

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES JUNE 8, 2023

PRESENT:

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Michael Johns

Patrick Eiding

Ximena Valle

Garlen Capita

Tavare Brown

Maria Gonzalez

Aubrey Powers

Dawn Summerville

Martine DeCamp – Deputy Executive Director

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

David Kanthor, 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. Kanthor turned the meeting over to the Commission Chair, to begin the meeting.

1. Deputy Executive Director’s Update.

Next Civic Design Review Meeting

- Tuesday, July 11th at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday June 15th at 1:00 p.m. (Capital Program & Budget Amendments)
- Thursday, July 20th at 1:00 p.m.

RCO Registration

- Ends June 30th

Online Information Session for RCOs

- June 21st at 6:00 p.m.

Questions?

- RCO@phila.gov or (215) 683-4646

i. Item for 45 Day Review

i. Zoning Bill No. 230410: Amending Chapter 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," to add an overlay district pertaining to injection sites for narcotics, all under certain terms and conditions. Introduced by Councilmember Lozada on May 11, 2023.

ii. Item in Accord with Previous Policy

- i. Streets Bill No. 230402: An Ordinance amending Section 2 of an Ordinance (Bill No. 180560) approved July 10, 2018, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions,' by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Phillips on May 11, 2023.

Staff recommendation is for approval.

- ii. Action Item: Property Bill No. 230413: An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest in all or a portion of a parcel or parcels of land containing approximately 23,595 square feet, located in and about the area bounded by Market Street, 39th Street, Ludlow Street and 40th Street, under certain terms and conditions. Introduced by Councilmember Gauthier on May 11, 2023.

Staff recommendation is for approval.

iii. Item for Administrative Approval

- i. Streets Bill No. 230444: Authorizing encroachments in the nature of a sidewalk space in the vicinity of 4333 Spruce Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on May 25, 2023.

Staff recommendation is for approval.

2. Action Item: Zoning Bill No. 230412: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Schuylkill River, Passyunk Avenue, 61st Street, Lindbergh Boulevard, Grays Avenue, 49th Street, Paschall Avenue, and Grays Ferry Avenue. Introduced by Councilmember Gauthier on May 11, 2023. (Presented by Nicole Ozdemir)

This remapping was requested by Pennrose, who are the developers selected by the Philadelphia Housing Authority (PHA) to redevelop the Bartram Village site. In 2018, PHA won a Department of Housing and Urban Development (HUD) Choice Neighborhoods grant, which kickstarted a planning process for rethinking the entire site. This remapping will facilitate the redevelopment of Bartram Village into a mixed-use and mixed-income site. The remapping will also assist the reuse of an adjacent industrial parcel by SEPTA for their planned trolley modernization project, by removing a residentially zoned remainder parcel from the larger industrially zoned site.

Staff recommendation is for approval.

Questions and comments from the Commission (00:09:52).

Commissioner Capita inquired about the current timeline for developing Bartram.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:10:36).

Motion duly made by Commissioner Johns and seconded by Commissioner Eiding to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, and Commissioner Powers.

Motion carried to approve staff recommendation for approval (9-0).

3. 50th Street and Warrington Avenue rezoning and affordable housing overlay. Introduced by Councilmember Gauthier on May 25, 2023. (Presented by Nicole Ozdemir)

- a. Action Item: Zoning Bill No. 230447: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 50th Street, Springfield Avenue, SEPTA Railroad Right-of-Way and Warrington Avenue.

Staff recommendation is for approval.

Questions and comments from the Commission (00:16:46).

Commissioner Johns wanted to know the reason Bill No. 230447 zoning approval was overturned. Commissioner Gonzalez asked about the income level of affordability, which was addressed by Chair Fadullon, and Commissioner Gaston inquired about the base zoning district and approval of the development. Discussion and questions continued at the minute mark in video (00:20:48).

Questions and comments from the Public (00:27:00).

Gabriel Gottlieb mentioned that not everyone in the community supports the level of parking, and doesn't support

Mary McGettigan made remarks about the developers.

Chair Fadullon explained why Bill No. 230447 was overturned, then clarified the difference between Bill No. 230447 and Bill No. 230443 (00:35:20).

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion on Bill No. 230447, which staff recommended for approval, which would change the base zoning from industrial use to a residential use (00:36:46).

Motion duly made by Commissioner Johns and seconded by Commissioner Eiding to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Commissioner Syrnick opposed.

Motion carried to approve staff recommendation for approval (9-1).

b. Action Item: Zoning Bill No. 230443: Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by creating a new subsection entitled "Warrington Affordable Housing Overlay District," all under certain terms and conditions.

Staff recommendation is not for approval.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion on Bill No. 230443, which staff recommended not for approval, which is the overlay that would allow for the site plan requirements or changes would not be in accordance with the underlining zoning (00:37:49).

Motion duly made by Commissioner Eiding and seconded by Commissioner Capita to approve staff recommendation, not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried to approve staff recommendation of not for approval (10-0).

4. Review and Comment: Nomination of the House of Saint Michael and All Angels District to the Philadelphia Register of Historic Places. (Presented by Alexander Till, PHC Staff)

Pursuant to Section 14-1004(4) of the Philadelphia Code, during the 60 days prior to a Historical Commission hearing on designation of a particular historic district, the Planning Commission shall review and comment on creation of the district and transmit its comments to the Historical Commission to assist the Historical Commission in making its determination.

Questions and comments from the Commission (00:42:48).

Commissioner Summerville asked about the maintenance and ownership of the building.

Commissioner Syrnick wanted to know if there were individual owners and if they were in support and Commissioner Valle inquired about the requirements for any upgrades. Discussion continued on the topic.

