

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES APRIL 20, 2023

PRESENT:

Joseph Syrnick, Vice Chair

Maria Gonzalez

Cheryl L. Gaston

Garlen Capita

Michael Johns

Ximena Valle

Aubrey Powers

Tavare Brown

Patrick Eiding

Dawn Summerville

Eleanor Sharpe – Executive Director

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

Greg Waldman, 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. Waldman turned the meeting over to the Commission Chair, to begin the meeting.

1. Action Item: Approval of the Meeting Minutes for December 8, 2022

Seeing no questions and comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (00:02:39).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Gonzalez to approve the Minutes from December 8, 2022 Planning Commission Meeting.

Motion carried unanimously to approve the Meeting Minutes from December 8, 2022.

2. Executive Director's Update.

Next Civic Design Review Meeting

- Tuesday, May 2, 2023 at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, May 18, 2023 at 1:00 p.m.

Public Hearing on PCPC Agency Regulations

- Thursday, April 20, 2023

Eleanor Sharpe welcomed new Commissioner, Tavaré Brown, Deputy Budget Director – Capital, Designee for the Director of Finance, Rob Dubow. Ms. Sharpe also provided a recap of the 2023 National Planning Conference (APA), which was held at the Philadelphia Pennsylvania Convention Center.

Chair Fadullon acknowledged and expressed appreciation to staff in the city and throughout the region, that volunteered, participated and spoke, gave directions, and assisted in any capacity with the 2023 APA (00:04:53).

- Item in Accord with Previous Policy:** Streets Bill No. 230273: Amending Section 2 of an Ordinance (Bill No. 200578) approved January 20, 2021, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 46-S by striking from the City Plan and vacating Penrose Ferry Road from Penrose Avenue to its terminus northeastwardly therefrom and reserving and placing on the City Plan a right-of-way for various public utility purposes within the lines of Penrose Ferry Road being stricken and authorizing acceptance of the grant to the City of the said right-ofway being reserved, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Johnson on April 13, 2023.

This Bill will extend the time for compliance with the terms and conditions of the enacted bill, No. 200578

Staff recommendation is for approval.

- Item for 45 Day Review:** Zoning Bill No. 230276: To approve a major amendment to the Holy Family University Master Plan related to the Welcome Center and an athletic fields structure in the area bounded by Grant Avenue, Frankford Avenue, Carteret Drive, Saint Denis Drive (extended), the Poquessing Creek, and the Delaware Expressway and to consolidate previously approved minor amendments in the same area. Introduced by Councilmember Driscoll on April 13, 2023.

3. Public Hearing Relating to PCPC Regulations on Drawing RCO Boundaries (Jonathan Goins)

In January 2023, staff proposed, and the Commission adopted new regulations related to drawing of Registered Community Organization boundaries. The new rule requires that boundaries must follow a physical feature, such as a road, watercourse or railroad. The rule also allows RCOs to request changes to their boundaries once per year during the annual registration.

Procedurally, the new regulations will work as such:

- The regulations will apply to all new RCO applicants, and to existing RCOs, at the time of their registration or renewal
- On initial review, less than 30 of over 270 existing RCO boundaries should be affected by the new regulations
- Any non-compliant boundaries will be amended, by PCPC, at renewal, and RCOs will be provided with revised language and/or maps to be included in their bylaws

Chapter 4, Section 8-407 of the Philadelphia Home Rule Charter creates the process through which agency regulations are adopted and amended. The Charter allows anyone from the public to request a public hearing to discuss proposed amendments, within 30 days of the amendment's posting at the Department of Records. Swampoodle Neighborhood Parcels Association has requested a hearing on the recently approved amendment related to RCO boundaries.

The Commission will not vote at today's hearing. After the hearing, staff will write a report to be presented to the Commission in May for their adoption, which will include a recommended action.

Staff will send the report to the Department of Records to be posted for 10 days, after which any proposed amendments will become active.

Questions and comments from the Public (00:14:19) to (00:51:18).

Public comments varied from concerns and requests for more information to RCOs, community engagement and input, background on the regulation, and street structure. The public comments were a mix of opposition and agreement with other public comments.

Testimony was given by the following individuals: Wendella Fox, Danita Bates, Adrian Fernandez, Judith Robinson, Tina Marie Russell, Kate Friend, Tiffany Green, and Mark Harris.

Planning Commission staff, Greg Waldman read comment from Q&A (00:30:33): Chair of Kensington Independent Civic Association, (KICA)

Discussion continued, with Chair Fadullon explaining RCO legislation and the Commission duty regarding, regulation changes (00:39:11).

Chair Fadullon mentioned comments in the Q&A that were generally saying that members of the public agreed with someone else comments, then explained the process of public hearing, and voting (00:51:53).

