:04	12/8/2022 16:02	179	Yes	United States
Yes	Beige Berryman		12/8/2022 13:04	12/8/2022 16:29	206	Yes	United States
Yes	Laura Spina# City Planning Commission		12/8/2022 13:04	12/8/2022 15:04	121	Yes	United States
Yes	Larry Szmulowicz# Cobbs Creek Resident		12/8/2022 13:13	12/8/2022 15:59	166	Yes	United States
Yes	Willow		12/8/2022 15:04	12/8/2022 15:42	38	Yes	United States

#	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time
1	Does a vote by this commission send bills and ordinances directly back to City Council next Thursday for a final vote?	Michele Gaffney	'-	Bills that were heard at Rules on Tuesday are eligible to receive a final vote at Council on the 15th if they receive a recommendation at the meeting today.	12/8/2022 13:06	12/8/2022 13:09
2	when speaking on pubkic engagement, are they talking about the surrounding neighbors. I am a block captain, Nicole Chandler runs Keep Royal Garsens Beautiful and we get information afterwards.	Linda Collins	'-	Please use the “raise hand” feature to voice any questions or concerns about a project. You will be unmuted when it is your turn to participate. The Q&A feature is for procedural questions only, not those related to a project.	12/8/2022 13:41	12/8/2022 13:41
3	I am a resident in Cobbs Creek and no one has come to my door to solicit feedback	Meryl Sands	'-	Please raise your hand if you would like to voice your comment.	12/8/2022 13:41	12/8/2022 13:42
4	Can we get the URL for that website (re: Cobbs Creek)?	Michele Gaffney	'-	I believe this is the website: https://cobbscreek.org/	12/8/2022 13:41	12/8/2022 13:43
5	I recieved no notification	Meryl Sands	'-		12/8/2022 13:41	
6	'@Kacie my hand is raised, thank you	Meryl Sands	'-	The public comment will open following these questions from Commissioners. Thank you.	12/8/2022 13:42	12/8/2022 13:43
7	Is there going to be access for the surrounding neighbors?	Carmela	'-	Please use the “raise hand” feature to voice any questions or concerns about a project. You will be unmuted when it is your turn to participate. The Q&A feature is for procedural questions only, not those related to a project.	12/8/2022 13:43	12/8/2022 13:44
8	How will this Golf Course help the surrounding Community? Are we creating jobs for those in the community? Are we establishing programs for the youth in the area to teach them about Golf?	emileesmith	'-	Please use the “raise hand” feature to voice any questions or concerns about a project. You will be unmuted when it is your turn to participate. The Q&A feature is for procedural questions only, not those related to a project.	12/8/2022 13:43	12/8/2022 13:44
9	I am also a resident in Cobbs Creek and nobody came to my door or left written information notifying me that 1) the clearcutting would occur, which exacerbates erosion and flooding downstream nor that 2) they would be cutting down trees on steep slopes which will ensure more flooding downstream	Shereen	'-	Thank you. Please use the “raise hand” feature to voice any questions or concerns about a project. You will be unmuted when it is your turn to participate. The Q&A feature is for procedural questions only, not those related to a project.	12/8/2022 13:43	12/8/2022 13:44
10	Property is roughly 300 acres	Timothy Reimer	'-		12/8/2022 13:44	
11	Why are mature tree growth being allowed to be cleard?	Carmela	'-	Thank you. Please use the “raise hand” feature to voice any questions or concerns about a project. You will be unmuted when it is your turn to participate. The Q&A feature is for procedural questions only, not those related to a project.	12/8/2022 13:45	12/8/2022 13:45
12	The views of adjacent residetial buildings will be obscured plantings and fencing upto 150 feet in height	Timothy Reimer	'-		12/8/2022 13:45	
13	What will happen to the hiking trail? I hike there regularly and it's a vital space for my health	Meryl Sands	'-		12/8/2022 13:45	
14	The question pertaining to quality of life of residents and impact on taxes and property values was not answered.	Rebecca Deegan	'-		12/8/2022 13:46	
15	Hand is raised for comment - Jerome Shabazz	Jerome Shabazz	'-	The public comment period will open soon. Thank you.	12/8/2022 13:46	12/8/2022 13:46
16	How will the wildlife and ecosystem be protected? How will the centuries old trees and endangered species be protected?	Meryl Sands	'-		12/8/2022 13:47	

17	I am a resident in Cobbs Creek. How did Parks & Rec determine that a golf course was desired by the surrounding community? In a time of climate emergency and hotter-than-ever summers, how can it be seen as healthy for our neighborhood to remove 100 acres of tree cover? What kind of pesticides will be used to maintain the golf course?	Lillian (she/her)	'-	Thank you. Please use the “raise hand” feature to voice any questions or concerns about a project. You will be unmuted when it is your turn to participate. The Q&A feature is for procedural questions only, not those related to a project.	12/8/2022 13:47	12/8/2022 13:48
18	The business model is to pay workers low wages and then shift the profits to the foundation where most money will be spent on high wages for foundation staff	Timothy Reimer	'-		12/8/2022 13:47	
19	My hand is raised for comment. - Charlita Davis	Charlita Davis	'-	Thank you. We have a number of raised hands and thank you for your patience and participation.	12/8/2022 13:49	12/8/2022 13:50
20	Miss Davis neglected to mention she also Jones Jr's Deputy Chief of Staff	Timothy Reimer	'-	Thank you.	12/8/2022 14:00	12/8/2022 14:01
21	Procedural question: is the vote for this bill advisory (to council)?	David Sims	'-	In accord with the Home Rule Charter, the Commission makes a recommendation to City Council to approve, deny, or approve with amendments.	12/8/2022 14:00	12/8/2022 14:02
22	How will flooding issues become resolved if trees, one of primary stabilizers of flood waters, are removed from erosion zones of steep slopes?	Sam Bucciarelli (she/they)	'-	Thank you. Please use the raise hand feature if you would like to voice a question or comment.	12/8/2022 14:07	12/8/2022 14:08
23	What use is a golf course that Black people can use if it's putting houses of Black people who live nearby at risk of being underwater?	Brooch	'-	Please raise your hand to voice your concerns to the Commissioners and presenters. Thank you.	12/8/2022 14:08	12/8/2022 14:09
24	Hello- is it possible to hear the number of folks in the current cue for commentary?	samantha rise	'-	Thank you. We currently have 26 individuals waiting to participate.	12/8/2022 14:16	12/8/2022 14:17
25	This will provide very little immediate benefit in support of decades of flood damage and economic stress for the very community the developers claim to help	Byron Riggins (DRN)	'-		12/8/2022 14:16	
26	*in support	Byron Riggins (DRN)	'-		12/8/2022 14:16	
27	I would love to comment a few words	lcp organization	'-	Thank you. We have a number of people waiting to comment. Please use the "raise hand" feature if you would like to voice your concerns.	12/8/2022 14:22	12/8/2022 14:23
28	where can I find a list of other public engagement opportunities regarding the golf course?	Sam Bucciarelli (she/they)	'-	https://cobbscreek.org/community-engagement/ The foundation's website lists past engagement and has a sign up form to receive additional information.	12/8/2022 14:24	12/8/2022 14:27
29	Thank u but I have some strong issues about this whole process in a whole	lcp organization	'-		12/8/2022 14:28	
30	Have u completed the plan or u still come up with it ?	lcp organization	'-	I see that you have your hand raised. Please hold your questions until you are able to voice them to the group. Thank you.	12/8/2022 14:29	12/8/2022 14:30
31	He has no answers for the flooding because I know first hand I live in the area and so does my family the problem is the whole sw is built on water we can not build on top of land we already built let's focus on real issues here	lcp organization	'-		12/8/2022 14:31	