5. Action Item: Streets Bill No. 230438: Authorizing the revision of lines and grades on a portion of City Plan Nos. 230 and 289 by placing on the City Plan two irregularly shaped areas, one located along the northeasterly side of Ridge Avenue and extending from a point northwest of the Wissahickon Creek to a point approximately four hundred twenty four feet further northwestwardly therefrom and the other located along the southwesterly side of Ridge Avenue extending from a point northwest of the Wissahickon Creek northwestwardly to the southwesterly side of Main Street, thereby widening said Ridge Avenue, and authorizing the opening of the portions of the said widened Ridge Avenue extending through property owned by the City, under certain terms and conditions, including the dedication to the City of the additions to the beds of Ridge Avenue and Main Street being placed on the City Plan. Introduced by Councilmember Jones on May 25, 2023. (Presented by Matt Wysong)

The purpose of this Bill is to authorize the widening of Ridge Avenue and dedicate it to the City. The widening will add bus-only pull over and left turn lanes (10-ft wide) and wider sidewalks (14-ft wide on southbound Ridge Ave. and 8-ft wide on northbound Ridge Ave.) in front of the expanded Wissahickon Transportation Center.

The existing transportation center is a key hub in SEPTA's bus network and connects jobs centers in Center City, University City, Montgomery County, and Bucks County with Philadelphia neighborhoods. With approximately 7,200 daily passenger trips, the existing facility is undersized and many bus routes board and alight within the travel lanes of Ridge Avenue.

SEPTA purchased a 5-acre site next door to the existing transportation center at 5000 Ridge Avenue for the construction of a new facility. Both PennDOT and the Streets Department requested that Ridge Avenue be widened for this project. The expanded transportation center will increase capacity for more buses, routes, and riders. Notably, it will allow for the extension of the Direct Bus service on Roosevelt Boulevard to the Wissahickon Transportation Center

Staff recommendation is for approval.

Questions and comments from the Commission (00:53:25).

Commissioner Capita commended the improvements and asked about the timeline and trails, which is a separate project. Commissioner Syrnick inquired about the existing transportation center. Mr. Wysong stated that SEPTA will maintain ownership.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:55:50).

Motion duly made by Commissioner Capita and seconded by Commissioner Summerville to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried to approve staff recommendation for approval (10-0).

6. Action Item: Property Bill No. 230414: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Commonwealth of Pennsylvania, all or a portion of a parcel or parcels of land in and about the area bounded by Belmont Avenue, Mantua Avenue, 42nd Street, and West Girard Avenue, under certain terms and conditions. Introduced by Councilmember Gauthier on May 11, 2023. (Presented by Brian Wenrich)

The acquisition of a rear portion of three parcels 4207, 4219, 4305 Mantua Avenue is related to the Zoo Interlocking Multimodal Project. Amtrak is building a retaining wall on their property that runs parallel to the 4200 block of Mantua Avenue. To build the retaining wall, Amtrak must acquire property from the 52 property owners. The three parcels referenced in Bill No. 230414 are owned by the City with partial impacts due to the project.

The project scope stretches one city block from Belmont and Mantua Avenues to Mantua Avenue and 42nd Street. The retaining wall be placed at the bottom of an embankment and will not be visible to the property owners along Mantua Avenue. A chain link fence will be built on top of the retaining wall.

The project will be an improvement, a retaining wall be placed at the bottom of the embankment and will not be visible to the property owners along Mantua Avenue. A chain link fence will be built on top of the retaining wall. PennDOT will acquire portions these parcels on behalf of AMTRAK.

Staff recommendation is for approval.

Questions and comments from the Commission (00:09:52).

Commissioner Capita inquired about the current timeline for developing Bartram.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (00:59:24).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Eiding to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried to approve staff recommendation for approval (10-0).

7. Action Item: Zoning Bill No. 230302: To approve a major amendment to the Saint Joseph's University Master Plan related to a proposed Residence Hall and Student Center and the addition of six existing buildings to the Master Plan and to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land, all in the area bounded by City Avenue, 52nd Street, Woodbine Avenue, Wynnefield Avenue, Overbrook Avenue, Upland Way, and Drexel Road. Introduced by Councilmember Jones on April 20, 2023. (Presented by Benjamin Schmidt)

St. Joseph's University is requesting the Master Plan amendment to allow future demolition of existing structures, and a future proposal for a new Residence Hall, Student Center, and an addition to an existing Science Building. The amendment will also add six existing buildings to the Master Plan and rezone them into the SP-INS zoning district.

Master Plan Amendment to be reviewed by Civic Design Review on June 6th, 2023.

Staff recommendation is for approval.

Questions and comments from the Public (01:07:15).

Connor Corcoran spoke about the RCO boundaries and asked the Commission to vote against the Bill. Matthew McClure responded to public comments.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (01:15:08).

Motion duly made by Commissioner Capita and seconded by Commissioner Gaston to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Commissioner Johns recused himself from this item.

Motion carried to approve staff recommendation for approval (9-1).

8. Action Item: Zoning Bill No. 230407: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Bristol Street, Old York Road, Hunting Park Avenue and Park Avenue. Introduced by Councilmember Jones for Council President Clarke on May 11, 2023. (Presented by Nathan Grace)

This Bill will change the zoning of several parcels surrounded by Bristol Street, Old York Road, Hunting Park Avenue and Park Avenue from RSA-3 to CMX 2.5 and CMX3. The intent of this proposal is to develop the lots into affordable housing.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion (01:18:30).

Motion duly made by Commissioner Johns and seconded by Commissioner Gonzalez to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried to approve staff recommendation for approval (10-0).

9. Action Item: Zoning Bill No. 230437: Amending Section 14-503 of The Philadelphia Code, entitled "/NCA, Neighborhood Commercial Area Overlay District," by amending the East Falls Neighborhood Commercial Review Area, and making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on May 25, 2023. (Presented by Aaron Holly)

This Bill originated via a community request by the East Falls Development Corporation and the East Falls Community Council. The intent behind the proposed changes is to promote economic development, address parking issues in the business district, and promote better building design. The bill proposes to increase the boundary of the East Falls /NCA to include commercial properties located on Conrad St. This bill will also add a façade review process for new buildings prior to receiving a building permit and require Art Commission staff approval for signs within the /NCA Boundary.