4. Informational Presentation: Framing the Future of the Roundhouse Update (Presented by Ian Litwin).

The Philadelphia Police Administration Building, commonly referred to as the Roundhouse, was designed by notable Philadelphia architecture firm Geddes, Brecher, Qualls, and Cunningham to house the Philadelphia Police Department. The building was occupied by the police department from 1963 until 2022, when the department moved its headquarters to the Philadelphia Public Services Building at 400 North Broad Street.

This move presented an opportunity for the City to approach the disposition and redevelopment of the Roundhouse in a more community-focused way. As a first step, city leaders undertook a public engagement campaign to hear from Philadelphians about their experiences with the building and their hopes for its future.

This presentation will present our approach to the process and our findings. This was a six-month, multi-layered engagement process done in three languages both in Chinatown and throughout the city at-large.

The project was carried out in coordination with the Department of Public Property, PIDC, and the Mayor's Office (00:53:21).

Questions and comments from the Commission (01:04:34).

Commissioner Capita inquired about community engagement and the representation. Commissioner Gonzalez was hopeful that the city considers and defines any issue with RFP of what the proposed use of the building or site would be.

Judith Robinson commended the presentation and public engagement.

5. Informational Presentation: Philadelphia Trip Generation Study (Ian Hegarty and David Kanthor)

The Philadelphia Trip Generation Study is a multi-year project to create a user-friendly transportation prediction model for mixed-use development. City Planning Commission staff are collaborating with the Delaware Valley Regional Planning Commission to develop a public-facing web app that predicts baseline transportation impacts of new, mixed-use developments in terms peak-hour trips by mode.

This app and the underlying model will inform planning and permitting functions of the Commission, enable independent, precise assessment of local transportation impacts, and allow better tracking of progress on citywide goals for healthy neighborhoods and reduced greenhouse gas emissions.

This project is inspired by a similar tool that was built for the Washington, DC Department of Transportation. Philadelphia's version will leverage several existing DVRPC tools, datasets, and studies. The first phase of the project began in 2021. This phase included identification of the model's inputs and outputs, organization of the software and user interface, organization of multiple transportation and land use datasets, and creation of a data collection plan.

The project team is currently in Phase II, which is focused on site selection and data collection. Building on D.C.'s experience, we developed a survey methodology and protocols for data gathering. In the spring of 2022, PCPC engaged students from Bryn Mawr College to pre-test the data collection methodology at a handful of locations. In addition to providing trip data, students reported on the data collection experience, including impressions of the electronic survey form, ease or difficulty of making the needed observations, and opinions regarding data or conditions that are not captured in the survey design.

Between March and June, we are making site observations at our initial tranche of 15 developments. The sites are residential and mixed-use buildings with 25 or more dwelling units. Most have been recently constructed, but some older buildings were included to enrich the data. We intend to carry out another round of observations in the fall.

In phase III, we will analyze the collected data, develop the relationships between input and output variables, and validate the tool for mixed-use developments in Philadelphia (01:12:39).

Questions and comments from the Commission (01:19:04).

Commissioner Summerville requested clarification on how buildings and locations were determined. Mr. Hegarty explained the process.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion to adjourn at the minute mark in video (01:24:24).

Motion duly made by the Commissioner Vice Chair and seconded by the Commission to adjourn the April Planning Commission.

The next Planning Commission was scheduled for May 18, 2023, at 1:00 p.m.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for December 8, 2022

APPROVED

2. Executive Director's Update.

- i. Item in Accord with Previous Policy: Streets Bill No. 230273: Amending Section 2 of an Ordinance (Bill No. 200578) approved January 20, 2021, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 46-S by striking from the City Plan and vacating Penrose Ferry Road from Penrose Avenue to its terminus northeastwardly therefrom and reserving and placing on the City Plan a right-of-way for various public utility purposes within the lines of Penrose Ferry Road being stricken and authorizing acceptance of the grant to the City of the said right-ofway being reserved, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Johnson on April 13, 2023.
- ii. Item for 45 Day Review: Zoning Bill No. 230276: To approve a major amendment to the Holy Family University Master Plan related to the Welcome Center and an athletic fields structure in the area bounded by Grant Avenue, Frankford Avenue, Carteret Drive, Saint Denis Drive (extended), the Poquessing Creek, and the Delaware Expressway and to consolidate previously approved minor amendments in the same area. Introduced by Councilmember Driscoll on April 13, 2023.

