

THE MINUTES OF THE STATED MEETING OF THE PHILADELPHIA CITY PLANNING COMMISSION

THURSDAY, DECEMBER 4, 2025, 1:00 P.M.
IN PERSON IN ROOM 18-029, 1515 ARCH STREET, AND ON ZOOM
JESSIE LAWRENCE, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:01:21

Joe Syrnick, Vice Chair, called the meeting to order. Roll call was completed and the presence of a quorum was announced. The following Commissioners joined:

Commissioner	Present	Absent	Comment
Jessie Lawrence, Chair – Department of Planning & Development		x	John Mondlak Designee
Joseph Syrnick, Vice Chair – Traffic Engineer	x		
Tavare Brown – Director of Finance Designee		x	
Patrick Eiding – Community Representative	x		
Maria Gonzalez – Community Representative		x	
Dawn Summerville – Commerce Department Designee	x		
Brian Clinton – Managing Director Designee	x		
Ximena Valle – Architect	x		
Joyce Lee - Urban Planning Architect	x		

The meeting was held in person in room 18-029, 1515 Arch Street, and remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Octavia Howell
- Paula Brumbelow Burns
- Jaylene Gutierrez
- Johnathan Goins
- Amy Boyd
- David Fecteau
- Brian Wenrich

EXECUTIVE DIRECTORS UPDATE

START TIME IN ZOOM RECORDING: 00:006:03

UPDATES

Upcoming Meetings

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee is Tuesday, January 6, at 1pm.
- The next City Planning Commission meeting is Thursday, January 15, at 1pm.

Philadelphia2050

We are pleased to announce the official launch of the City's Comprehensive Plan Update, Philadelphia2050. We are beginning the process with engagement in 12 languages, asking residents for their vision for the future of the city. We will provide updates at future Planning Commission Meetings and through our websites, phila.gov/phila2050 and phila2050plan.org. We will also host 2 virtual information sessions for the public on Friday, December 12 at noon and Thursday, December 18 at 6pm. For more information and to register, please see our website. We also encourage everyone to fill out a survey online or at one of 24 Planning Together stations throughout the city.

Zoning Bill 250848: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Chew Avenue, Church Lane, and East Wister Street. Introduced by Councilmember Bass on October 9, 2025.

- For Zoning Bill 250848 after the Commissioners' request for 45 days at the November Planning Commission meeting, PCPC staff reached out to affected landowners to notify them of the change under consideration and clarify the scope of proposed work. The scope is limited to change of use and commercial fit-out for new tenants in the former Rite Aid. Other property owners did not respond.
- Because the bill was introduced more than 30 days before it was first heard by the Planning Commission, Council was able to move this bill out of committee. Our approval was presumed.

ITEMS FOR ADMINISTRATIVE APPROVAL

- i. Zoning Bill 251031: Repealing in its entirety Bill No. 241055 (approved December 23, 2024), entitled "An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Packer Avenue, Seventh Street, Pattison Avenue, and Darien Street. To amend Title 14 of The Philadelphia Code by adding Section 14-541 entitled "/PAK, Packer Avenue Overlay District and making other related changes, all under certain terms and conditions.". Introduced by Councilmember Bass for Council President Johnson on November 20, 2025.

- ii. Streets Bill 251028: Authorizing the installation, ownership and maintenance of various encroachments in the vicinity of 510 N Christopher Columbus Blvd, Philadelphia, PA 19123, under certain terms and conditions. Introduced by Councilmember Squilla on November 20, 2025.

AGENDA

Item #1: Preservation Bill 251030

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:25

PRESENTERS:

- Staff member David Fecteau presented the item to the Planning Commission.

PURPOSE: This bill proposes amending the historic preservation ordinance, Section 14-1000 of the Philadelphia Code, which establishes and empowers the Philadelphia Historical Commission (PHC):

- To revise the criteria and process with which the PHC designates buildings, structures, sites, objects, interiors, and districts as historic to ensure that it provides due process;
- To align the PHC's Rules and Regulations with the ordinance regarding amending and rescinding designations;
- To reformat but otherwise not change the section on "Procedure During Consideration of Designation" for clarity;
- To explicitly authorize the PHC to consider development plans in place at the time of designation when reviewing permit applications; and,
- To make minor technical changes promoting transparency and efficiency.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- 45 Day Hold

COMMISSIONER COMMENTS:

- Commissioner Lee asked if there is an opportunity to gain more council district support before moving forward. Staff answered that city council has their own process for weighing in on bills and will hold a committee hearing on this bill.

