

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES JUNE 6, 2024

PRESENT:

John Mondlak, Chair

Joseph Syrnick, Vice Chair

Tavare Brown

Patrick Eiding

Cheryl Gaston

Maria Gonzalez

Michael Johns

Dawn Summerville

Adam Thiel

Ximena Valle

NOT PRESENT:

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

Abigail Sobotka-Briner, 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.

Ms. Sobotka-Briner turned the meeting over to the Commission Chair John Mondlak, to begin the meeting.

1. Action Item: Approval of the Meeting Minutes for April 16th and April 18th 2024

Seeing no questions or comments from the Commission, Chairman Mondlak asked for a motion to approve the meeting minutes (00:02:54).

Motion duly made by Commissioner Summerville and seconded by Commissioner Johns.

Commissioner Gaston noted for the record that she wasn’t present for the April 16th meeting, and therefore, abstained.

The vote was taken by consensus.

Motion carried unanimously to approve the meeting minutes from April 16 and April 18, 1024 Meeting Minutes.

2. Executive Director's Update.

The Civic Design Review Meeting was held Tuesday, July 2, 2024 at 9:30 a.m.

The City Planning Commission Capital Program and Budget Meeting was held Thursday, June 13, 2024 at 9:00 a.m., and the regular Planning Commission Meeting was held Thursday, July 18, 2024 at 1:00 p.m.

RCO Registration

- Began June 1, 2024
- Ended June 30, 2024

Online Information Sessions for RCOs was held June 12, 2024 at 6:00 p.m., and June 20th at 12:00 p.m.

Questions

- RCO@phila.gov or (215) 683-4646
- <https://www.phila.gov/programs/registered-community-organizations-rcos/>

Ms. DeCamp expressed gratitude for contribution to long standing staff member, Far Northeast and Riverwards District Planner, and Policy & Analysis Greg Waldman and congratulated him on his new role at the Philadelphia Streets Department.

Item in Accord with Previous Policy

- i. Zoning Bill 240426: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, Adams Avenue, Ramona Street, Wyoming Avenue, and Whitaker Avenue. Introduced by Councilmember Lozada on May 9, 2024.
- ii. Property Bill 240423: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title, or a lesser interest in real estate, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in parcels of land along the Schuylkill River and the Wissahickon Creek for public recreational purposes, under certain terms and conditions. Introduced by Councilmember Jones on May 9, 2024.

Item for Administrative Approval

- i. Property Bill 240435: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel or parcels of land situate at 121-25 East Chelton Avenue, Philadelphia, Pennsylvania, all under certain terms and conditions. Introduced by Councilmember Bass on May 9, 2024.
- ii. Streets Bill 240493: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1532 Snyder Avenue, Philadelphia, PA 19145, under certain terms and conditions. Introduced by Councilmember Gilmore Richardson for Council President Johnson on May 23, 2024.
- iii. Streets Bill 240496: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 6249 Catharine Street, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on May 23, 2024.
- iv. Streets Bill 240497: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 5013 Baltimore Avenue, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on May 23, 2024.

Questions and comments from the Public at the minute mark in video (00:10:02).

Denise Statham asked about public input regarding, zoning.

Ms. DeCamp provided a brief overview followed by the Chair, who summarized the zoning process and ways that the public could engage and/or be informed.

- 3. Action Item (Held for 45 days at the May 16 PCPC meeting): Zoning Bill No. 240336. Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by adding definitions; and creating a new Chestnut Hill Lower East/NCO in the area generally bounded by the SEPTA Chestnut Hill East Line, Cresheim Valley Drive, Germantown Avenue, Winston Road, Moreland Avenue, Devon Street, Ardleigh Street, and Springfield Avenue, under certain terms and conditions. Introduced by Councilmember Bass on April 25, 2024. (Presented by Ian Hegarty)**

Zoning Bill No. 240336 proposes a Neighborhood Conservation Overlay, or NCO, regulating RSA-3 properties in a portion of the Chestnut Hill neighborhood in the Upper Northwest planning district. NCOs are zoning overlays that apply zoning and design requirements to residential properties. The proposed NCO was nominated in accordance with the process described in Section 11 of the Regulations of the Philadelphia City Planning Commission. The Nomination is attached for reference.

The nominators are a group of residents of the 100 block of East Mermaid Lane. The nomination states that the purpose of the proposed NCO is “to protect the existing walkable and aesthetic character of the 100 blocks of East Mermaid Lane and East Moreland Avenue area in the Chestnut Hill section of Philadelphia.”

The proposed NCO establishes additional zoning regulations related to building setbacks, building height and massing, parking, and roof decks. The proposed NCO establishes additional Design Standards, which would be applied during building permit review. The proposed Design Standards are related to habitable rooms on the ground floor, screening of utility meters, HVAC equipment, and refuse enclosures, window design, landscaping of front yards, and exterior materials. A summary of the requirements in each of the above categories is included on pages 4 and 5 of this fact sheets.

At the request of Commission Staff, this Bill also amends the definitions section of the Zoning Code to include definitions for “Dormer” and “Mansard Roof.”

Staff recommendation is not for approval.

Questions and comments from the Commission at the minute mark in video (00:20:24).

Based on staff recommendation, Commissioner Johns requested clarification on what someone would have to do if they wanted to develop within the area, which was explained by Ms. DeCamp and the Commission Chair. Commissioner Gonzalez mentioned public comments from the previous meeting about lack of community engagement.

Seeing no further questions and comments from the Commission, Chairman Mondlak asked for a motion (00:30:55).