3. Public Hearing Relating to PCPC Regulations on Drawing RCO Boundaries

NO RECOMMENDATION – INFORMATION ONLY

4. Informational Presentation: Framing the Future of the Roundhouse Update (Presented by Ian Litwin).

NO RECOMMENDATION – INFORMATION ONLY

5. Informational Presentation: Philadelphia Trip Generation Study (Ian Hegarty and David Kanthor)

NO RECOMMENDATION – INFORMATION ONLY

Attended	User Name	Email	Join Time	Leave Time	Time in Se	Is Guest	Country/Region Name
Yes	Nicky (IT)	(abigail.pos	#####	#####	118	No	United States
Yes	Billy Collin	billy.collin	#####	#####	96	Yes	United States
Yes	Dawn Sum	dawn.sum	#####	#####	20	Yes	United States
Yes	Dawn Sum	dawn.sum	#####	#####	22	Yes	United States
Yes	Dawn Sum	dawn.sum	#####	#####	34	Yes	United States
Yes	Ximena Va	ximena@x	#####	#####	87	Yes	United States
Yes	Cheryl Gas	cg@spruce	#####	#####	93	Yes	United States
Yes	Joseph Syr	joseph.syr	#####	#####	92	Yes	United States
Yes	Letitia (Let	letitia.mcn	#####	#####	80	Yes	United States
Yes	Daniel Far	daniel.farr	#####	#####	87	Yes	United States
Yes	Tavare Brown		#####	#####	84	Yes	United States
Yes	David Fect	david.fect	#####	#####	99	Yes	United States
Yes	Jonathan C	david.fect	#####	#####	98	Yes	United States
Yes	Ian Hegart	david.fect	#####	#####	97	Yes	United States
Yes	Haak (Davi	david.fect	#####	#####	95	Yes	United States
Yes	Ian Litwin	david.fect	#####	#####	96	Yes	United States
Yes	Garlen Cap	capitag@v	#####	#####	94	Yes	United States
Yes	Greg Wald	leonard.re	#####	#####	92	Yes	United States
Yes	Leonard R	leonard.re	#####	#####	92	Yes	United States
Yes	Leonard R	leonard.re	#####	#####	59	Yes	United States
Yes	Anne Fadu	anne.fadul	#####	#####	96	Yes	United States
Yes	Martine D	martine.de	#####	#####	83	Yes	United States
Yes	Pat eiding		#####	#####	77	Yes	United States
Yes	Aubrey Po	aubrey.po	#####	#####	85	Yes	United States
Yes	Maria Gon	mgonzalez	#####	#####	98	Yes	United States
Yes	Matt Wysz	matt.wyso	#####	#####	86	Yes	United States
Yes	Eleanor Sh	eleanor.sh	#####	#####	91	Yes	United States
Yes	Michael Jo	mjohns@r	#####	#####	31	Yes	United States
Yes	Michael Jo	mjohns@r	#####	#####	12	Yes	United States
Yes	1.27E+10		#####	#####	67	Yes	United States
Yes	Wendella Fox		#####	#####	59	Yes	United States
Yes	Laura Spina		#####	#####	21	Yes	United States
Yes	Laura Spina		#####	#####	64	Yes	United States
Yes	Mark Harris		#####	#####	47	Yes	United States
Yes	1.22E+10		#####	#####	11	Yes	United States
Yes	Jametta Johnson		#####	#####	85	Yes	United States
Yes	Nicole Simonsen (she		#####	#####	35	Yes	United States
Yes	Nicole Simonsen (she		#####	#####	51	Yes	United States
Yes	Jean		#####	#####	85	Yes	United States
Yes	Tinamarie Russell		#####	#####	82	Yes	United States
Yes	Derek Lombardi		#####	#####	84	Yes	United States
Yes	Nathan Grace (PCPC)		#####	#####	85	Yes	United States
Yes	Sarah Chiu		#####	#####	83	Yes	United States
Yes	1.22E+10		#####	#####	29	Yes	United States
Yes	Marjorie Russell		#####	#####	30	Yes	United States
Yes	mina monavarian		#####	#####	84	Yes	United States