An existing landscape requirement will be amended to be consistent with existing landscape code sections and require a review of landscape by planning commission staff. This bill will also remove parking reductions for providing car share and bicycle parking spaces and also remove the need for a business to seek special exception approval to provide parking on non-abutting lots within 1,000 feet. Lastly this bill will change height and building requirements for CMX-3 including increasing the minimum height and required a minimum building frontage on Ridge Avenue and require side yards for CMX-2 lots that meet certain conditions.

Staff recommendation is for approval.

Questions and comments from the Commission (01:26:35).

Commissioner Johns clarified that there were prior community engagements about the project. At the request of Commissioner Capita, Mr. Holly went over the proposed height increase along Ridge Avenue.

Hilary Langer spoke in support of the Bill.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (01:33:25).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Capita to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried to approve staff recommendation for approval (10-0).

10. Action Item: Zoning Bill No. 230440: Amending Section 14-406 of The Philadelphia Code, entitled "SP-STA, Sports Stadium (Special Purpose) District," by expanding allowable signage in an area bounded by North Access Road, 11th Street, Terminal Avenue, and Broad Street, all under certain terms and conditions. Introduced by Councilmember Johnson on May 25, 2023. (Presented by Mason Austin)

The Bill would permit a significant expansion of the allowable signage at the Wells Fargo Center. Specifically, it would allow for the placement on the exterior walls of the arena of three signs with animated digital illumination measuring a total of up to 13,000 square feet; this is up from the current limit of 1,000 square feet. The proposal is for one 6,000-square foot sign to face south toward I-95 and two other smaller signs to wrap around the northeast and northwest corners.

The Bill limits the illumination to the hours from 6am to 12am, requires that the signs be automatically dimmed during periods of darkness, and does not allow the signs to rise higher than the roof line of the arena.

Staff recommendation is for approval.

Questions and comments from the Commission (01:38:31).

Mr. Austin clarified the signage for Commissioner Summerville.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (01:39:50).

Motion duly made by Commissioner Valle and seconded by Commissioner Gonzalez to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Commissioner Syrnick opposed.

Motion carried to approve staff recommendation for approval (9-1).

11. Action Item: Zoning Bill No. 230442: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Foulkrod Street, Hawthorne Street, Margaret Street, and Duffield Street. Introduced by Councilmember Lozada on May 25, 2023. (Presented by Ronald Bednar)

The intended effect of the ordinance on land use is to change the current residential to industrial. The party requesting the zoning change is Arway Apron & Uniform Rentals Inc. The request includes a proposed change to the base zoning district of 4735 Duffield from RSA-5 to I-2.

The vacant site was previously occupied as late as 1962 by a residential building. Currently the remainder of the Duffield Avenue block is developed with single family residential attached dwellings. The surrounding neighborhood contains a full block of multi-family zoned on Margaret, and industrial commercial mixed use zoned properties on Foulkrod Street. Very small lots of vacant land are still relatively common in the surrounding neighborhood.

Staff recommendation is for approval.

Questions and comments from the Commission (01:43:35).

Commissioner Gonzalez referenced to the affected area site in the presentation and Commissioner Gaston wanted to know why a variance couldn't be used. again. Commissioner Capita agreed with previous comments. Commissioner Brown asked about the elimination of existing street parking.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (01:50:03).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Gaston not to accept staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Commissioner Gaston, and Commissioner Brown opposed.

Motion carried to not accept staff recommendation for approval (8-2).

12. Action Item: Zoning Bill No. 230446: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 54th Street, Chester Avenue, 55th Street and Regent Street. Introduced by Councilmember Gauthier on May 25, 2023. (Presented by Sarah Banh)

The property is owned by the African Cultural Alliance of North America (ACANA). ACANA has a multiphase plan for the block beginning with the development of their community center (Africa Center) to provide programming and services to the African immigrant, Caribbean immigrant, and African American communities of Southwest Philadelphia. The current zoning of CMX-2 does not allow this use, therefore a remapping to CMX-3 has been requested to facilitate the financing and construction of the community center.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion (01:53:47).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gaston to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville..

Motion carried to approve staff recommendation for approval (10-0).

Chair Fadullon read a message from the Commission Counsel, Len Reuter to go back to the last item, Bill No. 230442 and amend the motion to say the Commission isn't approving the zoning remapping, instead of not accepting staff recommendation for approval (01:54:46).

Attorney Len Reuter suggested the language for the motion made on Action Item No. 11, Bill No. 230442 (01:55:19).

Second motion duly made by Commissioner Gonzalez for disapproval of Bill No. 230442. Seconded by Commissioner Gaston (01:56:11).

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Commissioner Brown opposed.

Motion carried to disapprove Bill No. 230442 (9-1).

13. Action Item: Zoning Bill No. 230448: Amending Chapter 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-514, entitled /FNE, Far Northeast Overlay District, Section 14-515, entitled /NE, Northeast Overlay District, and Section 14-524, entitled /FDO, Fourth District Overlay District by creating regulations for Medical Marijuana, all under certain terms and conditions. Introduced by Councilmember O'Neill on May 25, 2023. (Presented by David Fecteau)

This Bill replaces Bill No. 230132, which would have prohibited recreational marijuana citywide. That bill does not appear to be moving forward. Instead, recreational marijuana would be defined and prohibited in three Council Districts, within three existing zoning overlays.

All medical uses, which includes dispensing medical marijuana, are already prohibited in the Tenth Council District. This Bill also reorganizes the /NE, Northeast Overlay District so the layout matches the other overlays in the Zoning Code.

Although the staff requested the Commissioners to recommend approval of the previous recreational marijuana bill, we have concerns about this amendment.

- This Bill places a definition in three zoning overlays where they will not be as easy to find. As a best practice, all definitions should be in the Definitions section of the zoning code.
- The Code asks the Commission to review all overlays by asking whether the goals of the overlay can be accomplished through changes to the base zoning. The answer to that question, in this case, is 'yes'.
- The Pennsylvania General Assembly has not created a definition of recreational marijuana. If they do, the definition in this bill might conflict and could be invalid

Staff recommendation is not for approval.