32	I would like to encourage the commissioners to read this statement from Cobbs Creek Environmental Justice https://gridphilly.com/blog-home/2022/11/21/curtis-jones-is-undermining-laws-to-protect-trees/	Meryl Sands	'-	Thank you.	12/8/2022 14:31	12/8/2022 14:32
33	We are in 2023 not 1960 the land and climate has changed	Icp organization	'-		12/8/2022 14:32	
34	That's not true posting it on Instagram is not engaging	Icp organization	'-		12/8/2022 14:33	
35	In relation to my last question about community engagement, it appears all dates ont he website have passed. Has the golf course given up on engaging the community going forward?	Sam Bucciarelli (she/they)	'-	Please hold your questions until you are unmuted to voice them to the Commissioners and presenters. Thank you.	12/8/2022 14:34	12/8/2022 14:34
36	I have a question	Icp organization	'-	Thank you. We see your raised hand and you will be unmuted when it is your turn to voice your question.	12/8/2022 14:39	12/8/2022 14:40
37	I have thoughts on this question, and a comment. My hand is raised	Lamar Gore	'-	Thank you. You will be unmuted to share your comment and question once it is your turn to participate.	12/8/2022 14:40	12/8/2022 14:41
38	I have my hand raised for public comment but have a 3 pm appointment that I must sign off for in 10 minutes. May I provide my comment here?	Michele Gaffney	'-	Yes. We will read into the record	12/8/2022 14:43	12/8/2022 14:46
39	Additionally, the city won't cut down hazardous trees in shared alley ways, but will cut down the trees In Cobbs Creek without any permits speaks to how our representatives pick and choose how to allocate our tax dollars and resources.	emileesmith	'-	Thank you.	12/8/2022 14:50	12/8/2022 14:51
40	How is this overlay which bypasses steep slope protection plan to mitigate flooding downstream? Request a 45 day extension for additional research and consideration	Adrian (they/them)	'-		12/8/2022 14:57	
41	Point of clarification- what does the educational component of the project have to do with the zoning overlay/exceptions they're applying for. Has the overlay come up explicitly in their outreach to community for consdieration? Appeals so far for approval of this zoning overlay have little if nothing to do the reality of the zoning itself - largely emotional appeals based on vague innocuous elements of a broader plan. Just wondering how these appeals and information are being weighted in the commissions consideration.	samantha rise	'-	Thank you.	12/8/2022 14:59	12/8/2022 15:00

42	<p>My name is Michele Gaffney and I am the Founder of BuildLikeYouLiveHere.org. I am a Philadelphia resident and an advocate for Adjacent Construction Safety & Neighbors Rights.</p> <p>I would like to voice my opposition to Bill number 220918, and request an extension of 45 days for consideration.</p> <p>Much of my work with victims of construction damages intersects with issues that were caused by developers circumventing processes and requirements that are designed to ensure that work is done safely and up to code. Damages caused by development to neighboring homes are considered a civil issue in the city, so this decision has an impact on future housing, financial, racial and equitable justice issues</p> <p>My main concern is that this bill also sets an incredibly dangerous precedent in allowing a developer to sidestep the steep slope protection rules of the Open Spaces and Natural Resources section of the Zoning Code.</p>	Michele Gaffney	'-	Thank you.	12/8/2022 15:00	12/8/2022 15:04
43	<p>To quote the intent of that section: “§ 14-704. Open Space and Natural Resources. (1) Intent. The open space and natural resource standards of this section are intended to promote safe and compatible development throughout the City of Philadelphia that avoids adverse impacts and degradation of the environment through open space preservation, protection of steep slopes, erosion control, and water quality protection.”</p>	Michele Gaffney	'-	Thank you.	12/8/2022 15:00	12/8/2022 15:04