Yes	Bruce Bohri# City of P	#####	76	Yes	United States
Yes	Marta Guttenberg	#####	69	Yes	United States
Yes	Allison Weiss/SoLo	#####	35	Yes	United States
Yes	Lee Rylander	#####	85	Yes	United States
Yes	Peter Tantala	#####	41	Yes	United States
Yes	Marjorie Russell	#####	10	Yes	United States
Yes	Craig Melidosian	#####	85	Yes	United States
Yes	Sarah Banh	#####	85	Yes	United States
Yes	Strawberry Mansion (#####	85	Yes	United States
Yes	Brian Wen brian.weni	#####	25	Yes	United States
Yes	Brian Wen brian.weni	#####	61	Yes	United States
Yes	Albert Littlepage	#####	30	Yes	United States
Yes	Citizens Planning Insti	#####	85	Yes	United States
Yes	Citizens Planning Insti	#####	54	Yes	United States
Yes	Jon Farnham	#####	73	Yes	United States
Yes	Janyah Green	#####	9	Yes	United States
Yes	Crystal B Morris	#####	73	Yes	United States
Yes	Call-In User_1	#####	45	Yes	United States
Yes	Danita Bates	#####	16	Yes	United States
Yes	Danita Bates	#####	31	Yes	United States
Yes	Tavare Brown	#####	1	Yes	United States
Yes	Beige Berryman	#####	83	Yes	United States
Yes	Anne McNiff	#####	84	Yes	United States
Yes	Alex Smith	#####	47	Yes	United States
Yes	Alex Smith	#####	5	Yes	United States
Yes	Nicole Ozdemir	#####	85	Yes	United States
Yes	Pat eiding	#####	7	Yes	United States
Yes	Lawrence Norton	#####	13	Yes	United States
Yes	Maya Hillis	#####	73	Yes	United States
Yes	Kate Friend	#####	49	Yes	United States
Yes	Ben Schmidt (PCPC)	#####	40	Yes	United States
Yes	Ben Schmidt (PCPC)	#####	23	Yes	United States
Yes	Martha Cross	#####	79	Yes	United States
Yes	Kacie Liss	#####	85	Yes	United States
Yes	meeka outlaw	#####	61	Yes	United States
Yes	Eugene Desyatnik	#####	22	Yes	United States
Yes	marnie aument lough	#####	85	Yes	United States
Yes	Jack Conviser (staff)	#####	48	Yes	United States
Yes	Shirley M Kitchen	#####	54	Yes	United States
Yes	Rutta Admasu	#####	40	Yes	United States
Yes	Samsung SM-S901U	#####	6	Yes	United States
Yes	Pat Christmas (C70)	#####	40	Yes	United States
Yes	Keith Davis _ PCPC St.	#####	24	Yes	United States
Yes	Carol Duncan	#####	68	Yes	United States
Yes	Henry Felsman	#####	85	Yes	United States
Yes	Judith Robinson	#####	78	Yes	United States

Question Report
Report Generated:
Topic
Philadelphia City
Planning Commission
Question Details
#

4/21/2023 8:17	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question					
	878 4336 1287	4/20/2023 12:31	118	15					
Question	Asker Name	Asker Email	Answer	Question Time	Answered Time	Answer Name	Answer Email		
hello I'm Danita Bates of the 16th Ward RCO and Committee Member/ Vice Chairwoman of 16th Ward. Community Activist/Organizer. My email is batesdanita@yahoo.com. Thanks so much 😊	Danita Bates	'-	Hi Ms. Bates. Thank you for your comment.	4/20/2023 13:31	4/20/2023 13:32	Leonard Reuter	leonard.reuter@phila.gov		
My name is Marnie Loughrey and I am the Chair of Kensington Independant Civic Association (KICA). Will the changing of boundaries to Streets, structures and natural boundaries stop RCO's from overlapping each other. As it is now 2 other RCO's overlap my boundaries and sometimes the hearing is sent to one where the people that show up do not live in the affected area. They vote for or against with out having to live with the outcomes. As you are aware as long as they bring proof that they mailed out the notice no one has to show up and vote for or against	marnie aumnt loughrey	'-	Thank you Marnie. We will read your text to the Commissioners. And we are sorry that we can't hear your voice on Zoom.	4/20/2023 13:31	4/20/2023 13:32	David Fecteau	david.fecteau@phila.gov		
I think if you already know which RCOs have had their boundaries changed, it would be very helpful to have that information sooner rather than later. Kate Friend, President, Fox Chase Homeowners Association RCO	Kate Friend	'-		4/20/2023 13:34					
Can a link to the boundry of the affected RCOs be made part of the RCONotification email and webpage?	Craig Melidosian	'-	We don't have a way to send a link to individual RCO boundaries. We'd have to send a general link to Atlas, which would show all of the RCO boundaries in an area when a person enters an address into the search bar. https://atlas.phila.gov/	4/20/2023 13:38	4/20/2023 13:41	David Fecteau	david.fecteau@phila.gov		
Tinamarie has a great point. I would suggest there be a general hearing on the topic of protecting RCOs from being sued out of existance by developers.	Kate Friend	'-	Kate, thank you for your comments. Can you please raise your hand and speak with the Commissioners?	4/20/2023 13:43	4/20/2023 13:44	David Fecteau	david.fecteau@phila.gov		
hello also many concerns of RCO Members teaming up with Developers against RCO and Community and collecting monies ongoing issue.	Danita Bates	'-	Thank you for your message. Your comments will be part of the meeting record.	4/20/2023 13:48	4/20/2023 13:49	David Fecteau	david.fecteau@phila.gov		
David- It is important and powerful to go to Open Maps, input a RCO's name and discretely see only their boundry, then be able to layer the map output as inserting additional RCO names. Please consider for near future implementation basedon today's public comment.	Craig Melidosian	'-	We appreciate the suggestion Craig. I'm not sure that's possible. But we can check with our IT staff. I am sorry, but state law requires us to record the name of each commenter. We cannot accept anonymous comments.	4/20/2023 13:50	4/20/2023 13:52	David Fecteau	david.fecteau@phila.gov		
Why arent Affected/Jurisdictional RCOs attending the Coordinating RCO's meeting so they know first hand what the vote was?	Anonymous Attendee			4/20/2023 13:52	4/20/2023 13:53	David Fecteau	david.fecteau@phila.gov		
NCP CDC Agrees with RCO Tiffany Greene Point Breeze and Swampoodle and again we are strongly asking for a meeting about the concerns written in Swampoodle letter and our Comments	Tinamarie Russell	'-	Thank you. We have read your comments.	4/20/2023 13:54	4/20/2023 13:56	David Fecteau	david.fecteau@phila.gov		
Why arent Affected/Jurisdictional RCOs attending the Coordinating RCO's meeting so they know first hand what the vote was?	Anonymous Attendee		We cannot accept comments from people who do not give their names.	4/20/2023 13:55	4/20/2023 13:56	David Fecteau	david.fecteau@phila.gov		
Why arent Affected/Jurisdictional RCOs attending the Coordinating RCO's meeting so they know first hand what the vote was?									
sorry hit wrong button	Craig Melidosian	'-	No worries. I don't know if we have the answer.	4/20/2023 13:56	4/20/2023 13:56	David Fecteau	david.fecteau@phila.gov		
I an struck by the lack of resources/sharing provide to RCOs	Anonymous Attendee			4/20/2023 13:56					
Thank you!	Albert Littlepage	'-	Thank you for attending Mr. Littlepage	4/20/2023 13:56	4/20/2023 13:57	David Fecteau	david.fecteau@phila.gov		