PUBLIC COMMENT:

- Hanna Stark, Preservation Alliance – Opposition
- Oscar Beisert, Keeping Society of Philadelphia – Opposition
- Celeste Hardester, Chestnut Hill Community Association – Opposition
- David Traub, Save Our Sites – Opposition
- Krista Gebbia, Chestnut Hill Conservancy – Opposition
- Suzanne Ponsen, West Central Germantown Neighbors – 45 Day Hold
- Rev. Chester Willaims – Opposition
- John Carpenter, Central Roxborough Civic Association – Opposition

- Suzanna Barucco – 45 Day Hold
- Ariel Harris – Opposition
- Julia Hammond – 45 Day Hold
- Allison Weiss, SoLo Germantown Civic Association – 45 Day Hold

ACTION:

ITEM: Preservation Bill 251030					
MOTION: 45 Day Hold					
MOVED BY: Eiding					
SECONDED BY: Clinton					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee			x		
Total	5		1		2

Item #2: Zoning Bill 250986

Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by creating Section 14-545, entitled, "/WFS, West Fairmount Sports Area Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on November 13, 2025.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:44:18

PRESENTERS:

- Staff member Paula Brumbelow Burns presented the item to the Planning Commission.

PURPOSE:

The City of Philadelphia, through its Rebuild program, will build a playing field and viewing area for lacrosse events. The project area is larger than the current field. The City will need to disturb an area with steep slopes where grading, retaining walls, and removal of heritage trees will occur. To facilitate the project, the Council Office, and the City's Capital Program Office submitted a request for this bill to facilitate this project.

Although the bill's title shows an area larger than what is needed, it will only apply to a smaller area off of Chamounix Drive. The bill exempts the area from steep slope provisions, heritage tree removal, and fence heights. The bill will expire one year after it becomes law.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Hold For 45 Days

COMMISSIONER COMMENTS:

- Commissioner Syrnick asked for clarification on who can use the field. Staff clarified that it is intended for schools, but there is no provision in the bill stating that only schools may use the field.
- Commissioner Eiding asked for clarification on the one-year provision in the bill.
- Commissioner Eiding asked if this bill has anything to do with the 2026 soccer events happening in the city. Staff answered that it is not related to the soccer events happening in 2026.
- Commissioner Valle asked who the owner of the property is. Staff answered that the property is owned by the city and is part of Fairmount Park.
- Commissioner Eiding asked if Parks and Rec will be responsible for managing the field. Staff answered that yes Parks and Rec will be responsible.
- Commissioner Lee asked if the bill's one-year provision is tied to construction, and if trees are removed, will they be replanted elsewhere in the park. Staff answered that the one-year provision is tied to the obtainment of a zoning permit, and that there will be replacement of removed trees.
- Aparna Palantino, Director of Capital Program Office, clarified multiple items. Parks and Rec does have title to the land and will be managing the site. This will be a public facility available to anyone who obtains a permit for its use. There are a number of schools in West Philadelphia that do not have access to an athletic field, and this will help to fill that gap. Trees will be replanted and will likely exceed the caliper removed and the minimum requirement.
- Commissioner Mondlak clarified that this exemption would preclude a trip to the zoning board but will not preclude replanting and tree counts.
- Commissioner Valle asked what staff would like to achieve if the commission holds the bill for 45 days. Staff answered that there were concerns over traffic impact and would like time to review a traffic impact analysis once completed by the project team.
- Commissioner Summerville expressed that a permanent structure should be considered for this project. No permanent structure is currently proposed.
- Commissioner Eiding expressed that more thought should be put into this project related to hygiene and bathroom facilities.