Motion duly made by Commissioner Eiding and seconded by Commissioner Summerville for the Commission to take no action on this item.

Additional questions and comments from the Commission (00:31:19).

Vice Chair Syrnick wanted to know when the 45-days would run out, which was July 13, 2024. Chairman Mondlak provided an explanation. Commissioner Johns and Commissioner Gaston expressed similar remarks regarding the Commissioner action on this item and zoning code.

Counselor for the Commission Leonard Reuter clarified the ordinance and City Council final action on the Bill (00:36:16). Chairman Mondlak explained the motion and what the outcome of the motion would mean (00:39:52).

Following comments from Commissioner Johns, Commissioner Summerville, and Commissioner Brown regarding the process of the Bill going through City Council, and potential issues or reservations moving forward with the Bill, the Commissioner Eiding recommended for the Commission to pull back the motion and let it go through by a vote (00:44:50).

Seeing no further questions and comments from the Commission, Chairman Mondlak deferred to Commissioner Johns for a motion (00:45:00).

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

Chairman Mondlak polled the Commission for the vote: Commissioner Johns, and Commissioner Syrnick.

Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, and Commissioner Valle voted nay.

Commissioner Eiding, Commissioner Summerville, and Commissioner Thiel, abstained.

The motion failed (2-4), with three abstentions.

Seeing no further questions and comments from the Commission, Chairman Mondlak deferred to Commissioner Johns for a motion to support the Planning Commission (00:47:12).

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

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Syrnick, and Commissioner Valle.

Commissioner Eiding, Commissioner Summerville, and Commissioner Thiel, abstained.

Commissioner Johns voted nay.

Motion carried to accept staff recommendation of not for approval (5-1), with three abstentions.

- 4. Action Item: Zoning Bill 240415: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Island Avenue, the Delaware Expressway, and Bartram Avenue. Introduced by Councilmember Gilmore Richardson for Council President Johnson on May 9, 2024. (Presented by Jonathan Goins)**

This Bill was requested by the property owner, to support efforts to market and redevelop the currently vacant site.

While the Comprehensive Plan made no zoning change recommendations for this site, given the longstanding vacancy and potential economic impact of a new, modern distribution facility, staff recommends approval, but would also recommend continuing, meaningful engagement with surrounding communities and stakeholders as the development process moves forward.

Staff recommendation is for approval.

Questions and comments from the Commission (00:54:08).

Commissioner Gaston wanted to know if there were any thought on broadening the surrounding industrial area, which was addressed by Mr. Goins.

Questions and comments from the Public (00:57:29).

Denise Statham mentioned that community engagement wasn't done until May 29, 2024 and requests weren't answered and asked if residents would be considered with their ongoing process. Ms. DeCamp addressed Ms. Statham, as well as Mr. Goins.

Ted Pickett asked what was going to take the place of the building, which was addressed by Chairman Mondlak.

Jacqueline Angie Howard was unable to speak due to technical issues.

Craig Melidosian supports the project and expressed concerns about community engagement.

Kathrine Missimer, of the development team responded to the public inquiries.

Seeing no further questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (01:14:12).

Motion duly made by Commissioner Johns and seconded by Commissioner Eiding for the Commission to accept staff recommendation for approval.

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Thiel, Commissioner Valle, and Commissioner Syrnick.

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

- 5. Action Item: Zoning Bill 240421: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Valley Avenue, Domino Lane, Ridge Avenue, Paoli Avenue, Pechin Street (extended), Ridge Avenue, Hermit Street, and Henry Avenue, and to amend Title 14 of The Philadelphia Code by adding Section 14-541, Ridge Avenue Neighborhoods Overlay /RAN, and making other related changes, all under certain terms and conditions. Introduced by Councilmember Bass on May 9, 2024. (Presented by Aaron Holly)**

Planning Commissions staff worked with a group of RCO leaders along the Ridge Avenue corridor in the Wissahickon and Roxborough neighborhoods between 2023-2024 to update the Ridge Avenue Neighborhood Commercial Area Overlay (NCA). The intent behind the proposed changes is to “right-size” new development on the Ridge Avenue corridor and ensure that new development adheres to the community’s vision. Many community members feel that many recent developments on Ridge Avenue in Roxborough are out of context with the existing commercial corridor and surrounding neighborhoods.

The community also requested that the overlay regulations apply to residential multi-family properties which are not currently subject to the provision of the NCA.

Staff recommendation is for approval, with amendments.

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

At the request of the Commissioner Syrnick, Mr. Holly verified the Councilperson for the district project typo on the item. Commissioner Gonzalez asked if there were an adverse effect by the changing of zoning designation for the parcels and area. Ms. DeCamp responded to the inquiry.

Questions and comments from the Public (01:29:50).

John Carpenter asked the Commission to support the Bill.

Jacqueline Cusack addressed public comments, spoke about the project, engagement with RCO's and the community, and extended thank you remarks.

Additional questions and comments from the Commission (01:35:08).

Commissioner Johns, Commissioner Syrnick, and Commissioner Gonzalez spoke on the parking requirements, overlay, and residential parking.

Seeing no further questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (01:38:09).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Eiding for the Commission to accept staff recommendation for approval, with amendments.

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

Motion carried to accept staff recommendation for approval, with amendments (9-0).