44	<p>In regards to the lease obligations shared by the foundation:</p> <p>I would urge you NOT to seek to get an exemption from the existing zoning approval process for steep slopes. I would instead urge the foundation to seek exceptions to the historic recreation of the original layout, to reroute the areas that intersect with steep slope concern areas.</p> <p>I urge the Commission to vote for an extension of 45 days, not only for the Commission to be able to fully review the proposal internally, but for the Foundation to consider and seek out an alternative plan that does not require this kind of unprecedented and dangerous overlay. In the meantime I would urge residents to use that 45 day delay to urge Councilmember Jones to withdraw this bill and to work towards an alternative that does not erode the land OR the vital protections that we need in development.</p>	Michele Gaffney	'-	Thank you.	12/8/2022 15:00	12/8/2022 15:04
45	Thank you, I must sign off now.	Michele Gaffney	'-	Thank you.	12/8/2022 15:01	12/8/2022 15:03
46	How many members of the public are left to testify?	Timothy Reimer	'-	16 individuals are waiting to speak at this time.	12/8/2022 15:01	12/8/2022 15:05
47	<p>Hello,</p> <p>I unfortunate have to leave this session, but want to voice my opposition to this bill and strong support for the commission to recommend a 45-day extension.</p> <p>Many thanks for providing public commentary in this hearing.</p> <p>Best,</p> <p>Brian</p>	Brian Jeans	'-	Thank you for your participation today.	12/8/2022 15:11	12/8/2022 15:12
48	If it's needed for the record my last name is spelled JAUREGUI	Kitty J (she/her)	'-	Thank you.	12/8/2022 15:13	12/8/2022 15:14
49	The city should also be mindful that removing the trees will force migration of birds and other wildlife to areas like the heinz refuge area where increases the potential for bird strikes.	Carolyn Moseley	'-	Thank you.	12/8/2022 15:22	12/8/2022 15:23
50	great point about being on location - with the current tree felling on site you can see significant erosion already. let's not allow measures that enable more site erosion	Kat kendon	'-	Thank you.	12/8/2022 15:40	12/8/2022 15:40
51	Gaston must be thinking of a situation involving a "mild" slope that is less than 25% incline. PCPC can grant an exmpetion in those cases. PCPC cannot do the same with severe steep slopes. Those cases must go to the ZBA for a variance. Please pass this information along to Commissioner Gaston. Thank you.	Larry Szmulowicz# Cobbs Creek Resident	'-	Thank you.	12/8/2022 15:49	12/8/2022 15:50

52	if public comment is being cut off before being exhausted, please ensure the board knows explicitly that this is NOT the end of the public comment and there are still more concerns from those affected. the people's voice is *not* being fully captured in this meeting, despite the amount of info shared thus far.	Harrison Mace	'-	Thank you for your participation today. Your comment has been noted.	12/8/2022 15:49	12/8/2022 15:49
53	I would suggest a recommendation to grant 45 days, and to meet with the science professionals in question, as well as, host two community meetings along the watershed from Cobbs Creek and Eastwick	Lamar Gore	'-	Thank you.	12/8/2022 15:55	12/8/2022 15:55
54	To echo: I would respectfully request that the Commission provide the public with the impact study and related records that CCF provided to Ms. Burns, so that we can true public engagement around this project.	Larry Szmulowicz# Cobbs Creek Resident	'-	Thank you.	12/8/2022 15:56	12/8/2022 15:57
55	thank you for hearing us.	Kat kendon	'-	Thank you for participating.	12/8/2022 15:57	12/8/2022 15:58
56	developers should not get to bypass environment rules that protect against flooding and preserve trees 🌲	Carol Foy	'-		12/8/2022 16:04	
57	I just wanted to add my second to PAul and Hilarys commnets	Bill Hoffner	'-	Thank you.	12/8/2022 16:15	12/8/2022 16:15
58	my mike doesnt appear to be working	Bill Hoffner	'-		12/8/2022 16:15	
59	220916 appears unfair to the East Falls Community. Thank you Gaston and Powers for your concern.	Bill Hoffner	'-	Thank you	12/8/2022 16:19	12/8/2022 16:20

FW: [External] SP-CIV Zoning Change for Queen Lane Reservoirs & VA**Aaron Holly** <aaron.holly@phila.gov>

Thu 12/8/2022 2:35 PM

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

Cc: Daniel Farrell <Daniel.Farrell@Phila.gov>

Dave – this also came in so wanted to get this to you for the record. I let Dan know as well so this has been added to the tally for his summary.

Aaron Holly

City Planner - Lower Northwest District Planner

Philadelphia City Planning Commission

One Parkway Building

1515 Arch St, 13th Floor

Philadelphia, PA 19102

P: 215-683-4633

E: aaron.holly@phila.gov

Currently working from home

From: George Skarmeeas <gskarmeeas@pdparchitects.com>**Sent:** Thursday, December 8, 2022 11:10 AM**To:** Ray Lucci <rplucci@comcast.net>; paul.elia@elia-architecture.com; Joshua Cohen <Joshua.Cohen@phila.gov>; Aaron Holly <aaron.holly@phila.gov>; Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>**Cc:** jon@eastfallsglass.com; laticiak@yahoo.com; swoop488@aol.com; swolfeph1@comcast.net; Dominique Hawkins <dominique.m.hawkins@gmail.com>; Diana Mancini <dmancini100@gmail.com>;

erwin@erwinlegal.com; Emily Nichols <mle.nichols@gmail.com>; Hilary Langer <hilary.j.langer@gmail.com>;

O'Toole, James <james.otoole@bipc.com>; Bruce Weitz <Ni2794@aol.com>; Glynis Tart

<glynis@verdeninteriordesign.com>; Thomas Flynn <thomasbflynn@gmail.com>; Todd Baylson

<toddbaylson@gmail.com>; William Epstein <billepstein2014@gmail.com>; Stan Sherman

<stan@thepropel.com>; LB Young <younglb@gmail.com>; Linda Norris <lnorris1952coco@gmail.com>

Subject: RE: [External] SP-CIV Zoning Change for Queen Lane Reservoirs & VA

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To all:

I would like to add my voice also to this important dialogue.

As a resident of East Falls [3123 W Queen Lane], I am deeply offended and very concerned with the way that this important matter has been handled to date.

The area under consideration and the proposed changes will have a profound impact on East Falls and the adjacent Germantown area.

It is time to hit the brakes, withdraw the bill and allow the community to be engaged properly and respond in a well-informed manner.

We all want to be good neighbors.

It is truly astonishing that such a profound change is rushed under the “radar screen” without any consideration of what the East Falls community thinks.

Our elected leaders can do better!