Questions and comments from the Commission (02:01:30).

Commissioner Johns inquired about zoning and recreation use, subdistricts and the Commonwealth, which was answered by Commission Counsel Len Reuter. Discussion continued between Commissioner Gaston and Mr. Fecteau followed by comments from Chair Fadullon (02:08:08).

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion (02:08:50).

Motion duly made by Commissioner Eiding and seconded by Commissioner Summerville to not to approve Bill No. 230448.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Syrnick, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried not to approve Bill No. 230448 (10-0).

14. Action Item: Subdivision Plat for Chapel Block at the Philadelphia Navy Yard. (Presented by Ian Hegarty)

The subdivision includes the following lot adjustments:

Consolidation of 1200 Normandy Place, 1260 Normandy Place, and 1225 Constitution Avenue into a single parcel;

Subdivision of a portion of the area known as 12th Street from 4499 S. Broad Street into a new parcel;

Adjustment of northern line of Parcel 7J, also known as the "Chapel Site." Parcel 7J will remain part of 4499 S. Broad. The area north of the new line will be part of the 12th Street parcel.

The associated development completed CDR review in September 2021. The CDR comment letter is attached for reference.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion (02:12:49).

Motion duly made by Commissioner Gaston and seconded by Commissioner Valle to approve staff recommendation for approval. Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Synchron, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried to approve staff recommendation for approval (10-0).

15. Action Item: Zoning Bill No. 230455: Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Johnson Street, Morton Street, Tulpehocken Street, the SEPTA Chestnut Hill East Line, Haines Street, Germantown Avenue, Rittenhouse Street, McCallum Street, Harvey Street, McCallum Street, Washington Lane, and Cherokee Street; and amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-503, entitled "/NCA, Neighborhood Commercial Area Overlay District," by amending the provisions of the "Germantown Avenue" /NCA overlay district, all under certain terms and conditions. Introduced by Councilmember Bass on May 25, 2023. (Presented by Ian Hegarty)

The Germantown North Rezoning is a neighborhood-scale effort to align the zoning map with community preferences and recommendations from the Upper Northwest District Plan.

The goals embodied in the proposed zoning include:

- Reinforce Germantown Avenue with new jobs and homes;
- In residential areas east and west of the Avenue, correct the zoning map to match existing buildings; Fact Sheet Page 2 of 15
- Limit housing construction in flood-prone areas along Belfield Avenue; and
- Prevent the establishment of new heavy industrial uses.

In addition to updates to the base zoning district in this area, the ordinance includes an extension of the Germantown Avenue /NCA (Neighborhood Commercial Area) overlay district. The overlay district includes rules intended to promote compatible design along Germantown Avenue:

- Establish a façade review requirement for new construction and major alterations;
- Establish a uniform residential parking requirement of 3 parking spaces per 10 dwelling units for buildings with 10 or more dwelling units;
- Remove the “ground-floor commercial” requirement for historic buildings;
- Prohibit parking between the building and Germantown Avenue; and
- Prohibit some auto-oriented uses such as gas stations.

Staff recommendation is for approval.

Questions and comments from the Commission (02:22:30).

Chair Fadullon highly commended Mr. Hegarty on the project and thanked everyone that participated on the project. Commissioner Capita agreed with the remarks and briefly spoke on the project.

Questions and comments from the Commission (02:24:15).

Constance Swinster expressed gratitude to Mr. Hegarty West Central Zoning Task Force. Additional remarks of gratitude to everyone that worked on the project were made by Emaleigh Doley and Suzanne Ponsen.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:28:00).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Eiding, Commissioner Valle, Commissioner Capita, Commissioner Synchron, Commissioner Brown, Commissioner Gonzalez, Commissioner Powers, and Commissioner Summerville.

Motion carried to approve staff recommendation for approval (10-0).

PCPC Minute
6/8/23

Chair Fadullon asked for a motion to adjourn at the minute mark in video (02:29:30).

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

The next Planning Commission, is July 20, 2023, with a Special Planning Commission for the Capital Program and Capital Budget Amendments June 15, 2023, at 1:00 p.m.

SUMMARY

1. Deputy Executive Director's Update.

i. Item for 45 Day Review

i. Zoning Bill No. 230410: Amending Chapter 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," to add an overlay district pertaining to injection sites for narcotics, all under certain terms and conditions. Introduced by Councilmember Lozada on May 11, 2023.

ii. Item in Accord with Previous Policy

i. Streets Bill No. 230402: An Ordinance amending Section 2 of an Ordinance (Bill No. 180560) approved July 10, 2018, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions,' by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Phillips on May 11, 2023.

ii. Action Item: Property Bill No. 230413: An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest in all or a portion of a parcel or parcels of land containing approximately 23,595 square feet, located in and about the area bounded by Market Street, 39th Street, Ludlow Street and 40th Street, under certain terms and conditions. Introduced by Councilmember Gauthier on May 11, 2023.

iii. Item for Administrative Approval

i. Streets Bill No. 230444: Authorizing encroachments in the nature of a sidewalk space in the vicinity of 4333 Spruce Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on May 25, 2023.

2. Action Item: Zoning Bill No. 230412: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Schuylkill River, Passyunk Avenue, 61st Street, Lindbergh Boulevard, Grays Avenue, 49th Street, Paschall Avenue, and Grays Ferry Avenue. Introduced by Councilmember Gauthier on May 11, 2023. (Presented by Nicole Ozdemir)

APPROVED

3. 50th Street and Warrington Avenue rezoning and affordable housing overlay. Introduced by Councilmember Gauthier on May 25, 2023. (Presented by Nicole Ozdemir)

a. Action Item: Zoning Bill No. 230447: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 50th Street, Springfield Avenue, SEPTA Railroad Right-of-Way and Warrington Avenue.