- 6. Action Item: Zoning Bill 240427: Amending Section 14-305 of the Philadelphia Code entitled "Nonconformities," by providing further provisions on changes from non-conforming uses; all under certain terms and conditions. Introduced by Councilmember Young on May 9, 2024. (Presented by David Fecteau).**

Zoning Bill No. 240427, proposes to change how the City of Philadelphia treats legally non-conforming uses in the Zoning Code. According to the Code, legally non-conforming uses or structures are land uses, buildings, parking areas, lots, signs, non-accessory signs, and site improvements that do not conform with the requirements of the Zoning Code either because (a) they were established before the adoption of zoning, or (b) they were legal when established but have become nonconforming due to later zoning amendments. This definition would remain.

The Code currently has a goal of regulating these types of uses and structures. This Bill proposes a new purpose, to discourage or eliminate these uses and structures.

The Bill also adds a new standard, in addition to those currently in the Code, to determine whether a non-conforming use has been abandoned.

The current standard is “A nonconforming use that has been discontinued for more than three consecutive years shall be considered abandoned and may not be resumed or replaced by another nonconforming use.”

The proposed additional standard would state “A non-conforming use shall be deemed abandoned whenever such use is discontinued and a new use established, with or without the grant of a zoning permit, and shall not be reinstated.”

Staff recommendation is request for 45-days.

Questions and comments from the Commission (01:44:58).

Commissioner Gaston commented on the nonconformities, and explained the pre-legal use, and interpretation of the code. Commissioner Brown asked for clarification on the procedure for 45-days, which was addressed by the Commission Chair.

Councilman Young provided clarity on the intent of the Bill and mentioned that the language of the Bill was presented by the Law Department, who drafted a particular section (01:54:18). The discussion continued at the minute mark in video (01:57:33).

Seeing no further questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:00:56).

Motion duly made by Commissioner Gaston and seconded by Commissioner Eiding for the Commission to accept staff recommendation request for 45-days.

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

Motion carried to accept staff recommendation request for 45-days (9-0).

7. Action Item: Zoning Bill 240432: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Kensington Avenue, Tioga Street, Jasper Street, and Allegheny Avenue. Introduced by Councilmember Driscoll on May 9, 2024. (Presented by Michael Gall)

City Council introduced the first Kensington Ave Remapping Bill (#240247-A), which brought all the commercially-zoned properties on the SE side of Kensington Ave from Buckius to Tioga Streets into the CMX-3, Commercial Mixed Use base zoning district. Councilmember Driscoll decided to continue this process southwardly. This proposed action remaps all of the commercially-zoned areas along Kensington Ave from Tioga St to Allegheny Ave to CMX-3.

The zoning changes, coupled with relaxing parking restrictions will advance the City of Philadelphia's goals to provide housing to all Philadelphians. It may also help to bring consumer businesses back to this part of Kensington Avenue.

Staff recommendation is for approval.

Questions and comments from the Commission (02:07:32).

Commissioner Gonzalez inquired about Councilmembers meeting with residents parallel to the approval process of the legislation, which was addressed by Mr. Gall.

Seeing no further questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:08:41).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gaston for the Commission to accept staff recommendation for approval.

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

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

8. Action Item: Zoning Bill 240499: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Locust Street, 8th Street, South Street, and Broad Street. Introduced by Councilmember Squilla on May 23, 2024. (Presented by Eliza Bower)

This Bill was introduced to protect commercial corridors, better manage the transition between neighborhood scale to the south and east and commercial scale to the north and west, encourage appropriate development on vacant or underdeveloped lots, correct zoning to reduce non-conformities, and protect rowhome fabric and single-family homes in the Washington Square West Neighborhood in the Central District.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:12:42).

Motion duly made by Commissioner Summerville and seconded by Commissioner Johns for the Commission to accept staff recommendation for approval.

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

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

- 9. Action Item: Property Bill 240425: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire a fee simple title or a lesser real estate interest in all or a portion of a parcel or parcels of land from the Philadelphia Redevelopment Authority, the Philadelphia Land Bank and the Philadelphia Housing and Development Corporation, all under certain terms and conditions. Introduced by Councilmember Lozada for Council President Johnson on May 9, 2024. (Presented by Jonathan Goins)**

This Bill was introduced to enable design and construction of a public trail segment, connecting Island Avenue to existing segments of the Cobbs Creek trail along Cobbs Creek.

Staff recommendation is for approval.

Seeing no further questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:17:02).

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

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

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

- 10. Action Item: Property Bill 240431: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, of certain parcels of land along the Delaware River in the Tacony-Holmesburg area for the purpose of making, enlarging, connecting, extending, operating and maintaining public parks for recreational use, under certain terms and conditions. Introduced by Councilmember Driscoll on May 9, 2024. (Presented by Madison Matera)**

Administration request is to allow for acquisition of property along the Delaware River for an extension of the North Delaware Trail from Princeton Avenue to Pennypack Path. This trail is one of the last gaps in the North Delaware River trail's alignment. Riverfront North Partnership attempted to get an alignment that ran along the riverfront but was unable to make that alignment work. This is why an on-road alignment is necessary.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:21:52).

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

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

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

11. Action Item: Streets Bill 240473: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 3743 Midvale Avenue, Philadelphia, PA 19129, under certain terms and conditions. (Presented by Dan Farrell)

The two types of ordinances:

- Adding a specific geography to Section 9-208
- Individual encroachment ordinances for specific businesses

As written, the Bill does **not** meet the Complete Streets Policy, and a portion of the Bill text is **missing**.

The walking zone dimension is 6' **but** 10' minimum is **required**.

Complete Streets Policy **requires** 6' minimum or half the sidewalk width, whichever is greater.