Thank you

George C Skarmas, PhD, FAIA, FAPT, NCARB, AICP

Partner, Planning & Design Director

PRESERVATION DESIGN PARTNERSHIP, LLC

10 Shurs Lane, Suite 104

Philadelphia, PA 19127

gskarmas@pdparchitects.com

T 215.842.3388 ext. 102 | F 215.501.7299 | M 215.704.2767



Please consider the environment before printing this e-mail

From: Ray Lucci <rplucci@comcast.net>

Sent: Thursday, December 8, 2022 10:30 AM

To: paul.elia@elia-architecture.com; Joshua Cohen <Joshua.Cohen@phila.gov>; Aaron Holly <aaron.holly@phila.gov>; Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>

Cc: jon@eastfallsglass.com; laticiak@yahoo.com; swoop488@aol.com; swolfeph1@comcast.net; Dominique Hawkins <dominique.m.hawkins@gmail.com>; George Skarmas <gskarmas@pdparchitects.com>; Diana Mancini <dmancini100@gmail.com>; erwin@erwinlegal.com; Emily Nichols <mle.nichols@gmail.com>; Hilary Langer <hilary.j.langer@gmail.com>; O'Toole, James <james.otoole@bipc.com>; Bruce Weitz <Ni2794@aol.com>; Glynis Tart <glynis@verdeninteriordesign.com>; Thomas Flynn <thomasbflynn@gmail.com>; Todd Baylson <toddbaylson@gmail.com>; William Epstein <billepstein2014@gmail.com>; Stan Sherman <stan@thepropel.com>; LB Young <younglb@gmail.com>; Linda Norris <lnorris1952coco@gmail.com>

Subject: RE: [External] SP-CIV Zoning Change for Queen Lane Reservoirs & VA

Good morning, Joshua,

I have read both your message and my neighbor Paul's response with its clarification of the issue.

I add my voice to his and respectfully request from the Councilman a postponement of the bill.

This is a remarkably large parcel of land in our community and adjacent to Germantown. The startlingly brevity of notice is a handicap to our better understanding of the bill and our ability to weigh its full impact upon our immediate neighborhood, the greater East Falls community and the neighboring communities.

Thank you,

Ray Lucci
3201 W. Queen Lane

On 12/08/2022 9:48 AM paul.elia@elia-architecture.com wrote:

Josh –

Thanks for responding. I am really not interested in assigning blame. I am concerned with several issues :

First - that there are sweeping changes asked for by PWD, that will affect an enormous parcel. If it's just a matter of 'legalizing' the intake pumps, then PWD **could have requested spot zoning** changes and not their entire acreageagain with proper public notice.

Second - I'm also concerned about the proposed 'capital improvement' which still has not been defined – but has the potential to include transit stations, wireless transmission towers and a host of even more egregious eyesores that are listed as- would be BY-RIGHT – should this bill be adopted.

Finally - I don't consider your mentioning this bill , with all the others that were bundled into the Planning Departments Agenda really 'public notice'. The lack of transparency that enable this bill to ramrodded thru and our 11th hour notification – which was by accident. Why wasn't this publicly announced by either the Councilman's office or PWD or any media outlets?

I think this is a disservice to the community. The proposed time for 'public comment' will be ineffectual and meaningless. **I am respectfully requesting that this bill be postponed until all the details and plans can be presented to the community.** I thought we (the neighbors of PWD and voters of East Falls) had a good working relationship with PWD in the past, and our involvement with security fencing and lighting. This maneuver is beyond the pale.

I would appreciate the PWD contact for further clarification – although I'm not sure why your office cannot provide this.

Sincerely

Paul

Paul M. Elia, AIA

ELIA Architecture & Interiors, LLC

3125 W. Queen Lane
Philadelphia, PA 19129
Office: 215.848.6367
Mobile: 267.269.3125

www.ELIA-Architecture.com

From: Joshua Cohen <Joshua.Cohen@phila.gov>

Sent: Thursday, December 8, 2022 9:23 AM

To: paul.elia@elia-architecture.com; Aaron Holly <aaron.holly@phila.gov>; Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>

Cc: jon@eastfallsglass.com; laticiak@yahoo.com; 'Ray Lucci' <rplucci@comcast.net>; swoop488@aol.com; swolfeph1@comcast.net; 'Dominique Hawkins'

<dominique.m.hawkins@gmail.com>; 'George Skarmneas' <gskarmneas@pdparchitects.com>; 'Diana Mancini' <dmancini100@gmail.com>; erwin@erwinlegal.com; 'Emily Nichols' <mle.nichols@gmail.com>; 'Hilary Langer' <hilary.j.langer@gmail.com>; 'O'Toole, James' <james.otoole@bipc.com>; 'Bruce Weitz' <Ni2794@aol.com>; 'Glynis Tart' <glynis@verdeninteriordesign.com>; 'Thomas Flynn' <thomasbflynn@gmail.com>; 'Todd Baylson' <toddbaylson@gmail.com>; 'William Epstein' <billepstein2014@gmail.com>; 'Stan Sherman' <stan@thepropel.com>; 'LB Young' <younglb@gmail.com>; 'Linda Norris' <lnorris1952coco@gmail.com>

Subject: Re: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

Paul,

Thank you for your email. I will take the blame here. I notified Hilary of a bill that affected 3300 Henry Avenue but did not share this bill with him. As I mentioned, PWD asked us to introduce the bill so that their intake pump can be legalized. This a corrective action more than anything. PWD is planning a capital improvement project and will have extensive community outreach. They are planning something similar at Belmont too as we introduced a similar bill there. I am happy to put you in touch with representatives of PWD so we can begin that process. To clarify, the bill was introduced on November 17th.

Today's hearing is before the Planning Commission. The bill will be on final passage next week, December 15th where upon there is opportunity for public comment.