APPROVED

b. Action Item: Zoning Bill No. 230443: Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by creating a new subsection entitled "Warrington Affordable Housing Overlay District," all under certain terms and conditions.

STAFF RECOMMENDATION OF NOT FOR APPROVAL, WAS APPROVED

4. Review and Comment: Nomination of the House of Saint Michael and All Angels District to the Philadelphia Register of Historic Places. (Presented by Alexander Till, PHC Staff)

REVIEW AND COMMENT ONLY

5. Action Item: Streets Bill No. 230438: Authorizing the revision of lines and grades on a portion of City Plan Nos. 230 and 289 by placing on the City Plan two irregularly shaped areas, one located along the northeasterly side of Ridge Avenue and extending from a point northwest of the Wissahickon Creek to a point approximately four hundred twenty four feet further northwestwardly therefrom and the other located along the southwesterly side of Ridge Avenue extending from a point northwest of the Wissahickon Creek northwestwardly to the southwesterly side of Main Street, thereby widening said Ridge Avenue, and authorizing the opening of the portions of the said widened Ridge Avenue extending through property owned by the City, under certain terms and conditions, including the dedication to the City of the additions to the beds of Ridge Avenue and Main Street being placed on the City Plan. Introduced by Councilmember Jones on May 25, 2023. (Presented by Matt Wysong)

APPROVED

6. Action Item: Property Bill No. 230414: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Commonwealth of Pennsylvania, all or a portion of a parcel or parcels of land in and about the area bounded by Belmont Avenue, Mantua Avenue, 42nd Street, and West Girard Avenue, under certain terms and conditions. Introduced by Councilmember Gauthier on May 11, 2023. (Presented by Brian Wenrich)

APPROVED

7. Action Item: Zoning Bill No. 230302: To approve a major amendment to the Saint Joseph's University Master Plan related to a proposed Residence Hall and Student Center and the addition of six existing buildings to the Master Plan and to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land, all in the area bounded by City Avenue, 52nd Street, Woodbine Avenue, Wynnefield Avenue, Overbrook Avenue, Upland Way, and Drexel Road. Introduced by Councilmember Jones on April 20, 2023. (Presented by Benjamin Schmidt)

APPROVED

8. Action Item: Zoning Bill No. 230407: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Bristol Street, Old York Road, Hunting Park Avenue and Park Avenue. Introduced by Councilmember Jones for Council President Clarke on May 11, 2023. (Presented by Nathan Grace)

APPROVED

9. Action Item: Zoning Bill No. 230437: Amending Section 14-503 of The Philadelphia Code, entitled "NCA, Neighborhood Commercial Area Overlay District," by amending the East Falls Neighborhood Commercial Review Area, and making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on May 25, 2023. (Presented by Aaron Holly)

APPROVED

10. Action Item: Zoning Bill No. 230440: Amending Section 14-406 of The Philadelphia Code, entitled "SP-STA, Sports Stadium (Special Purpose) District," by expanding allowable signage in an area bounded by North Access Road, 11th Street, Terminal Avenue, and Broad Street, all under certain terms and conditions. Introduced by Councilmember Johnson on May 25, 2023. (Presented by Mason Austin)

APPROVED

11. Action Item: Zoning Bill No. 230442: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Foulkrod Street, Hawthorne Street, Margaret Street, and Duffield Street. Introduced by Councilmember Lozada on May 25, 2023. (Presented by Ronald Bednar)

COMMISSION DISAPPROVED OF BILL NO. 230442

12. Action Item: Zoning Bill No. 230446: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 54th Street, Chester Avenue, 55th Street and Regent Street. Introduced by Councilmember Gauthier on May 25, 2023. (Presented by Sarah Banh)

APPROVED

13. Action Item: Zoning Bill No. 230448: Amending Chapter 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-514, entitled /FNE, Far Northeast Overlay District, Section 14-515, entitled /NE, Northeast Overlay District, and Section 14-524, entitled /FDO, Fourth District Overlay District by creating regulations for Medical Marijuana, all under certain terms and conditions. Introduced by Councilmember O'Neill on May 25, 2023. (Presented by David Fecteau)

COMMISSION VOTED NOT TO APPROVE BILL NO. 230448

14. Action Item: Subdivision Plat for Chapel Block at the Philadelphia Navy Yard. (Presented by Ian Hegarty)

APPROVED

15. Action Item: Zoning Bill No. 230455: Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Johnson Street, Morton Street, Tulpehocken Street, the SEPTA Chestnut Hill East Line, Haines Street, Germantown Avenue, Rittenhouse Street, McCallum Street, Harvey Street, McCallum Street, Washington Lane, and Cherokee Street; and amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-503, entitled "/NCA, Neighborhood Commercial Area Overlay District," by amending the provisions of the "Germantown Avenue" /NCA overlay district, all under certain terms and conditions. Introduced by Councilmember Bass on May 25, 2023. (Presented by Ian Hegarty)