RCO MUST OVERLAP DUE TO THE AMOUNT OF
14 DEVELOPMENT.

Tinamarie Russell

'-

4/20/2023 13:56

Certainly. We all appreciate your help facilitating
these RCO meetings and the work that you and all of
the leaders do.

15 Thanks for a good give and take.

Craig Melidosian

'-

4/20/2023 13:57 4/20/2023 13:58 David Fecteau david.fecteau@phila.gov

TODAYS PCPC HEARING ON CHANGES TO RCO REGULATIONS. Re: City Planning Commission Public Hearing About Agency Regulations Regarding Registered Community Organizations

SWAMPOODLE NEIGHBORHOOD <swampoodlneighborhoodparcels@gmail.com>

Thu 4/20/2023 12:08 PM

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

Cc: Jonathan Goins <Jonathan.Goins@Phila.gov>; Mason Austin <Mason.Austin@Phila.gov>; Regulations <Regulations@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

How are you, David?

I will attend today's Public Hearing for the Amendments to PCPC Regulations:

"AMENDMENTS TO SECTION 12 OF THE REGULATIONS OF THE CITY PLANNING COMMISSION ("REGISTERED COMMUNITY ORGANIZATIONS (RCOS)")."

I am requesting that Philadelphia City Planning Commission provide the following information at today's Public Hearing on these specific changes within the Amendments:

- (1). Disclosure of deletions and additions after the Amendments;
- (2). Effect of the Amendments on RCOs (documentation, application, operations including bullying at Public Meetings related to boundary changes, etc.);
- (3). Public comment & questions from RCOs and the community;
- (4). Changes to various GIS, RCO Notification, ZBA Calendar, Open Maps, or other information technology changes.

Also, please read our email to RCO@phila.gov related to these changes to PCPC Regulations that affect the legal rights of RCOs & our neighbors.

Thank you for your assistance with increasing clarification of this Amendments.

Adrienne Fernandez

SWAMPOODLE NEIGHBORHOOD PARCELS ASSOCIATION RCO
(Swampoodle RCO)

On Tuesday, April 11, 2023, David Fecteau <David.Fecteau@phila.gov> wrote:

Good morning.

We received your request for a public hearing. The hearing is scheduled for 1 PM on the day of our next Planning Commission meeting, April 20. The notice was scheduled to be in the papers on Thursday, Friday at the latest.

Do you folks have any information that you'll need PowerPoint slides for? If so, then we'll need to work with you to get your information into our slide deck. The slides need to be finished by next Tuesday, so please reach out if you're planning to present.

Thanks so much.

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.

RE: REQUESTING DATE CORRECTION. Fwd: RCO Boundary Regulations

Jonathan Goins <Jonathan.Goins@Phila.gov>

Thu 4/20/2023 11:26 AM

To: RCO <RCO@phila.gov>

Cc: David Fecteau <David.Fecteau@phila.gov>; Anne Fadullon <Anne.Fadullon@Phila.gov>

I only responded in part to Ms. Fernandez's email. I suspect she will testify today. I'm not sure we have much to say in response to her particular complaint about bullying RCOs or Council involvement, but mid-term (not during annual registration/renewal) boundary changes are something we've tried to address with the new regs.