Streets has reached out to Law with the updated text and correct dimension to be **amended**.

Staff recommendation is for approval, with amendments.

Seeing no questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:24:53).

Motion duly made by Commissioner Johns and seconded by Commissioner Gaston for the Commission to accept staff recommendation for approval, with amendments.

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Thiel, and Commissioner Valle.

Commissioner Syrnick abstained from this item.

Motion carried to accept staff recommendation for approval, with amendments (8-1).

12. Action Item: Streets Bill 240382: Authorizing the installation, ownership and maintenance of various encroachments in the vicinity of 4432 Main Street, 4436-42 Main Street and 4436R Main Street, Philadelphia, PA 19127, under certain terms and conditions. (Presented by Dan Farrell)

This Bill is to allow for the installation of two bridges at 4432 Main Street, 4436-42 Main Street and 4436R Main Street. One is a vehicular bridge with a pedestrian walkway and the second is a pedestrian bridge. These both span the Manayunk Canal to meet Main Street. Development team has worked with City agencies to update materials to meet all requirements.

Staff recommendation is for approval.

Questions and comments from the Commission (02:27:27).

Commissioner Johns noted that the project went before Civic Design Review (CDR), and recommendations were made to the development team to make necessary changes, and the plans were in lined with what they supported at CDR.

Commissioner Syrnick wanted to know the Streets Department position on the changes. Mr. Farrell stated that the Streets Department approved the project.

Questions and comments from the Public (02:28:35).

Stephanie Magagna spoke in support of the project.

Diana Hulvoy requested for the Bill to be considered further and not be brought to vote.

Tyra Duham, John Hunter, Jeremy Inman, and Nick Dryslowski requested for the Bill to be tabled.

David Fecteau, of the Philadelphia City Planning Commission (PCPC), read two public comments sent via email (02:37:34).

Kathleen Lambert opposed the Bill since there were no drawings attached and too early in the process for such a Bill.

Arlene Jones opposed the Bill because it's vaguely worded, the property has a danger structure on it, no record of zoning permit, and the Bill seems to be rushing unnecessarily.

Commission Chair asked for clarification on the disconnect, with CDR recommendation, the zoning permit process, and meetings with the Registered Community Organization (RCO), which was addressed by Commissioner Johns (02:38:34).

Commissioner Gonzalez mentioned that she didn't recall of anyone opposing the project at the previous meeting. The discussion continued.

Additional questions and comments from the Public (02:35:36).

Jerry Roller, of the project team explained the ordinance.

Geoff Woolery asked for more time to understand what's going on with the building.

Stephanie Magagna noted that the location of the bridges hadn't changed.

Seeing no further questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:51:44).

Motion duly made by Commissioner Johns and seconded by Commissioner Gonzalez for the Commission to accept staff recommendation for approval (02:55:08).

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Synchron, Commissioner Thiel, and Commissioner Valle.

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

13. Action Item: Streets Bill 240495: Authorizing the vacating of Beaumont Street from Fifty-First Street to its terminus southwestwardly therefrom. Introduced by Councilmember Gauthier on May 23, 2024. (Presented by Brian Wenrich).

The purpose of this Bill is to vacate the street stub Not on City Plan, legally open by “Deed of Dedication” in 1859, to formalize the use as a side yard. The City’s Law Department has made the request for the city plan update.

Beaumont Street at this location is not physically improved nor open to public traffic

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or the Public, Chairman Mondlak asked for a motion (02:58:24).

Motion duly made by Commissioner Syrnick and seconded by Commissioner Eiding for the Commission to accept staff recommendation for approval.

Chairman Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

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

Seeing no further questions and comments from the Commission or Public, Commissioner Gonzalez made a motion to adjourn and seconded by Commissioner Johns (02:59:07).

Motion carried to adjourn the Planning Commission Meeting.

The next Planning Commission is scheduled for September 19, 2024 at 1:00 p.m.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for April 16 and April 18, 2024

APPROVED

2. Executive Director's Update.

Item in Accord with Previous Policy

- i. Zoning Bill 240426: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, Adams Avenue, Ramona Street, Wyoming Avenue, and Whitaker Avenue. Introduced by Councilmember Lozada on May 9, 2024.
- ii. Property Bill 240423: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title, or a lesser interest in real estate, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in parcels of land along the Schuylkill River and the Wissahickon Creek for public recreational purposes, under certain terms and conditions. Introduced by Councilmember Jones on May 9, 2024.

Item for Administrative Approval

- I. Property Bill 240435: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel or parcels of land situate at 121-25 East Chelton Avenue, Philadelphia, Pennsylvania, all under certain terms and conditions. Introduced by Councilmember Bass on May 9, 2024.
- II. Streets Bill 240493: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1532 Snyder Avenue, Philadelphia, PA 19145, under certain terms and conditions. Introduced by Councilmember Gilmore Richardson for Council President Johnson on May 23, 2024.