Thanks,
Josh Cohen

Joshua Cohen
Chief of Staff
Office of Councilmember Curtis Jones Jr.
4th District
Majority Leader
404 City Hall
215-686-3416

From: paul.elia@elia-architecture.com <paul.elia@elia-architecture.com>

Sent: Wednesday, December 7, 2022 6:18 PM

To: Joshua Cohen <Joshua.Cohen@phila.gov>; Aaron Holly <aaron.holly@phila.gov>; Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>

Cc: jon@eastfallsglass.com <jon@eastfallsglass.com>; laticiak@yahoo.com <laticiak@yahoo.com>; 'Ray Lucci' <rplucci@comcast.net>; swoop488@aol.com <swoop488@aol.com>; swolfephl@comcast.net <swolfephl@comcast.net>; 'Dominique Hawkins' <dominique.m.hawkins@gmail.com>; 'George Skarmneas' <gskarmneas@pdparchitects.com>; 'Diana Mancini' <dmancini100@gmail.com>; erwin@erwinlegal.com <erwin@erwinlegal.com>; 'Emily Nichols' <mle.nichols@gmail.com>; 'Hilary Langer' <hilary.j.langer@gmail.com>; 'O'Toole, James' <james.otoole@bipc.com>; 'Bruce Weitz' <Ni2794@aol.com>; 'Glynis Tart' <glynis@verdeninteriordesign.com>; 'Thomas Flynn' <thomasbflynn@gmail.com>; 'Todd Baylson' <toddbaylson@gmail.com>; 'William Epstein' <billepstein2014@gmail.com>; 'Stan Sherman' <stan@thepropel.com>; 'LB Young' <younglb@gmail.com>; 'Linda Norris' <lnorris1952coco@gmail.com>

Subject: FW: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

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Good evening Councilman Jones, Aaron Holly and Josh Cohen –

It's has come to our attention that there is a bill being introduced by the councilman tomorrow on behalf of the Philadelphia Water Department (Bill 220916) that is planning on changing the zoning designation to a huge parcel of land from Henry Avenue to Wissahickon, and from Queen lane to Route 1. As a resident of Queen Lane, a member of the East Falls Community Council and a member of the Zoning Committee, I have to strongly object to this action.

There has been no public notice, no explanation of the type of Capital Project planned by the Water Department as to what is being planned. The allowable uses under the SP-CVI designation are concerning, especially when this Bill is being introduced without benefit of any public comment or questions. Providing 24 hour notice is not acceptable, and frankly, the notice was not 'provided' as much as discovered.

I am asking that this bill introduction be postponed until a public meeting can be had with both near and other interested neighbors in East Falls, and the plans be presented to the community. The amount of public scrutiny required for a simple residential project requires much more notice and discussion than what this bill has provided.

I look forward to your response.

Paul M. Elia, AIA

ELIA Architecture & Interiors, LLC

3125 W. Queen Lane

Philadelphia, PA 19129

Office: 215.848.6367

Mobile: 267.269.3125

www.ELIA-Architecture.com

From: paul.elia@elia-architecture.com <paul.elia@elia-architecture.com>

Sent: Wednesday, December 7, 2022 5:09 PM

To: 'jon@eastfallsglass.com' <jon@eastfallsglass.com>; 'laticiak@yahoo.com' <laticiak@yahoo.com>; 'Ray Lucci' <rplucci@comcast.net>; 'swoop488@aol.com' <swoop488@aol.com>; 'swolfephl@comcast.net' <swolfephl@comcast.net>; 'Dominique Hawkins' <dominique.m.hawkins@gmail.com>; George Skarmeeas <gskarmeeas@pdparchitects.com>; 'Diana

Mancini' <dmancini100@gmail.com>

Subject: FW: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

Importance: High

Good evening –

*It was brought to my attention today, that there is a Planning Commission Hearing **TOMORROW** – via Zoom (Link and instruction are in the attachment) that concerns the Philadelphia Water Department's request to change it's zoning to SP-CIV which is classified as 'Institutional (Special Purpose) District but includes a 'mix of uses' The PWD is looking to change the parcel that runs from Henry to Wissahicken and is bounded by Queen Lane and RT 1*

The only info was that they wanted to change this designation for a few 'capital projects'with no specific details.

here is the quick zoning guide.

https://www.phila.gov/media/20220909084529/ZONING-QUICK-GUIDE_PCPC_9_9_22.pdf

Allowable uses include:

- *Active and passive recreation*
- *Adult care*
- *Community center*
- *Hospital*
- *Safety services*
- *Transit station*
- ***Wireless service facility...which means towers***
- *Medical dental and health facilities*

Allowable heights can be up to 20' above adjacent residential

*I think it would be prudent to tune into the meetingthe agenda lists the start time as 1pm tomorrow. This agenda item is #7 Action item: **Zoning Bills 220916. Apparently this is the opportunity for public questions and comment.***

To join the zoom call:

<https://us02web.zoom.us/j/87843361287?pwd=eTc0ZVVkTG11YjN0UkdVYUo1OHNWUT09>

Passcode: 777388

I'm tied up most of tomorrow but I think I may be able to attend between meetings, I think it's important we find out :

- *What are the plans for the capital project?*
- *Why haven't any neighbors received notice?*
- *When will the public comment take place?*

I hope some, if not all of you could attend.

Thanks -

Paul

Paul M. Elia, AIA

ELIA Architecture & Interiors, LLC

3125 W. Queen Lane

Philadelphia, PA 19129

Office: 215.848.6367

Mobile: 267.269.3125

www.ELIA-Architecture.com

From: Aaron Holly <aaron.holly@phila.gov>

Sent: Wednesday, December 7, 2022 4:07 PM

To: Hilary Langer <hilary.j.langer@gmail.com>; Joshua Cohen <Joshua.Cohen@phila.gov>

Cc: Paul Elia <paul.elia@elia-architecture.com>

Subject: RE: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

Hillary and Paul –

I also want to note that this item is on our planning commission meeting agenda for tomorrow afternoon and that there will be an opportunity for public questions and comment at that time as well.

Aaron Holly
City Planner - Lower Northwest District Planner
Philadelphia City Planning Commission
One Parkway Building
1515 Arch St, 13th Floor
Philadelphia, PA 19102

P: 215-683-4633

E: aaron.holly@phila.gov

Currently working from home

From: Hilary Langer <hilary.j.langer@gmail.com>
Sent: Wednesday, December 7, 2022 3:53 PM
To: Joshua Cohen <Joshua.Cohen@phila.gov>
Cc: Aaron Holly <aaron.holly@phila.gov>; Paul Elia <paul.elia@elia-architecture.com>
Subject: Re: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

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Thank you Josh.