Greg W. will be reading a summary of an email from Foxx Lane RCO during public testimony, I suspect they may testify, and they are probably the RCO most likely to be affected by the new regulations. I can give you more context on their situation if helpful.

Jonathan

From: SWAMPOODLE NEIGHBORHOOD <swampoodleneighborhoodparcels@gmail.com>

Sent: Thursday, April 20, 2023 11:10 AM

To: RCO <RCO@phila.gov>

Cc: Jonathan Goins <Jonathan.Goins@Phila.gov>; David Fecteau <David.Fecteau@phila.gov>; Anne Fadullon <Anne.Fadullon@Phila.gov>

Subject: REQUESTING DATE CORRECTION. Fwd: RCO Boundary Regulations

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

How are you, Jonathan?

Can you email an update to RCOs with a corrected date for today's Public Meeting on the Amendments to Regulations? I was informed that April 18, 2023 is listed below in the RCO@phila.gov email, instead of today's date. Also, can a link to PCPC's Agenda be included to provide the ZOOM access information?

Note that the current changes to Regulations are NOT MINOR CHANGES, if these amendments increase barriers that interfere with Philadelphia County RCOs' and citizens' legal rights to compliant Public Meetings.

Swampoodle RCO's major concern is the bullying that numerous members had to defend ourselves against beginning in 2017 or 2018, when Districts Council 8 and 5 influenced selected, nearby RCOs to change their boundaries to escalate their bullying towards Swampoodle RCO for the benefit of the developer/Owner of 2900 N. 17th St. (19132). These boundary changes updated the status of this selected group of "bully" RCOs from UNAFFECTED to AFFECTED, with their goals and objectives focused on corrupting (including bullying neighbors) Public Meetings within the boundaries of Swampoodle RCO, for the benefit of selected developers. Fortunately, Swampoodle neighbors defended our community and continue to demand compliant Public Meetings.

Therefore, boundaries changes can promote violence that PCPC should not assist nor support!

I emailed PCPC in 2017/2018 after I was almost physically attacked at a Public Meeting by Sheila Howard (formerly of Tioga United RCO). After her violent behavior was halted by the few honest members of Tioga United Inc. RCO, Swampoodle neighbors complained that they should not have been in our Public Meetings if their contribution is infusing & increasing violence into our Swampoodle Neighborhood. Other Swampoodle RCO members also suffered near-arrests, harassment & embarrassment by Philadelphia Police at & nearby their homes, on their way home from Public Meetings for 2900 N. 17th St. & 3251 Fox St. These acts were initiated by Tioga United RCO members because their boundaries defined them as UNAFFECTED, & they were committed to protecting their intermittent, financial relationship with the 2900 N. 17th developer/owner. **PPD Supervisors were notified of these dangerous acts of intimidation that were facilitated by PCPC permitting Tioga United & other nearby RCOs to change their boundaries that resulted in corrupting our Public Meetings.** Subsequently, Swampoodle Neighbors learned about the "formal" boundaries changes, and MISUSE OF THE BOUNDARY PROCEDURES by this selected group of bully RCOs.

Presently, Swampoodle RCO continues to legally combat the corrupt actions from a select group of bully RCOs whose illegal activities promote benefits to zoning Applicants, primarily based on changes to their RCO boundaries. The latter aggressively benefits their outcomes within Public Meeting voting & for ZBA Public Hearings Decisions.

After Ms. Howard's violent behavior at a former Public Meeting that was facilitated by boundary changes, PCPC took no corrective actions! After leaving Tioga United RCO due to the violent bullying, PCPC permitted Sheila Howard, with a Ward leader, to register a new RCO that is named by acronym UNNA RCO. Meanwhile, she & her daughter now use UNNA RCO to offer favors to zoning Appeal Applicants & developers that focus on corrupting Public Meetings.

Ultimately, will bullying be assisted, escalated, or discouraged with the changes from this Amendment to PCPC Regulations?

PCPC has a responsibility to enact beneficial Boundary changes within the Regulations that do not promote violence, or interfere with the rights of RCOs and neighbors granted by Philadelphia laws.