- III. Streets Bill 240496: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 6249 Catharine Street, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on May 23, 2024.
- IV. Streets Bill 240497: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 5013 Baltimore Avenue, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on May 23, 2024.
- 3. Action Item (Held for 45 days at the May 16 PCPC meeting): Zoning Bill No. 240336. Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by adding definitions; and creating a new Chestnut Hill Lower East/NCO in the area generally bounded by the SEPTA Chestnut Hill East Line, Cresheim Valley Drive, Germantown Avenue, Winston Road, Moreland Avenue, Devon Street, Ardleigh Street, and Springfield Avenue, under certain terms and conditions. Introduced by Councilmember Bass on April 25, 2024. (Presented by Ian Hegarty)

STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED

- 4. Action Item: Zoning Bill 240415: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Island Avenue, the Delaware Expressway, and Bartram Avenue. Introduced by Councilmember Gilmore Richardson for Council President Johnson on May 9, 2024. (Presented by Jonathan Goins)

APPROVED

- 5. Action Item: Zoning Bill 240421: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Valley Avenue, Domino Lane, Ridge Avenue, Paoli Avenue, Pechin Street (extended), Ridge Avenue, Hermit Street, and Henry Avenue, and to amend Title 14 of The Philadelphia Code by adding Section 14-541, Ridge Avenue Neighborhoods Overlay /RAN, and making other related changes, all under certain terms and conditions. Introduced by Councilmember Bass on May 9, 2024. (Presented by Aaron Holly)

STAFF RECOMMENDATION FOR APPROVAL WITH AMENDMENTS WAS APPROVED

6. Action Item: Zoning Bill 240427: Amending Section 14-305 of the Philadelphia Code entitled "Nonconformities," by providing further provisions on changes from non-conforming uses; all under certain terms and conditions. Introduced by Councilmember Young on May 9, 2024. (Presented by David Fecteau).

STAFF RECOMMENDATION FOR 45-DAYS WAS APPROVED

7. Action Item: Zoning Bill 240432: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Kensington Avenue, Tioga Street, Jasper Street, and Allegheny Avenue. Introduced by Councilmember Driscoll on May 9, 2024. (Presented by Michael Gall)

APPROVED

8. Action Item: Zoning Bill 240499: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Locust Street, 8th Street, South Street, and Broad Street. Introduced by Councilmember Squilla on May 23, 2024. (Presented by Eliza Bower)

APPROVED

9. Action Item: Property Bill 240425: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire a fee simple title or a lesser real estate interest in all or a portion of a parcel or parcels of land from the Philadelphia Redevelopment Authority, the Philadelphia Land Bank and the Philadelphia Housing and Development Corporation, all under certain terms and conditions. Introduced by Councilmember Lozada for Council President Johnson on May 9, 2024. (Presented by Jonathan Goins)

APPROVED

10. Action Item: Property Bill 240431: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, of certain parcels of land along the Delaware River in the Tacony-Holmesburg area for the purpose of making, enlarging, connecting, extending, operating and maintaining public parks for recreational use, under certain terms and conditions. Introduced by Councilmember Driscoll on May 9, 2024. (Presented by Madison Matera)

APPROVED

11. Action Item: Streets Bill 240473: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 3743 Midvale Avenue, Philadelphia, PA 19129, under certain terms and conditions. (Presented by Dan Farrell)

**STAFF RECOMMENDATION FOR APPROVAL WITH AMENDMENTS WAS
APPROVED**

12. Action Item: Streets Bill 240382: Authorizing the installation, ownership and maintenance of various encroachments in the vicinity of 4432 Main Street, 4436-42 Main Street and 4436R Main Street, Philadelphia, PA 19127, under certain terms and conditions. (Presented by Dan Farrell)

APPROVED

13. Action Item: Streets Bill 240495: Authorizing the vacating of Beaumont Street from Fifty-First Street to its terminus southwestwardly therefrom. Introduced by Councilmember Gauthier on May 23, 2024. (Presented by Brian Wenrich).

APPROVED

Opposition to Bill 240382/Agenda Item 12

Kathleen Lambert <katlambert4512@hotmail.com>

Thu 6/6/2024 11:38 AM

To: Planning <Planning@phila.gov>

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Hello. Re: agenda item below:

12. Action Item (Held for 45 days at the May 16 PCPC meeting):: Streets Bill 240382: Authorizing the installation, ownership and maintenance of various encroachments in the vicinity of 4432 Main Street, 4436-42 Main Street and 4436R Main Street, Philadelphia, PA 19127, under certain terms and conditions. (Presented by Dan Farrell)

I am a board member of the Manayunk Neighborhood Council and a longtime resident of Manayunk. I am opposed to the introduction of this bill at this time. There is no drawing attached and it is too early in the process for such a bill.

Please note my opposition.

Thank you,

Kathleen Lambert

Re: 6/6/24 Philadelphia City Planning Commission Meeting Agenda #12: Streets Bill 240382

Arlene Jones <amjinbox@yahoo.com>

Thu 6/6/2024 11:09 AM

To: Planning <Planning@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.

Sorry that the email below was sent before I was finished.

The Bill is vaguely worded and there is no drawing attached to the Bill to explain the extent of the authorization.

The property at 4436-42 on Main Street has a 'dangerous structure' notice attached to it. There is no record of a Zoning Permit application for the property and it appears to be intentionally excluded from the Conditional Zoning Permit under consideration for 4436R Main Street, the proposed residential development on Venice Island.

It seems to me that this Bill is being rushed through unnecessarily — there is no Permit application and no drawing attached to the Bill defining the extent of the 'various encroachments'.