APPROVED

| Attended | User Name (Original Name) | Email | Join Time | Leave Time | Time in Session (minutes) | Is Guest | Country/Region Name |
|----------|--|---------------------------------|----------------|----------------|---------------------------|----------|---------------------|
| Yes | Nicky (IT) (Stephen Cavicchio) | dpd.zoom@phila.gov | 6/8/2023 12:51 | 6/8/2023 15:30 | 160 | No | United States |
| Yes | David Fecteau (PCPC Staff) (David Fecteau) | david.fecteau@phila.gov | 6/8/2023 12:52 | 6/8/2023 15:30 | 159 | Yes | United States |
| Yes | Sarah Banh | sarah.banh@phila.gov | 6/8/2023 12:51 | 6/8/2023 15:30 | 159 | Yes | United States |
| Yes | Ben Schmidt | benjamin.schmidt@phila.gov | 6/8/2023 12:52 | 6/8/2023 14:24 | 93 | Yes | United States |
| Yes | Alex Smith | alex.smith@phila.gov | 6/8/2023 13:01 | 6/8/2023 13:59 | 59 | Yes | United States |
| Yes | Alex Smith | alex.smith@phila.gov | 6/8/2023 15:03 | 6/8/2023 15:30 | 28 | Yes | United States |
| Yes | Anne Fadullon | anne.fadullon@phila.gov | 6/8/2023 12:56 | 6/8/2023 15:30 | 154 | Yes | United States |
| Yes | Dawn Summerville | dawn.summerville@phila.gov | 6/8/2023 13:13 | 6/8/2023 15:30 | 137 | Yes | United States |
| Yes | Cheryl Gaston | cg@sprucelaw.com | 6/8/2023 12:56 | 6/8/2023 15:30 | 155 | Yes | United States |
| Yes | Ron Bednar | ronald.bednar@phila.gov | 6/8/2023 12:53 | 6/8/2023 14:59 | 127 | Yes | United States |
| Yes | Garlen Capita | capitag@wharton.upenn.edu | 6/8/2023 12:59 | 6/8/2023 15:30 | 151 | Yes | United States |
| Yes | Pat Eiding | pat14@philaflcio.org | 6/8/2023 12:54 | 6/8/2023 15:30 | 157 | Yes | United States |
| Yes | John Haak | john.haak@phila.gov | 6/8/2023 12:54 | 6/8/2023 15:30 | 157 | Yes | United States |
| Yes | Leonard Reuter | leonard.reuter@phila.gov | 6/8/2023 12:58 | 6/8/2023 15:30 | 153 | Yes | United States |
| Yes | Billy Collins - Staff (he/him) (Billy Collins) | billy.collins@phila.gov | 6/8/2023 12:51 | 6/8/2023 15:30 | 159 | Yes | United States |
| Yes | Aubrey Powers | aubrey.powers@phila.gov | 6/8/2023 13:06 | 6/8/2023 15:30 | 144 | Yes | United States |
| Yes | Peter Barnard | peter.barnard@phila.gov | 6/8/2023 12:52 | 6/8/2023 14:20 | 89 | Yes | United States |
| Yes | Ian Hegarty (PCPC Staff) (Peter Barnard) | peter.barnard@phila.gov | 6/8/2023 12:52 | 6/8/2023 15:30 | 158 | Yes | United States |
| Yes | Letitia (Letitia McNeil) | letitia.mcneil@phila.gov | 6/8/2023 13:39 | 6/8/2023 15:30 | 112 | Yes | United States |
| Yes | Brian Wenrich | brian.wenrich@phila.gov | 6/8/2023 12:54 | 6/8/2023 15:30 | 156 | Yes | United States |
| Yes | Michael Johns | mjohns@mdesigns.consulting | 6/8/2023 12:57 | 6/8/2023 15:30 | 153 | Yes | United States |
| Yes | David Kanthor | david.kanthor@phila.gov | 6/8/2023 12:56 | 6/8/2023 15:30 | 154 | Yes | United States |
| Yes | Nicole Ozdemir# PCPC (Nicole Ozdemir) | nicole.ozdemir@phila.gov | 6/8/2023 12:52 | 6/8/2023 14:02 | 71 | Yes | United States |
| Yes | Aaron Holly | aaron.holly@phila.gov | 6/8/2023 13:00 | 6/8/2023 13:27 | 28 | Yes | United States |
| Yes | Aaron Holly | aaron.holly@phila.gov | 6/8/2023 13:28 | 6/8/2023 15:30 | 123 | Yes | United States |
| Yes | Martine DeCamp | martine.decamp@phila.gov | 6/8/2023 12:55 | 6/8/2023 15:30 | 156 | Yes | United States |
| Yes | Nathan Grace | nathan.grace@phila.gov | 6/8/2023 12:55 | 6/8/2023 15:30 | 155 | Yes | United States |
| Yes | Ximena Valle | ximena@xvadesign.com | 6/8/2023 12:58 | 6/8/2023 15:30 | 153 | Yes | United States |
| Yes | Maria Gonzalez | mgonzalez@haceddc.org | 6/8/2023 13:04 | 6/8/2023 15:30 | 147 | Yes | United States |
| Yes | Mason Austin | mason.austin@phila.gov | 6/8/2023 12:57 | 6/8/2023 15:30 | 153 | Yes | United States |
| Yes | Eleanor Sharpe | eleanor.sharpe@phila.gov | 6/8/2023 12:56 | 6/8/2023 15:30 | 154 | Yes | United States |
| Yes | Daniel Farrell | daniel.farrell@phila.gov | 6/8/2023 13:00 | 6/8/2023 15:30 | 151 | Yes | United States |
| Yes | Tavare Brown | tavare.brown@phila.gov | 6/8/2023 13:03 | 6/8/2023 15:30 | 148 | Yes | United States |
| Yes | Keith Davis | keith.f.davis@phila.gov | 6/8/2023 13:49 | 6/8/2023 15:30 | 102 | Yes | United States |
| Yes | Matt Wysong | matt.wysong@phila.gov | 6/8/2023 12:56 | 6/8/2023 14:00 | 65 | Yes | United States |
| Yes | Matt Wysong | matt.wysong@phila.gov | 6/8/2023 14:05 | 6/8/2023 15:30 | 85 | Yes | United States |
| Yes | Ian Litwin (staff) (Ian Litwin) | ian.litwin@phila.gov | 6/8/2023 13:06 | 6/8/2023 13:57 | 51 | Yes | United States |
| Yes | Ian Litwin (staff) (Ian Litwin) | ian.litwin@phila.gov | 6/8/2023 15:21 | 6/8/2023 15:30 | 9 | Yes | United States |
| Yes | Alex Till | alexander.till@phila.gov | 6/8/2023 12:58 | 6/8/2023 13:57 | 59 | Yes | United States |
| Yes | Joseph Syrnick | joseph.syrnick@srdc.net | 6/8/2023 12:59 | 6/8/2023 13:00 | 1 | Yes | United States |
| Yes | Joseph Syrnick | joseph.syrnick@srdc.net | 6/8/2023 13:00 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Suzanne Ponsen | suzanne.ponsen@gmail.com | 6/8/2023 13:01 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | constancewinters | wincapp@aol.com | 6/8/2023 14:13 | 6/8/2023 15:29 | 77 | Yes | United States |
| Yes | Brett Feldman | | 6/8/2023 13:17 | 6/8/2023 14:20 | 64 | Yes | United States |
| Yes | Matt McCarter | matthewmccarter@projecthome.org | 6/8/2023 13:20 | 6/8/2023 14:20 | 60 | Yes | United States |
| Yes | Janet Stearns | janetstearns@projecthome.org | 6/8/2023 13:02 | 6/8/2023 13:47 | 45 | Yes | United States |