Thank you for your information,

Adrienne Fernandez
SWAMPOODLE RCO

----- Forwarded message -----

From: **RCO** <RCO@phila.gov>
Date: Wednesday, April 19, 2023
Subject: RCO Boundary Regulations
To:

Good afternoon RCOs,

As many of you are aware, in January we brought some proposed regulation changes for RCOs to the Planning Commission. The regulation changes were approved, and posted on the Department of Records site following the January meeting. Although these changes were minor, they will impact a few RCOs during our annual registration and renewal period in June. I've provided a summary of the changes below:

- When PCPC is drawing your RCO boundaries in our system (for posting on sites like <https://openmaps.phila.gov/>, and for the purposes of RCO notification and coordination) we base those boundaries on the description or map you provide in your bylaws.
- When drawing the boundaries, we try to follow existing physical “features” on the maps – streets, waterways, rail lines—lines that already exist and are very unlikely to change. Following these features results in boundaries that are easy to describe and don’t change over time. We try to avoid following property lines, or cutting through existing properties, as property lines, and property ownership, are much more likely to change.
- Under the new regulations, PCPC enacts our preference of following physical features to draw RCO boundaries and limits boundary changes to our annual registration period, in June. The intent is to limit the amount of time and the time period that PCPC staff spend creating, changing, and maintaining RCO boundaries in our system, and to, as much as possible, apply a consistent standard for all RCO boundaries.

So what does this mean for existing RCOs?

- For the vast majority of existing RCOs the impact is little or nothing. Most RCO boundaries already exclusively follow physical features, and most RCOs have never changed their boundaries and don’t intend to. If you are interested in changing your boundaries, you can still do so, but it will require some advanced planning, and clear communication during the yearly registration period. We will remind you of this in May and June of each year.
- For the small number of RCOs—by our calculations around 30—with existing boundaries that don’t follow physical features, we’ll address the issue when your RCO status expires, at the time of your renewal. We’re committed to working with RCOs, as we have in the past, to make sure we understand the boundaries you’re requesting, to clearly communicate the boundary we’ve drawn, and to provide you with language or a map as needed, to include in your bylaws. Not every boundary change in our system will require a change in your bylaws, and unless the two obviously conflict, RCOs will be given the opportunity to edit their bylaws, but won’t be required to do so to maintain RCO status.
- Last, for our Ward and SSD/BID RCOs, your boundaries are already set—politically or legislatively—and not by us, so the new regulations won’t apply.

There will be a public hearing on the boundary regulation change this Thursday, April 18th, as part of our usual monthly commission meeting. We encourage you to listen in and there will be a public comment period, as well as a few other agenda items of interest.

Also, be on the lookout for more info and an invitation to our summer RCO information sessions. We’ll be happy to answer any questions on this, or other RCO regulations, when we meet in June.

Thank you and be well,

Jonathan

Fw: RCO Boundary Regulations

Eleanor Sharpe <Eleanor.Sharpe@phila.gov>

Thu 4/20/2023 6:10 AM

To: Jonathan Goins <Jonathan.Goins@Phila.gov>; David Fecteau <David.Fecteau@phila.gov>

Cc: Martine DeCamp <Martine.Decamp@phila.gov>; Laura Spina <Laura.Spina@phila.gov>; Nicole Ozdemir <Nicole.Ozdemir@Phila.gov>

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

Sent: Wednesday, April 19, 2023 7:22 PM

To: Eleanor Sharpe <Eleanor.Sharpe@phila.gov>; Martine DeCamp <Martine.Decamp@phila.gov>; Leonard Reuter <Leonard.Reuter@Phila.gov>

Subject: Fwd: RCO Boundary Regulations

FYI

Begin forwarded message:

From: Herbert Wetzel <Herbert.Wetzel@phila.gov>

Date: April 19, 2023 at 7:04:00 PM EDT

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

Subject: Fw: RCO Boundary Regulations

Anne

I am in receipt of the email below and have been asked by the Foxx Lane RCO to share their concern about the potential impact, of the proposed change in Regulations, on the Foxx Lane RCO. They worked diligently with Jonathon to arrive at these boundaries even though he was reluctant to do so until they made a convincing argument of why these boundaries are the only boundaries that make sense. The final boundaries approved by the RCO office are found in the attached.

If we were forced to use streets as boundaries instead of parcels, and I understand the rationale, we would have to include homes on the Oak Road, Coulter Street and Netherfield Road. This is both problematic and belies the unique position that homeowners on Foxx Lane have that no other homeowners that abut these two institutions. Foxx Lane is surrounded by Penn Charter and Thomas Jefferson University.

The map clearly shows that Foxx Lane is an island in a sea of institutional property owners. In the last several years Jefferson has spent more than \$4 million dollars acquiring the only two residential properties that are adjacent to Foxx Lane on the West. The 2nd Church of Christ Sciences, which abuts Foxx Lane to the West and South, is for sale and we are aware that Penn Charter has the right of first refusal to acquire this property. When Penn Charter or Jefferson University acquire this property, just two institutional landowners, Penn Charter and Jefferson University will completely surround Foxx Lane.