As far as Penn Charter is concerned to clarify, I was asking if a change to SP-CIV/INS could happen in a similar fashion.

Regards

On Wed, Dec 7, 2022 at 3:32 PM Joshua Cohen <Joshua.Cohen@phila.gov> wrote:

Hi Hilary,

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The bill will be on final passage next week Dec 15 where upon interested parties can offer input.

I don't see where Penn Charter is included in this rezone as the border here is Queen Lane.

Josh

Joshua Cohen

Chief of Staff

Office of Councilmember Curtis Jones Jr.

4th District

Majority Leader

404 City Hall

215-686-3416

From: Hilary Langer <hilary.j.langer@gmail.com>

Sent: Wednesday, December 7, 2022 3:22 PM

To: Joshua Cohen <Joshua.Cohen@phila.gov>; Aaron Holly <aaron.holly@phila.gov>; Paul Elia <paul.elia@elia-architecture.com>

Subject: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

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Josh/Aaron

The bill changing existing zoning mostly to SP-CIV is reasonable considering the existing uses which are noted in the quick guide as "special exception approval required". This appears to have been granted by this bill.

Is there no community input requirement of this change and special exception approval?

Should there be concern that other sites such as Penn Charter would become SP-INS or SP-CIV without community review?

Regards

--

Hilary J. Langer
215 603 4279

--

Hilary J. Langer
215 603 4279

FW: SP-CIV Zoning Change for Queen Lane Reservoirs & VA**Aaron Holly** <aaron.holly@phila.gov>

Thu 12/8/2022 10:43 AM

To: Ian Hegarty <Ian.Hegarty@Phila.gov>; Paula Brumbelow <Paula.Brumbelow@Phila.gov>; Matt Wysong <Matt.Wysong@phila.gov>

Cc: David Fecteau <David.Fecteau@phila.gov>; Daniel Farrell <Daniel.Farrell@Phila.gov>

Just forwarding all this as an FYI for later

Aaron Holly

City Planner - Lower Northwest District Planner

Philadelphia City Planning Commission

One Parkway Building

1515 Arch St, 13th Floor

Philadelphia, PA 19102

P: 215-683-4633

E: aaron.holly@phila.gov

Currently working from home

From: Ray Lucci <rplucci@comcast.net>**Sent:** Thursday, December 8, 2022 10:30 AM**To:** paul.elia@elia-architecture.com; Joshua Cohen <Joshua.Cohen@phila.gov>; Aaron Holly <aaron.holly@phila.gov>; Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>**Cc:** jon@eastfallsglass.com; laticiak@yahoo.com; swoop488@aol.com; swolfephl@comcast.net; Dominique Hawkins <dominique.m.hawkins@gmail.com>; George Skarmeeas <gskarmeeas@pdparchitects.com>; Diana Mancini <dmancini100@gmail.com>; erwin@erwinlegal.com; Emily Nichols <mle.nichols@gmail.com>; Hilary Langer <hilary.j.langer@gmail.com>; O'Toole, James <james.otoole@bipc.com>; Bruce Weitz <Ni2794@aol.com>; Glynis Tart <glynis@verdeninteriordesign.com>; Thomas Flynn <thomasbflynn@gmail.com>; Todd Baylson <toddbaylson@gmail.com>; William Epstein <billepstein2014@gmail.com>; Stan Sherman <stan@thepropel.com>; LB Young <younglb@gmail.com>; Linda Norris <lnorris1952coco@gmail.com>**Subject:** RE: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

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Good morning, Joshua,

I have read both your message and my neighbor Paul's response with its clarification of the issue.

I add my voice to his and respectfully request from the Councilman a postponement of the bill.

This is a remarkably large parcel of land in our community and adjacent to Germantown. The startlingly brevity of notice is a handicap to our better understanding of the bill and our ability to weigh its full impact upon our immediate neighborhood, the greater East Falls community and the neighboring communities.

Thank you,

Ray Lucci

3201 W. Queen Lane

On 12/08/2022 9:48 AM paul.elia@elia-architecture.com wrote:

Josh –

Thanks for responding. I am really not interested in assigning blame. I am concerned with several issues :

*First - that there are sweeping changes asked for by PWD, that will affect an enormous parcel. If it's just a matter of 'legalizing' the intake pumps, then PWD **could have requested spot zoning** changes and not their entire acreageagain with proper public notice.*

Second - I'm also concerned about the proposed 'capital improvement ' which still has not been defined – but has the potential to include transit stations, wireless transmission towers and a host of even more egregious eyesores that are listed as- would be BY-RIGHT – should this bill be adopted.

Finally - I don't consider your mentioning this bill , with all the others that were bundled into the Planning Departments Agenda really 'public notice'. The lack of transparency that enable this bill to ramrodded thru and our 11th hour notification – which was by accident. Why wasn't this publicly announced by either the Councilman's office or PWD or any media outlets?

*I think this is a disservice to the community. The proposed time for 'public comment' will be ineffectual and meaningless. **I am respectfully requesting that this bill be postponed until all the details and plans can be presented to the community.** I thought we (the neighbors of PWD and voters of East Falls) had a good working relationship with PWD in the past, and our involvement with security fencing and lighting. This maneuver is beyond the pale.*

I would appreciate the PWD contact for further clarification – although I'm not sure why your office cannot provide this.