PUBLIC COMMENT:

- Rev. Chester Williams asked if the soil has been tested. Aparna Palantino stated that it has been tested.
- Pamela Bracey asked if this space will be used for the 2026 soccer events in the city. Staff clarified that it will not, those events are taking place at Lemon Hill.

ACTION:

ITEM: Zoning Bill 250986 MOTION: Hold For 45 Days MOVED BY: Eiding SECONDED BY: Summerville					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee	x				
Total	6				2

Item #3: Zoning Bill 250985:

Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within the area bounded by Bryn Mawr Avenue, Wynnefield Avenue, Nevada Street and the SEPTA Railroad Right of Way. Introduced by Councilmember Jones on November 13, 2025.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:02:07

PRESENTERS:

- Staff member Brian Wenrich presented the item to the Planning Commission.

PURPOSE: The owner of the subject property has requested a rezoning from RSD-3, Residential Single-Family Detached, to CMX-2, Commercial Mixed-Use, in order to operate a retail food sales business by-right.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Not For Approval

COMMISSIONER COMMENTS:

- Commissioner Summerville asked for clarification on the purpose of the bill. Staff clarified that the owners of the property are looking to provide retail food sales in their current building. They have not provided any plans.

- Commissioner Summerville asked if they own the Produce Junction next door. Staff answered that it is a separate property, and it is believed that they do not own it.
- Commissioner Lee asked if there has been any community opposition to this proposal. Staff stated that they are unaware of any public outreach that has been conducted.
- Commissioner Mondlak asked if the CMX-2 zoning in the area is appropriate, and what the Comprehensive Plan recommends for this area. Staff answered that the area that is currently commercially zoned has commercial properties, while the property in question to be rezoned to commercial is currently a residential property. The current zoning for the area is appropriate.

PUBLIC COMMENT:

- Rev. Chester Williams – Opposition

ACTION:

ITEM: Zoning Bill 250985					
MOTION: Not For Approval					
MOVED BY: Summerville					
SECONDED BY: Eiding					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee	x				
Total	6				2

Item #4: Zoning Bills 250984 and 250987

To Amend the Philadelphia Zoning Maps by Changing the zoning designations of certain areas of land located within an area bounded by

250984: Eva Street, Dearnley Street, Flamingo Street, Hillside Avenue, Shaw Street, Wigard Avenue Extension, Umbria Street, Minerva Street, and Shawmont Avenue.

250987: Ridge Avenue, Sunset Avenue, Harner Street, Port Royal Avenue, Hagys Mill Road, and Cathedral Road.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:12:54

PRESENTERS:

- Staff member David Fecteau presented the items to the Planning Commission.

PURPOSE: In early 2023, Philadelphia Water Department (PWD) staff contacted Planning Commission staff to discuss rezoning 13 Water Department Facilities to allow them to be upgraded without additional time and expense of seeking variances. These facilities are spread across four City Council Districts, 4, 8, 9, and 10. They include pump stations, filtered water basins, reservoirs, and standpipes, all of which are classified in the Zoning Code as Basic Utilities and Services.

Staff from both agencies agreed that SP-CIV, Civic, Educational, and Medical (SP-CIV) is an appropriate district to rezone the Water Department's facilities. City Planning Commissioners reviewed Bill 250831 as an Item in Accord at their November 2025 Commission meeting, which authorized Basic Utilities and Services by right in SP-CIV.

In November 2025, City Planning Commission staff drafted and sent bills to City Council to rezone nine facilities. Four other PWD facilities are awaiting further actions before Planning can create zoning bills.

Bill 250984 proposes to rezone the Roxborough High Service Pump Station and the Lower Roxborough Filtered Water Basin from RSA-1 and RSA-2, Residential Single-Family Attached District to SP-CIV, Civic, Educational, and Medical District.