What further differentiates Foxx Lane from the other streets that abut these institutions is that Foxx Lane is a private road, not a through street and there is only one way in and one way out. Thus, Foxx Lane residents can be highly impacted by land use decisions that either of the surrounding institutional landowners propose in ways that others are not. Foxx Lane residents are acutely concerned about any proposals that impact traffic on School House Lane that could impair ingress or egress to Foxx Lane, especially emergency vehicles such fire trucks and ambulances which have no alternative way of getting to the homes on Foxx Lane.

Foxx Lane does not fit the norm and is so unique that it requires a unique solution. None of the other residential properties that would be included if streets were used as boundaries come close to being in Foxx Lane's situation vis a vi Penn Charter and Jefferson University. There is no comparison.

The boundaries Foxx Lane RCO proposed, described by OPA parcel numbers, fits perfectly with Foxx Lane's unique position, and truly reflect only the boundaries of interest to the residents of Foxx Lane RCO. Foxx Lane resident understand that parcel boundaries can change, however the chances of Penn Charter or Jefferson University selling any of the land holdings are a million to one. In fact, they are likely to add to their land holdings with the sale of the 2nd Church of Christ Scientists. Therefore, any concerns about having to redo the Foxx Lane RCO map is truly unfounded.

The Foxx Lane RCO respectfully requests that City Planning Commission respect its unique location and the unparalleled impact that the surrounding institutional properties have on Foxx Lane and honor Foxx Lane RCO's request that the boundaries that were approved by the RCO office remain the boundaries into the future.

Should you have any questions regarding this request, please let us know.

Thanks so much.



NEIGHBORHOOD PRESERVATION INITIATIVE

Philadelphia City Council - Office of the President
Herbert Wetzel - Executive Director, Housing and Community Development
City Hall - Room 566
Office: [215-686-1924](tel:215-686-1924) Cell: [215-866-7920](tel:215-866-7920) Fax: [215-686-1940](tel:215-686-1940)
E-Mail: herbert.wetzel@phila.gov

From: whepf93@verizon.net <whepf93@verizon.net>
Sent: Wednesday, April 19, 2023 3:51 PM
To: Herbert Wetzel <Herbert.Wetzel@phila.gov>
Subject: FW: RCO Boundary Regulations

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

From: RCO <RCO@phila.gov>
Sent: Wednesday, April 19, 2023 1:09 PM
Subject: RCO Boundary Regulations

Good afternoon RCOs,

As many of you are aware, in January we brought some proposed regulation changes for RCOs to the Planning Commission. The regulation changes were approved, and posted on the Department of Records site following the January meeting. Although these changes were minor, they will impact a few RCOs during our annual registration and renewal period in June. I've provided a summary of the changes below:

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- Under the new regulations, PCPC enacts our preference of following physical features to draw RCO boundaries and limits boundary changes to our annual registration period, in June. The intent is to limit the amount of time and the time period that PCPC staff spend creating, changing, and maintaining RCO boundaries in our system, and to, as much as possible, apply a consistent standard for all RCO boundaries.

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Also, be on the lookout for more info and an invitation to our summer RCO information sessions. We'll be happy to answer any questions on this, or other RCO regulations, when we meet in June.

Thank you and be well,

Jonathan

<CPC Approved Foxx Lane RCO Boundary 07-15-2022.png>

CITY OF PHILADELPHIA
Philadelphia City Planning Commission
Remote Meeting on Zoom
PUBLIC HEARING

The Philadelphia City Planning Commission will host a public hearing on Thursday, April 20th, 2023 at 1pm. The hearing has been requested by the public to discuss proposed regulations related to drawing Registered Community Organization boundaries.

The Commission's regular monthly meeting will follow this hearing.

The agendas and meeting link for the hearing and the meeting can be found at: [**https://www.phila.gov/departments/philadelphia-city-planning-commission/public-meetings/**](https://www.phila.gov/departments/philadelphia-city-planning-commission/public-meetings/)

Jim Kenney, Mayor



CITY OF PHILADELPHIA

OFFICE OF THE DIRECTOR OF FINANCE

Room 1330 Municipal Services Building
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102
(215) 686-6140
FAX (215) 568-1947

ROB DUBOW
Director of Finance

April 12, 2023

Anne Fadullon, Deputy Mayor
Director
Department of Planning & Development
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: Appointment of Tavare Brown as Finance Director Designee

Dear Ms. Fadullon:

This letter is to inform you that Tavare Brown, Deputy Budget Director, will replace Marisa Waxman as my alternate representative on the Philadelphia City Planning Commission. This appointment will become effective on April 17, 2023. First Deputy Finance Director Catherine Lamb will continue to remain as an alternate in the event Tavare is unavailable to attend a PCPC meeting.

Thank you for your attention. Please do not hesitate to contact me should you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rob Dubow'.

Rob Dubow
Director of Finance

cc: Eleanor Sharpe, AICP, Executive Director, PCPC
Paula Brumbelow Burns, City Planning Manager, PCPC