Sincerely,
Arlene Jones

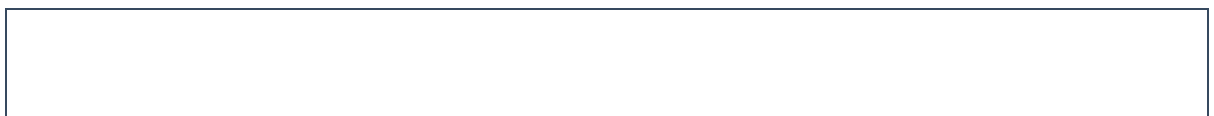
On Jun 6, 2024, at 11:04 AM, Arlene Jones <amjinbox@yahoo.com> wrote:

Good morning,

I am writing to voice my concern with the following bill being discussed today:

12. Action Item (Held for 45 days at the May 16 PCPC meeting):: Streets Bill 240382: Authorizing the installation, ownership and maintenance of various encroachments in the vicinity of 4432 Main Street, 4436-42 Main Street and 4436R Main Street, Philadelphia, PA 19127, under certain terms and conditions. (Presented by Dan Farrel)

On Jun 4, 2024, at 3:51 PM, Philadelphia City Planning Commission <planning@phila.gov> wrote:



Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Michael Gall (PCPC Staff) (Michael Gall)	6/6/2024 12:54	6/6/2024 16:02	189	Yes	United States
Yes	John LaVaccare (PCPC staff) (John LaVacarre)	6/6/2024 12:52	6/6/2024 16:02	191	Yes	United States
Yes	David Fecteau (PCPC Staff) (David Fecteau)	6/6/2024 12:51	6/6/2024 16:02	191	Yes	United States
Yes	Madison Matera	6/6/2024 12:58	6/6/2024 16:02	184	Yes	United States
Yes	Dan Farrell (PCPC Staff) (Dan Farrell)	6/6/2024 12:58	6/6/2024 13:26	28	Yes	United States
Yes	Dan Farrell	6/6/2024 13:37	6/6/2024 16:02	145	Yes	United States
Yes	Brian Wenrich (PCPC Staff) (Brian Wenrich)	6/6/2024 13:01	6/6/2024 16:02	181	Yes	United States
Yes	Dawn Summerville	6/6/2024 12:59	6/6/2024 16:02	183	Yes	United States
Yes	Abigail Sobotka-Briner (PCPC staff) (Abigail Sobotka-Briner)	6/6/2024 12:54	6/6/2024 16:02	188	Yes	United States
Yes	Cheryl Gaston	6/6/2024 12:59	6/6/2024 16:02	183	Yes	United States
Yes	Patrick Eiding	6/6/2024 13:00	6/6/2024 16:02	182	Yes	United States
Yes	Billy Collins (staff) (Billy Collins)	6/6/2024 12:58	6/6/2024 16:02	184	Yes	United States
Yes	Aaron Holly	6/6/2024 12:49	6/6/2024 12:49	1	Yes	United States
Yes	Aaron Holly (PCPC Staff) (Aaron Holly)	6/6/2024 12:56	6/6/2024 15:40	164	Yes	United States
Yes	Leonard Reuter (Aaron Holly)	6/6/2024 13:02	6/6/2024 15:16	134	Yes	United States
Yes	Aaron Holly (PCPC Staff)	6/6/2024 15:40	6/6/2024 16:02	22	Yes	United States
Yes	Letitia (PCPC) (Letitia McNeil)	6/6/2024 12:59	6/6/2024 16:02	184	Yes	United States
Yes	Adam Thiel	6/6/2024 13:04	6/6/2024 16:02	178	Yes	United States
Yes	Michael Johns	6/6/2024 12:54	6/6/2024 16:02	188	Yes	United States
Yes	John Mondlak	6/6/2024 13:02	6/6/2024 16:02	181	Yes	United States
Yes	Mary Costello# Esq. (City of Phila Law Dept.) (Mary Costello)	6/6/2024 13:00	6/6/2024 16:02	183	Yes	United States
Yes	Martine DeCamp	6/6/2024 12:55	6/6/2024 16:02	188	Yes	United States
Yes	Eliza Bower (PCDC Staff) (Eliza Bower)	6/6/2024 12:34	6/6/2024 16:02	208	Yes	United States
Yes	Ximena Valle	6/6/2024 13:01	6/6/2024 16:02	181	Yes	United States
Yes	Jonathan Goins - PCPC Staff (Jonathan Goins)	6/6/2024 12:56	6/6/2024 16:00	185	Yes	United States
Yes	Maria Gonzalez	6/6/2024 12:55	6/6/2024 16:02	187	Yes	United States
Yes	Ian Hegarty (PCPC Staff# he/him) (Ian Hegarty)	6/6/2024 12:55	6/6/2024 14:22	88	Yes	United States
Yes	Tavare Brown	6/6/2024 13:01	6/6/2024 13:33	32	Yes	United States
Yes	Tavare Brown	6/6/2024 13:42	6/6/2024 14:00	19	Yes	United States
Yes	Tavare Brown	6/6/2024 14:00	6/6/2024 16:02	122	Yes	United States
Yes	Paula Brumbelow Burns	6/6/2024 12:50	6/6/2024 16:02	193	Yes	United States
Yes	Joseph Syrnick	6/6/2024 13:03	6/6/2024 13:03	1	Yes	United States
Yes	Joseph Syrnick	6/6/2024 13:04	6/6/2024 16:02	179	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Matt McClure	6/6/2024 13:46	6/6/2024 13:52	6	Yes	United States
Yes	Jeremy Inman	6/6/2024 14:14	6/6/2024 16:02	108	Yes	United States
Yes	Dennis Kurek	6/6/2024 15:26	6/6/2024 15:59	34	Yes	United States
Yes	Ben S	6/6/2024 13:14	6/6/2024 15:47	154	Yes	United States
Yes	Matt Wysong (City of Phila - OTIS)	6/6/2024 14:48	6/6/2024 14:50	3	Yes	United States
Yes	Matt Wysong (City of Phila - OTIS)	6/6/2024 15:09	6/6/2024 15:29	20	Yes	United States
Yes	Nicole Ozdemir	6/6/2024 13:10	6/6/2024 15:46	156	Yes	United States
Yes	RDC	6/6/2024 13:03	6/6/2024 14:42	100	Yes	United States
Yes	Tyra Duhan	6/6/2024 13:03	6/6/2024 15:59	176	Yes	United States
Yes	Barbara Gee Pratt	6/6/2024 13:03	6/6/2024 15:36	154	Yes	United States