| | | | | | | | |
|-----|---|----------------------------------|----------------|----------------|-----|-----|---------------|
| Yes | Janet Stearns | janetstearns@projecthome.org | 6/8/2023 13:52 | 6/8/2023 13:55 | 3 | Yes | United States |
| Yes | Janet Stearns | janetstearns@projecthome.org | 6/8/2023 13:56 | 6/8/2023 14:02 | 7 | Yes | United States |
| Yes | Janet Stearns | janetstearns@projecthome.org | 6/8/2023 14:02 | 6/8/2023 14:20 | 18 | Yes | United States |
| Yes | Ben Schmidt | benjamin.schmidt@phila.gov | 6/8/2023 14:35 | 6/8/2023 15:26 | 52 | Yes | United States |
| Yes | Kori N. | knnewallo@yahoo.com | 6/8/2023 13:17 | 6/8/2023 14:38 | 81 | Yes | United States |
| Yes | Hadji Maloumian | hamaloumian@gmail.com | 6/8/2023 13:01 | 6/8/2023 13:16 | 15 | Yes | United States |
| Yes | Hadji Maloumian | hamaloumian@gmail.com | 6/8/2023 13:19 | 6/8/2023 14:06 | 47 | Yes | United States |
| Yes | Hadji Maloumian | hamaloumian@gmail.com | 6/8/2023 14:07 | 6/8/2023 15:14 | 67 | Yes | United States |
| Yes | Nicholas Mulligan PWD | nicholas.mulligan@phila.gov | 6/8/2023 13:00 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Hilary Langer - EFCC | | 6/8/2023 13:00 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Sennah Loftus# VMA | loftus@vma1.com | 6/8/2023 13:00 | 6/8/2023 14:19 | 79 | Yes | United States |
| Yes | Brian Cohen | bcohen@ensemble.net | 6/8/2023 13:06 | 6/8/2023 15:14 | 128 | Yes | United States |
| Yes | John Hunter | johnhunter286@gmail.com | 6/8/2023 13:13 | 6/8/2023 13:57 | 45 | Yes | United States |
| Yes | Doris | aldridgedj@verizon.net | 6/8/2023 13:01 | 6/8/2023 15:29 | 149 | Yes | United States |
| Yes | Doris | aldridgedj@verizon.net | 6/8/2023 15:29 | 6/8/2023 15:30 | 2 | Yes | United States |
| Yes | Jametta Johnson | jametta.johnson@phila.gov | 6/8/2023 13:03 | 6/8/2023 15:30 | 147 | Yes | United States |
| Yes | Christian Burger | chree456@gmail.com | 6/8/2023 13:01 | 6/8/2023 14:01 | 60 | Yes | United States |
| Yes | Emaleigh Doley | edoley@germantownunitedcdc.org | 6/8/2023 14:06 | 6/8/2023 15:30 | 85 | Yes | United States |
| Yes | Ebony Powell | epowell@pahouse.net | 6/8/2023 13:02 | 6/8/2023 14:24 | 82 | Yes | United States |
| Yes | Henry Felsman | henry.felsman@phila.gov | 6/8/2023 13:02 | 6/8/2023 15:30 | 148 | Yes | United States |
| Yes | Kasim Ali# PE | kasim.ali@phila.gov | 6/8/2023 13:17 | 6/8/2023 13:20 | 4 | Yes | United States |
| Yes | Kasim Ali# PE | kasim.ali@phila.gov | 6/8/2023 13:22 | 6/8/2023 13:58 | 36 | Yes | United States |
| Yes | Sarah Chiu | sarah.chiu@phila.gov | 6/8/2023 13:02 | 6/8/2023 15:30 | 148 | Yes | United States |
| Yes | Allison Weiss/Solo | awfromhh6@gmail.com | 6/8/2023 13:07 | 6/8/2023 13:37 | 30 | Yes | United States |
| Yes | Allison Weiss/Solo | awfromhh6@gmail.com | 6/8/2023 13:37 | 6/8/2023 13:39 | 2 | Yes | United States |
| Yes | Anthony Christinzio PCPC | | 6/8/2023 13:03 | 6/8/2023 15:30 | 148 | Yes | United States |
| Yes | Kacie Liss | katherine.liss@phila.gov | 6/8/2023 13:00 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Stephanie Pennypacker | | 6/8/2023 13:01 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | jonathangoins | jonathangoins@gmail.com | 6/8/2023 13:03 | 6/8/2023 14:26 | 83 | Yes | United States |
| Yes | jonathangoins | jonathangoins@gmail.com | 6/8/2023 14:27 | 6/8/2023 14:44 | 17 | Yes | United States |
| Yes | Eileen Quigley | quigleye@ballardspahr.com | 6/8/2023 13:00 | 6/8/2023 14:17 | 77 | Yes | United States |
| Yes | Jimmy Stiving | james.stiving@phila.gov | 6/8/2023 13:01 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Mary McGettigan | mcgettig@aol.com | 6/8/2023 13:14 | 6/8/2023 14:02 | 49 | Yes | United States |
| Yes | Conor Corcoran | conor@jccesq.com | 6/8/2023 13:00 | 6/8/2023 14:17 | 77 | Yes | United States |
| Yes | Kevin Mueller (SJU) | kmuller@sju.edu | 6/8/2023 13:01 | 6/8/2023 14:16 | 76 | Yes | United States |
| Yes | Nicole Healy | president@wissahickon.us | 6/8/2023 13:01 | 6/8/2023 13:57 | 57 | Yes | United States |
| Yes | Ricardo (Rick) Peña | rpena@law.villanova.edu | 6/8/2023 13:01 | 6/8/2023 14:17 | 77 | Yes | United States |
| Yes | Emily Nichols# East Falls Community Council | mle.nichols@gmail.com | 6/8/2023 13:19 | 6/8/2023 13:43 | 24 | Yes | United States |
| Yes | Emily Nichols# EFCC | mle.nichols@gmail.com | 6/8/2023 15:08 | 6/8/2023 15:10 | 3 | Yes | United States |
| Yes | Michelle Feldman | michelle.feldman@eastfallspa.com | 6/8/2023 13:00 | 6/8/2023 14:35 | 95 | Yes | United States |
| Yes | Meg Cavanagh | | 6/8/2023 13:00 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Joe Kender | jkender@sju.edu | 6/8/2023 13:01 | 6/8/2023 14:19 | 78 | Yes | United States |
| Yes | Bruce Bohri (he/him - DPD Staff) | bruce.bohri@phila.gov | 6/8/2023 13:04 | 6/8/2023 15:30 | 147 | Yes | United States |
| Yes | Andrew Meloney | andrew.meloney@pha.phila.gov | 6/8/2023 13:11 | 6/8/2023 13:15 | 4 | Yes | United States |
| Yes | Marty Gregorski | martin.gregorski@blankrome.com | 6/8/2023 13:01 | 6/8/2023 13:40 | 40 | Yes | United States |
| Yes | Bonita Cummings | shl851@aol.com | 6/8/2023 13:06 | 6/8/2023 13:10 | 4 | Yes | United States |
| Yes | Bonita Cummings | shl851@aol.com | 6/8/2023 13:11 | 6/8/2023 14:04 | 53 | Yes | United States |