Bill 250987 proposes to rezone the Upper Roxborough Clearwells and Storage Basins, and the Roxborough Standpipes, from RSD-3, Residential Single-Family Detached District to SP-CIV, Civic, Educational, and Medical District.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Zoning Bill 250984: Approval
- Zoning Bill 250987: Approval with Amendments

COMMISSIONER COMMENTS:

- Commissioner Lee asked how PWD would ensure the community engagement process and the infrastructure aesthetics will be of high quality for future projects. Laura Copeland from PWD stated that they are working very closely with the impacted neighborhoods for each remapping. PWD is looking to rezone 13 of their facilities and are meeting with the impacted RCO's in order to hear their concerns and adjust accordingly.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill 250984 MOTION: Approval MOVED BY: Eiding SECONDED BY: Valle					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee	x				
Total	6				2

ACTION:

ITEM: Zoning Bill 250987 MOTION: Approval with Amendments MOVED BY: Valle SECONDED BY: Lee					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee	x				
Total	6				2

Item #5: Zoning Bill 250983

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 November 13, 2025.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:22:02 1:31

PRESENTERS:

- Staff member Jaylene Gutierrez presented the item to the Planning Commission.

PURPOSE:

This bill originated via a community request by the East Falls Development Corporation. The intent behind the proposed changes is to promote economic development, address parking issues in the business district, and promote better building design. The East Falls Neighborhood Commercial Area (NCA) overlay was originally approved in 2023 (Bill No. 230437).

This Bill proposes to make a series of changes to the East Falls NCA Overlay. First, to change the height and building requirements for CMX-3, add a maximum building height and a minimum setback for the top story. The bill also proposes amending the parking requirements for properties zoned CMX-2.5 that exceed specific dimensions, requiring the affected properties to provide one parking space for every two dwelling units.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval with Amendments

COMMISSIONER COMMENTS:

- Commissioner Valle asked if there are currently any parking requirements for CMX-2.5. Staff answered that there are not.
- Commissioner Valle asked about how the parking ratio for this bill was determined. Staff answered that they were unsure how the specific ratio was determined.
- Commissioner Valle commented that this could make development more prohibitive.
- Commissioner Syrnick commented on his experience with the current parking situation in the area this bill impacts.
- Commissioner Lee asked for clarification on what is in the proposed amendment that staff are recommending. Staff clarified that the amendments have to do with height requirements, and clarifying the functionality and wording of that section.

PUBLIC COMMENT:

- Rev. Chester Williams – asked for clarification on the bill, in favor.

ACTION:

ITEM: Zoning Bill 250983					
MOTION: Approval with Amendments					
MOVED BY: Eiding					
SECONDED BY: Lee					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle			x		
Joyce Lee	x				
Total	5		1		2

Item #6: Zoning Bill 250988

Amending Chapter 9-600 of The Philadelphia Code (entitled "Service and Other Businesses") to add business hour restrictions in the Fifth Councilmanic District; and amending Section 14-529 of The Philadelphia Code, entitled "/VDO, Fifth District Overlay District," to restrict certain commercial uses and make other related changes, all under certain terms and conditions. Introduced by Councilmember Young on November 13, 2025.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:31:17

PRESENTERS:

- Staff member Amy Boyd presented the item to the Planning Commission.

PURPOSE: This Bill allows Sundries, Pharmaceuticals, and Convenience Sales and Drug Paraphernalia Sales with a special exception where they would otherwise be allowed by right in Council District Eight. In zoning districts where the use is allowed under a special exception or prohibited, no change will occur. (See "Supporting Materials" for use definitions.) Currently, Sundries, Pharmaceuticals, and Convenience Sales is allowed in all Commercial and Residential Mixed-Use, and some Industrial and Special Purpose districts.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval with Amendments

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- Rev. Chester William – In favor

ACTION:

ITEM: Zoning Bill 250988					
MOTION: Approval with Amendments					
MOVED BY: Eiding					
SECONDED BY: Summerville					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee			x		
Total	5		1		2

Item #7: Zoning Bill 251032

Amending Section 14-500 of The Philadelphia Code, entitled “Overlay Zoning Districts,” by amending Section 14-530, entitled “Eighth District Overlay District” to add a section on Supplemental Use Regulations and making related changes all under certain terms and conditions. Introduced by Councilmember Bass on November 20, 2025.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:40:59

PRESENTERS:

- Staff member Amy Boyd presented the item to the Planning Commission.

PURPOSE:

This Bill allows Sundries, Pharmaceuticals, and Convenience Sales and Drug Paraphernalia Sales with a special exception where they would otherwise be allowed by right in Council District Eight. In zoning districts where the use is allowed under a special exception or prohibited, no change will occur. (See “Supporting Materials” for use definitions.)