Yes	Barbara Gee	6/6/2024 15:36	6/6/2024 15:51	16	Yes	United States
Yes	Barbara Gee	6/6/2024 16:00	6/6/2024 16:02	2	Yes	United States
Yes	Citizens Planning Institute	6/6/2024 13:13	6/6/2024 13:29	16	Yes	United States
Yes	LC	6/6/2024 13:19	6/6/2024 13:23	4	Yes	United States
Yes	LC	6/6/2024 13:24	6/6/2024 13:28	4	Yes	United States
Yes	LC	6/6/2024 13:30	6/6/2024 14:24	54	Yes	United States
Yes	Ronald.Bednar	6/6/2024 13:03	6/6/2024 13:37	35	Yes	United States
Yes	Alex Smith	6/6/2024 13:11	6/6/2024 14:58	107	Yes	United States
Yes	Kathleen Grady (she/her)	6/6/2024 13:03	6/6/2024 14:29	86	Yes	United States
Yes	Steph Phillips, Riverfront North	6/6/2024 13:33	6/6/2024 15:25	112	Yes	United States
Yes	Craig Melidosian	6/6/2024 13:03	6/6/2024 14:19	77	Yes	United States
Yes	Craig Melidosian	6/6/2024 14:00	6/6/2024 14:27	27	Yes	United States
Yes	Craig Melidosian	6/6/2024 14:20	6/6/2024 14:44	24	Yes	United States
Yes	Craig Melidosian	6/6/2024 14:28	6/6/2024 14:58	30	Yes	United States
Yes	Craig Melidosian	6/6/2024 15:00	6/6/2024 16:02	63	Yes	United States
Yes	John Hunter	6/6/2024 13:03	6/6/2024 15:59	177	Yes	United States
Yes	John Carpenter	6/6/2024 13:12	6/6/2024 15:49	157	Yes	United States
Yes	Macey Mento	6/6/2024 13:03	6/6/2024 14:44	102	Yes	United States
Yes	Macey Mento	6/6/2024 14:48	6/6/2024 15:21	33	Yes	United States
Yes	Cassandra Perry	6/6/2024 13:09	6/6/2024 16:02	173	Yes	United States
Yes	Jametta Johnson(PCPC staff)	6/6/2024 13:07	6/6/2024 14:42	95	Yes	United States
Yes	Jametta Johnson(PCPC staff)	6/6/2024 14:42	6/6/2024 16:02	80	Yes	United States
Yes	David Phone	6/6/2024 13:03	6/6/2024 13:52	50	Yes	United States
Yes	Keith Davis_ PCPC Staff	6/6/2024 14:08	6/6/2024 15:52	105	Yes	United States
Yes	mina monavarian	6/6/2024 13:03	6/6/2024 16:02	179	Yes	United States
Yes	Jacqueline Angie Howard	6/6/2024 13:03	6/6/2024 14:23	81	Yes	United States
Yes	Katherine Missimer	6/6/2024 13:03	6/6/2024 14:18	76	Yes	United States
Yes	Amit_s iPhone	6/6/2024 13:08	6/6/2024 13:44	37	Yes	United States
Yes	Nathan Grace	6/6/2024 13:13	6/6/2024 16:02	170	Yes	United States
Yes	Ted Pickett	6/6/2024 13:03	6/6/2024 14:18	75	Yes	United States
Yes	Camilla Lizundia	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	Sarah Clark Stuart (City of Phila-Streets)	6/6/2024 13:05	6/6/2024 15:25	141	Yes	United States
Yes	Cindy LaRue (PCPC Staff)	6/6/2024 13:03	6/6/2024 16:02	179	Yes	United States
Yes	jeffery young esq	6/6/2024 14:42	6/6/2024 15:05	23	Yes	United States
Yes	Jack Conviser (PCPC)	6/6/2024 13:17	6/6/2024 16:02	166	Yes	United States
Yes	Nicole Simonsen	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	Sarah Chiu	6/6/2024 13:03	6/6/2024 16:02	179	Yes	United States
Yes	Paul	6/6/2024 13:04	6/6/2024 16:00	177	Yes	United States
Yes	Lucas Updegraph	6/6/2024 13:03	6/6/2024 15:59	176	Yes	United States
Yes	Meg Cavanagh (PCPC Staff) she/her	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	Nick Dryslowski	6/6/2024 13:03	6/6/2024 15:59	176	Yes	United States
Yes	Aaron Turkson	6/6/2024 13:04	6/6/2024 15:58	174	Yes	United States
Yes	Aaron Turkson	6/6/2024 15:58	6/6/2024 16:02	4	Yes	United States
Yes	Susan Shimp	6/6/2024 13:03	6/6/2024 16:02	179	Yes	United States
Yes	Antonio	6/6/2024 13:24	6/6/2024 14:16	52	Yes	United States
Yes	Emma Sonner (she/her)	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	Geoff Woolery	6/6/2024 13:03	6/6/2024 15:59	176	Yes	United States
Yes	Denise Statham	6/6/2024 13:06	6/6/2024 14:19	74	Yes	United States
Yes	blumgarj	6/6/2024 13:03	6/6/2024 13:52	50	Yes	United States
Yes	Marissa Howard (JKRP)	6/6/2024 14:54	6/6/2024 15:25	32	Yes	United States
Yes	JKRP Architects	6/6/2024 15:00	6/6/2024 15:59	60	Yes	United States
Yes	Jeffery Young, Jr. Esq	6/6/2024 14:13	6/6/2024 14:38	25	Yes	United States
Yes	Rebekah L. Grimes	6/6/2024 13:22	6/6/2024 16:02	161	Yes	United States
Yes	Anthony Christinzio PCPC	6/6/2024 13:03	6/6/2024 16:01	178	Yes	United States
Yes	Terrell Brown	6/6/2024 13:06	6/6/2024 13:39	34	Yes	United States
Yes	Stephanie Magagna	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	Bruce.Bohri	6/6/2024 14:25	6/6/2024 16:00	95	Yes	United States