Sincerely

Paul

Paul M. Elia, AIA

ELIA Architecture & Interiors, LLC

3125 W. Queen Lane
Philadelphia, PA 19129
Office: 215.848.6367
Mobile: 267.269.3125

www.ELIA-Architecture.com

From: Joshua Cohen <Joshua.Cohen@phila.gov>

Sent: Thursday, December 8, 2022 9:23 AM

To: paul.elia@elia-architecture.com; Aaron Holly <aaron.holly@phila.gov>; Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>
Cc: jon@eastfallsglass.com; laticiak@yahoo.com; 'Ray Lucci' <rplucci@comcast.net>; swoop488@aol.com; swolfephl@comcast.net; 'Dominique Hawkins' <dominique.m.hawkins@gmail.com>; 'George Skarmear' <gskarmear@pdparchitects.com>; 'Diana Mancini' <dmancini100@gmail.com>; erwin@erwinlegal.com; 'Emily Nichols' <mle.nichols@gmail.com>; 'Hilary Langer' <hilary.j.langer@gmail.com>; 'O'Toole, James' <james.otoole@bipc.com>; 'Bruce Weitz' <Ni2794@aol.com>; 'Glynis Tart' <glynis@verdeninteriordesign.com>; 'Thomas Flynn' <thomasbflynn@gmail.com>; 'Todd Baylson' <toddbaylson@gmail.com>; 'William Epstein' <billepstein2014@gmail.com>; 'Stan Sherman' <stan@thepropel.com>; 'LB Young' <younglb@gmail.com>; 'Linda Norris' <lnorris1952coco@gmail.com>
Subject: Re: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

Paul,

Thank you for your email. I will take the blame here. I notified Hilary of a bill that affected 3300 Henry Avenue but did not share this bill with him. As I mentioned, PWD asked us to introduce the bill so that their intake pump can be legalized. This a corrective action more than anything. PWD is planning a capital improvement project and will have extensive community outreach. They are planning something similar at Belmont too as we introduced a similar bill there. I am happy to put you in touch with representatives of PWD so we can begin that process. To clarify, the bill was introduced on November 17th.

Today's hearing is before the Planning Commission. The bill will be on final passage next week, December 15th where upon there is opportunity for public comment.

Thanks,
Josh Cohen

Joshua Cohen
Chief of Staff
Office of Councilmember Curtis Jones Jr.
4th District
Majority Leader
404 City Hall
215-686-3416

From: paul.elia@elia-architecture.com <paul.elia@elia-architecture.com>
Sent: Wednesday, December 7, 2022 6:18 PM
To: Joshua Cohen <Joshua.Cohen@phila.gov>; Aaron Holly <aaron.holly@phila.gov>; Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>
Cc: jon@eastfallsglass.com <jon@eastfallsglass.com>; laticiak@yahoo.com <laticiak@yahoo.com>; 'Ray Lucci' <rplucci@comcast.net>; swoop488@aol.com <swoop488@aol.com>; swolfephl@comcast.net <swolfephl@comcast.net>; 'Dominique Hawkins' <dominique.m.hawkins@gmail.com>; 'George Skarmear' <gskarmear@pdparchitects.com>; 'Diana Mancini' <dmancini100@gmail.com>; erwin@erwinlegal.com <erwin@erwinlegal.com>; 'Emily Nichols' <mle.nichols@gmail.com>; 'Hilary Langer' <hilary.j.langer@gmail.com>; 'O'Toole, James' <james.otoole@bipc.com>; 'Bruce Weitz' <Ni2794@aol.com>; 'Glynis Tart' <glynis@verdeninteriordesign.com>; 'Thomas Flynn' <thomasbflynn@gmail.com>; 'Todd Baylson' <toddbaylson@gmail.com>; 'William Epstein' <billepstein2014@gmail.com>; 'Stan Sherman' <stan@thepropel.com>; 'LB Young' <younglb@gmail.com>; 'Linda Norris' <lnorris1952coco@gmail.com>
Subject: FW: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

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Good evening Councilman Jones, Aaron Holly and Josh Cohen –

It's has come to our attention that there is a bill being introduced by the councilman tomorrow on behalf of the Philadelphia Water Department (Bill 220916) that is planning on changing the zoning designation to a huge parcel of land from Henry Avenue to Wissahickon, and from Queen lane to Route 1. As a resident of Queen Lane, a member of the East Falls Community Council and a member of the Zoning Committee, I have to strongly object to this action.

There has been no public notice, no explanation of the type of Capital Project planned by the Water Department as to what is being planned. The allowable uses under the SP-CVI designation are concerning, especially when this Bill is being introduced without benefit of any public comment or questions. Providing 24 hour notice is not acceptable, and frankly, the notice was not 'provided' as much as discovered.

I am asking that this bill introduction be postponed until a public meeting can be had with both near and other interested neighbors in East Falls, and the plans be presented to the community. The amount of public scrutiny required for a simple residential project requires much more notice and discussion than what this bill has provided.

I look forward to your response.

Paul M. Elia, AIA

ELIA Architecture & Interiors, LLC

3125 W. Queen Lane

Philadelphia, PA 19129

Office: 215.848.6367

Mobile: 267.269.3125

www.ELIA-Architecture.com

From: paul.elia@elia-architecture.com <paul.elia@elia-architecture.com>
Sent: Wednesday, December 7, 2022 5:09 PM
To: 'jon@eastfallsglass.com' <jon@eastfallsglass.com>; 'laticiak@yahoo.com' <laticiak@yahoo.com>; 'Ray Lucci' <rplucci@comcast.net>; 'swoop488@aol.com' <swoop488@aol.com>; 'swolfephl@comcast.net' <swolfephl@comcast.net>; 'Dominique Hawkins' <dominique.m.hawkins@gmail.com>; George Skarmas <gskarmas@pdparchitects.com>; 'Diana Mancini' <dmancini100@gmail.com>
Subject: FW: SP-CIV Zoning Change for Queen Lane Reservoirs & VA
Importance: High

Good evening –

*It was brought to my attention today, that there is a Planning Commission Hearing **TOMORROW** – via Zoom (Link and instruction are in the attachment) that concerns the Philadelphia Water Department's request to change it's zoning to SP-CIV which is classified as 'Institutional (Special Purpose) District but includes a 'mix of uses' The PWD is looking to change the parcel that runs from Henry to Wissahicken and is bounded by Queen Lane and RT 1*

The only info was that they wanted to change this designation for a few 'capital projects'with no specific details.

here is the quick zoning guide.

https://www.phila.gov/media/20220909084529/ZONING-QUICK-GUIDE_PCPC_9_9_22.pdf

Allowable uses include:

- *Active and passive recreation*
- *Adult care*
- *Community center*
- *Hospital*
- *Safety services*
- *Transit station*
- ***Wireless service facility...which means towers***
- *Medical dental and health facilities*

Allowable heights can be up to 20' above adjacent residential

*I think it would be prudent to tune into the meetingthe agenda lists the start time as 1pm tomorrow. This agenda item is #7 Action item: **Zoning Bills 220916. Apparently this is the opportunity for public questions and comment.***

To join the zoom call:

<https://us02web.zoom.us/j/87843361287?pwd=eTc0ZVVkTG1YjN0UkdVYUo1OHNWUT09>

Passcode: 777388

I'm tied up most of tomorrow but I think I may be able to attend between meetings, I think it's important we find out :

- *What are the plans for the capital project?*
- *Why haven't any neighbors received notice?*
- *When will the public comment take place?*

I hope some, if not all of you could attend.