Currently, Sundries, Pharmaceuticals, and Convenience Sales is allowed in all Commercial and Residential Mixed-Use, and some Industrial and Special Purpose districts.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Not for Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- Pamela Bracey asked for clarification on why the staff recommendation is not for approval. Staff clarified that this bill is not the most effective way to address the issue of nuisance businesses.

ACTION:

ITEM: Zoning Bill 251032					
MOTION: Not For Approval					
MOVED BY: Mondlak					
SECONDED BY: Valle					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee			x		
Total	5		1		2

Item #8: Property Bill 251017

Authorizing the Director of the Department of Aviation to acquire, on behalf of the City, fee simple title or a lesser real estate interest by purchase, amicable negotiation, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, in and to all or portions of a certain parcel of land known as 4521 Island Avenue, under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson for Council President Johnson. (Presented by Jonathan Goins)

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:48:55

PRESENTERS:

- Staff member Johnathan Goins presented the item to the Planning Commission.

PURPOSE:

The property bill facilitates the acquisition of the vacant property at 4521 Island Avenue by the Department of Aviation for the stated purpose of potential future aviation related development.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Lee asked what the current use of the property is. Staff answered that it is currently a vacant lot.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Property Bill 251017					
MOTION: Approval					
MOVED BY: Mondlak					
SECONDED BY: Lee					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (John Mondlak Designee)	x				
Joseph Syrnick					
Tavare Brown					x
Patrick Eiding	x				
Maria Gonzalez					x
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee	x				
Total	6				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:53:22

ACTION: Commissioner Eiding moved to adjourn. Commissioner Mondlak seconded the motion, which was adopted by unanimous consent.

PLEASE NOTE:

- *Minutes of the Philadelphia City Planning Commission are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.*



Re: NO to Bill 251030 to revise procedures and requirements related to designation of historic properties and districts

From Mark Squilla <Mark.Squilla@Phila.gov>

Date Tue 12/2/2025 8:07 AM

To aw/SoLo <awfromhh8@gmail.com>; Kenyatta Johnson <Kenyatta.Johnson@Phila.gov>; Jeffery Young <Jeffery.Young@phila.gov>; Kendra Brooks <Kendra.Brooks@phila.gov>; Nicolas ORourke <Nicolas.ORourke@phila.gov>; Rue Landau <Rue.Landau@phila.gov>; Katherine Gilmore Richardson <Katherine.Gilmore.Richardson@phila.gov>; Curtis Jones Jr <Curtis.Jones.Jr@phila.gov>; Isaiah Thomas <Isaiah.Thomas@phila.gov>; Nina Ahmad <Nina.Ahmad@phila.gov>; Jamie Gauthier <Jamie.Gauthier@phila.gov>; Quetcy Lozada <Quetcy.Lozada@phila.gov>; Cindy Bass <Cindy.Bass@Phila.gov>; Anthony Phillips <Anthony.Phillips@phila.gov>; Brian O'Neill <Brian.O'Neill@phila.gov>; Mike Driscoll <michael.driscoll@phila.gov>; Jim Harrity <james.harrity@phila.gov>; Planning <Planning@phila.gov>; Octavia Howell <Octavia.Howell@phila.gov>; Jessie Lawrence <Jessie.Lawrence@phdc.phila.gov>

I am working with the Historic commission, planning, preservation alliance and others on legislation that came from recommendations during the historic task force. I am happy to work with all to address concerns. I have shared this Farnham from the Historical Commission and Paul Steinke from the preservation alliance to alert them of your concerns.