| | | | | | | | | |
|-----|--|-------------|----------------------------|----------------|----------------|-----|-----|---------------|
| Yes | Jared Klein | | jared.klein@blankrome.com | 6/8/2023 13:10 | 6/8/2023 13:40 | 30 | Yes | United States |
| Yes | Re'ona Pettway | | rpettway555@gmail.com | 6/8/2023 13:04 | 6/8/2023 13:22 | 18 | Yes | United States |
| Yes | Michael Gall | | | 6/8/2023 13:02 | 6/8/2023 15:30 | 149 | Yes | United States |
| Yes | | 12154381232 | | 6/8/2023 13:01 | 6/8/2023 15:30 | 149 | Yes | United States |
| Yes | Brian Wenrich | | brian.wenrich@phila.gov | 6/8/2023 14:09 | 6/8/2023 14:36 | 28 | Yes | United States |
| Yes | Crystal B Morris-WRA | | crystalbmorris@hotmail.com | 6/8/2023 13:02 | 6/8/2023 14:28 | 86 | Yes | United States |
| Yes | Elizabeth Norton# Pennoni | | enorton@pennoni.com | 6/8/2023 13:04 | 6/8/2023 15:14 | 130 | Yes | United States |
| Yes | Citizens Planning Institute | | donna.carney@phila.gov | 6/8/2023 13:00 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Nicole Simonsen | | nicole.simonsen@phila.gov | 6/8/2023 13:01 | 6/8/2023 15:30 | 150 | Yes | United States |
| Yes | Molly Pollak | | molly.pollak@phila.gov | 6/8/2023 13:01 | 6/8/2023 15:30 | 149 | Yes | United States |
| Yes | Gabriel Gottlieb | | gabrielgottlieb7@gmail.com | 6/8/2023 13:01 | 6/8/2023 13:40 | 40 | Yes | United States |
| Yes | | 12157156909 | | 6/8/2023 13:01 | 6/8/2023 13:59 | 59 | Yes | United States |
| Yes | Michele Rhett | | michelerhett40@gmail.com | 6/8/2023 13:01 | 6/8/2023 15:27 | 147 | Yes | United States |
| Yes | | 12158435556 | | 6/8/2023 13:42 | 6/8/2023 15:30 | 109 | Yes | United States |
| Yes | Bob Careless | | rcareless@cozen.com | 6/8/2023 13:22 | 6/8/2023 15:15 | 114 | Yes | United States |
| Yes | Suzie Kazar | | suzie.kazar@phila.gov | 6/8/2023 13:00 | 6/8/2023 14:52 | 112 | Yes | United States |
| Yes | Suzie Kazar | | suzie.kazar@phila.gov | 6/8/2023 14:52 | 6/8/2023 15:30 | 39 | Yes | United States |
| Yes | Tracey Pachman | | tpachman@sju.edu | 6/8/2023 13:51 | 6/8/2023 14:17 | 26 | Yes | United States |
| Yes | Matthew McClure | | mccclure@ballardspahr.com | 6/8/2023 13:00 | 6/8/2023 14:16 | 77 | Yes | United States |
| Yes | Wadell Ridley | | | 6/8/2023 13:01 | 6/8/2023 14:17 | 77 | Yes | United States |
| Yes | mina monavarian | | mina.monavarian@phila.gov | 6/8/2023 13:08 | 6/8/2023 15:30 | 143 | Yes | United States |
| Yes | Jack Conviser | | jack.conviser@phila.gov | 6/8/2023 13:01 | 6/8/2023 14:35 | 95 | Yes | United States |
| Yes | Jack Conviser | | jack.conviser@phila.gov | 6/8/2023 15:24 | 6/8/2023 15:30 | 6 | Yes | United States |
| Yes | Paula Burns - Philadelphia Planning Commission | | brumburns@gmail.com | 6/8/2023 13:02 | 6/8/2023 15:30 | 149 | Yes | United States |
| Yes | Jewelle Kennedy | | jkennedy@ensemble.net | 6/8/2023 13:18 | 6/8/2023 15:25 | 127 | Yes | United States |