Thanks -

Paul

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From: Aaron Holly <aaron.holly@phila.gov>
Sent: Wednesday, December 7, 2022 4:07 PM
To: Hilary Langer <hilary.j.langer@gmail.com>; Joshua Cohen <Joshua.Cohen@phila.gov>
Cc: Paul Elia <paul.elia@elia-architecture.com>
Subject: RE: SP-CIV Zoning Change for Queen Lane Reservoirs & VA

Hillary and Paul –

I also want to note that this item is on our planning commission meeting agenda for tomorrow afternoon and that there will be an opportunity for public questions and comment at that time as well.

Aaron Holly
City Planner - Lower Northwest District Planner
Philadelphia City Planning Commission
One Parkway Building
1515 Arch St, 13th Floor
Philadelphia, PA 19102

P: 215-683-4633

E: aaron.holly@phila.gov

Currently working from home

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Hilary J. Langer
215 603 4279

--

Hilary J. Langer
215 603 4279

Additional material for Bill No 220918 Cobb Creek golf course

David Fecteau <David.Fecteau@phila.gov>

Fri 12/9/2022 12:08 PM

To: Anne Fadullon <Anne.Fadullon@Phila.gov>; Eleanor Sharpe <Eleanor.Sharpe@phila.gov>; Anne Fadullon <Anne.Fadullon@Phila.gov>; 'Cheryl L. Gaston' <cg@sprucelaw.com>; 'Garlen Capita' <GCapita@wrtdesign.com>; peiding@philaficio.org <peiding@philaficio.org>; Joseph Syrnick <joseph.syrnick@srdc.net>; Maria Gonzalez <mgonzalez@hacecdc.org>; Marisa Waxman <Marisa.Waxman@phila.gov>; Ximena Valle <ximena@xvadesign.com>; MJohns@Mdesigns.Consulting <mjohns@mdesigns.consulting>; Aubrey Powers <Aubrey.Powers@Phila.gov>

Cc: Paula Brumbelow <Paula.Brumbelow@Phila.gov>; Martine DeCamp <Martine.Decamp@phila.gov>; Billy Collins <Billy.Collins@phila.gov>; Bruce Bohri <bruce.bohri@phila.gov>; Letitia McNeil <Letitia.McNeil@phila.gov>; Maggy White <Maggy.White@Phila.gov>; Leonard Reuter <Leonard.Reuter@Phila.gov>; Dawn Summerville <Dawn.Summerville@phila.gov>; Thelma Clements <tclements@philaficio.org>; Catherine Lamb <Catherine.Lamb@phila.gov>; Mary Horstmann <Mary.Horstmann@Phila.gov>

 1 attachments (152 KB)

Email from Jeff S RE Additional information for Bill No 220918 Cobbs Creek.pdf;

Good afternoon Commissioners.

The applicant has requested that we send links to additional materials for Bill No. 220918. As a reminder, you elected to bump this item to the January 19, 2023 agenda to give the applicant a change to conduct more public outreach. I've attached the email as a pdf. The email will be placed in the December meeting minutes as part of the public record.

David Fecteau

City Planner III
Planning and Legislation Team
Philadelphia City Planning Commission
Department of Planning and Development | City of
Philadelphia

working from home

O One Parkway Building | 1515 Arch Street, 13th Floor
Philadelphia, PA 19102 | USA
T (215) 683-4670 | **E** david.fecteau@phila.gov

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

FW: DEP JPA Submission and Approval - Cobbs Creek

Paula Brumbelow <Paula.Brumbelow@Phila.gov>

Fri 12/9/2022 11:37 AM

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

Cc: Martine DeCamp <Martine.Decamp@phila.gov>

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

Sent: Friday, December 9, 2022 10:45 AM

To: Paula Brumbelow <Paula.Brumbelow@Phila.gov>; Sarah Chiu <Sarah.Chiu@phila.gov>

Subject: FW: DEP JPA Submission and Approval - Cobbs Creek

Good morning,

Can you ensure this info gets distributed to the Commissioners? Thanks!

Anne

We are planning to post the following links on our website today. The following contains links to thousands of pages of official documents filed with or received from city, state and federal agencies that contain environmental studies/assessments, restoration plans, permit approvals, etc for the Cobbs Creek restoration project. Specifically, the information contained in these documents clearly demonstrates the need for the creek restoration project, the approved plans to complete the project, and the positive environmental impacts and flood reduction as a result of the restoration project.

Can you please pass this email along to the Planning Commissioners so they also have the facts about this project.

[September 2022 Delaware River Basin Commission - Approval](#)

[December 2020 Joint Permit Application Submission to PA DEP \(Including Environmental Assessment\)](#)

[August 2022 PA DEP Environmental Assessment for Cobbs Creek Stream Restoration Project - Approval](#)

[November 2022 Art Commission Presentation - Education Center and Driving Range](#)

[November 2022 Biohabitats Inc. Response to Art Commission Environmental Impact Questions](#)

[November 2022 Art Commission Education Center and Driving Range - Approval](#)

[January 2010 City of Philadelphia Water Department Cobbs Creek Stream Restoration Feasibility Study](#)

[December 2021 Philadelphia Department of Licenses and Inspection - Site Clearing Zoning Permits](#)

Thank you!

Jeff

Jeff Shanahan
Cobbs Creek Foundation
C: 215-756-5095
www.cobbscreek.org

[September 2022 Delaware River Basin Commission - Approval](#)

[December 2020 Joint Permit Application Submission to PA DEP \(Including Environmental Assessment\)](#)

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