Yes	Samantha	6/6/2024 13:03	6/6/2024 14:45	103	Yes	United States
Yes	Dan Powers (PCPC Staff)	6/6/2024 13:03	6/6/2024 13:09	7	Yes	United States
Yes	Dan Powers (PCPC Staff)	6/6/2024 13:19	6/6/2024 16:02	163	Yes	United States
Yes	Henry Felsman	6/6/2024 13:09	6/6/2024 16:02	173	Yes	United States
Yes	Diana Hulboy	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	Brett Feldman	6/6/2024 14:22	6/6/2024 15:59	97	Yes	United States
Yes	Brian Clinton	6/6/2024 13:06	6/6/2024 16:02	176	Yes	United States
Yes	Andrew Van Schooneveld	6/6/2024 13:03	6/6/2024 16:02	179	Yes	United States
Yes	ebobo	6/6/2024 13:03	6/6/2024 16:02	179	Yes	United States
Yes	Peter Barnard (PCPC Staff)	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	Sarah Banh	6/6/2024 13:17	6/6/2024 15:54	157	Yes	United States
Yes	Jimmy Stiving (he/him)	6/6/2024 13:20	6/6/2024 13:29	10	Yes	United States
Yes	Jimmy Stiving (he/him)	6/6/2024 14:30	6/6/2024 14:56	26	Yes	United States
Yes	aaron	6/6/2024 13:03	6/6/2024 13:11	9	Yes	United States
Yes	aaron	6/6/2024 13:12	6/6/2024 14:15	64	Yes	United States
Yes	aaron	6/6/2024 14:17	6/6/2024 14:52	36	Yes	United States
Yes	aaron	6/6/2024 15:19	6/6/2024 15:59	41	Yes	United States
Yes	Julian Rios (Ceiba) (he/him)	6/6/2024 13:03	6/6/2024 13:29	27	Yes	United States
Yes	Carla Robinson	6/6/2024 13:03	6/6/2024 13:52	50	Yes	United States
Yes	iPad (4)	6/6/2024 13:03	6/6/2024 15:59	176	Yes	United States
Yes	Ian Litwin (staff)	6/6/2024 13:19	6/6/2024 14:14	56	Yes	United States
Yes	Ian Litwin (staff)	6/6/2024 14:47	6/6/2024 15:20	33	Yes	United States
Yes	Kyle Brown, AICP	6/6/2024 14:01	6/6/2024 14:14	14	Yes	United States
Yes	Kyle Brown, AICP	6/6/2024 14:14	6/6/2024 15:23	69	Yes	United States
Yes	David Kanthor	6/6/2024 13:47	6/6/2024 13:48	1	Yes	United States
Yes	David Kanthor	6/6/2024 14:26	6/6/2024 14:39	14	Yes	United States
Yes	Nina Solomonic	6/6/2024 13:03	6/6/2024 16:02	180	Yes	United States
Yes	1215266692	6/6/2024 13:32	6/6/2024 14:26	54	Yes	United States
Yes	Doris A	6/6/2024 13:24	6/6/2024 16:00	156	Yes	United States
Yes	Doris A	6/6/2024 16:00	6/6/2024 16:01	2	Yes	United States
Yes	Doris A	6/6/2024 16:01	6/6/2024 16:01	0	Yes	United States
Yes	N	6/6/2024 15:17	6/6/2024 15:58	42	Yes	United States
Yes	Christopher Dougherty Riverfront North Partnership	6/6/2024 13:06	6/6/2024 15:25	139	Yes	United States
Yes	Stephanie Pennypacker	6/6/2024 13:03	6/6/2024 15:20	137	Yes	United States
Yes	Eric	6/6/2024 15:21	6/6/2024 16:02	41	Yes	United States
Yes	ANNE MCNIFF, CHCA	6/6/2024 13:03	6/6/2024 13:53	50	Yes	United States
Yes	robfb	6/6/2024 13:03	6/6/2024 13:52	50	Yes	United States
Yes	Celeste Hardester's iPhone	6/6/2024 13:13	6/6/2024 13:29	17	Yes	United States
Yes	Clara Iodice, Streets Department	6/6/2024 13:24	6/6/2024 15:26	122	Yes	United States
Yes	Jaylene Gutierrez (She/Her)	6/6/2024 13:03	6/6/2024 13:07	4	Yes	United States
Yes	Jaylene Gutierrez (She/Her)	6/6/2024 13:07	6/6/2024 14:48	102	Yes	United States