Sincerely
Mark

Councilmember Mark Squilla
1st District City Council
City of Philadelphia
332 City Hall
Philadelphia, PA 19107
p. 215-686-3458
f. 215-686-1931
e. Mark.Squilla@Phila.Gov

From: aw/SoLo <awfromhh8@gmail.com>

Sent: Tuesday, December 2, 2025 8:02:59 AM

To: Kenyatta Johnson <Kenyatta.Johnson@Phila.gov>; Jeffery Young <Jeffery.Young@phila.gov>; Kendra Brooks <Kendra.Brooks@phila.gov>; Nicolas ORourke <Nicolas.ORourke@phila.gov>; Rue Landau <Rue.Landau@phila.gov>; Katherine Gilmore Richardson <Katherine.Gilmore.Richardson@phila.gov>; Curtis Jones Jr <Curtis.Jones.Jr@phila.gov>; Isaiah Thomas <Isaiah.Thomas@phila.gov>; Nina Ahmad <Nina.Ahmad@phila.gov>; Mark Squilla <Mark.Squilla@Phila.gov>; Jamie Gauthier <Jamie.Gauthier@phila.gov>; Quetcy Lozada <Quetcy.Lozada@phila.gov>; Cindy Bass <Cindy.Bass@Phila.gov>; Anthony Phillips <Anthony.Phillips@phila.gov>; Brian O'Neill <Brian.O'Neill@phila.gov>; Mike Driscoll <michael.driscoll@phila.gov>; Jim Harrity <james.harrity@phila.gov>; Planning <Planning@phila.gov>; Octavia Howell <Octavia.Howell@phila.gov>; Jessie Lawrence <Jessie.Lawrence@phdc.phila.gov>; Meg Cavanagh <Meg.Cavanagh@phila.gov>; Nina Solomonik <Nina.Solomonik@phila.gov>; Jessie Lawrence <Jessie.Lawrence@phila.gov>; John Mondlak <John.Mondlak@phila.gov>; Adam Thiel <Adam.Thiel@Phila.gov>; Brian Clinton <Brian.Clinton@Phila.gov>; Tiffany Thurman <Tiffany.Thurman@phila.gov>

Subject: NO to Bill 251030 to revise procedures and requirements related to designation of historic properties and districts

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NO to Bill 251030 to revise procedures and requirements related to designation of historic properties and districts

To Whom It May Concern: There is no need to amend Chapter 14-1000 of The Philadelphia Code ("Historic Preservation")

No to Bill 251030. This bill as written will cause harm to the preservation efforts necessary to preserve Philadelphia's important historic resources. Among other things it will delay the designation process 30 days or more and in the interim it leaves identified properties unprotected and vulnerable when the purpose of designation is to protect and preserve our historic assets. The process as it exists now is already lengthy. An additional 30 days unwarranted. This bill cannot be passed without causing harm to the future of our being able to protect our important historic resources. Time is of the essence. Once identified they must be protected without delay. Please vote NO. Thank you for your attention to this matter. Sincerely -Allison Weiss 215 843 5555 SoLo

11/20/2025 Bill 251030

Amending Chapter 14-1000 of The Philadelphia Code ("Historic Preservation") to revise procedures and requirements related to designation of historic properties and districts, including notification requirements; revising procedures concerning permit applications while designation determinations are pending; amending related Zoning Code definitions; and making technical changes; all under certain terms and conditions.

<https://phila.legistar.com/legislation.aspx>

link to bill

251030	Bill	IN COUNCIL	11/20/2025	Amending Chapter 14-1000 of The Philadelphia Code ("Historic Preservation") to revise procedures and requirements related to desi and districts, including notification requirements; revising procedures concerning permit applications while designation determinatio related Zoning Code definitions; and making technical changes; all under certain terms and conditions.
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Oppose City Council Bill No. 251030

From Suzanne Ponsen <suzanne.ponsen@gmail.com>

Date Tue 12/2/2025 3:36 PM

To Planning <Planning@phila.gov>

Cc Meg Cavanagh <Meg.Cavanagh@phila.gov>; Nina Solomonik <Nina.Solomonik@phila.gov>; Phil Kane <carpentryandbenchwork@gmail.com>; Mike Ramos <ramos1815@hotmail.com>; suzanne.ponsen <suzanne.ponsen@gmail.com>; Lora Lewis <loraklewis@gmail.com>; Julie Stapleton Carroll <juliescarroll@gmail.com>; Don Maedche <maedchedonald@gmail.com>; Fairleigh Barnes <fairleigh.barnes@gmail.com>

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As a Philadelphia resident, the president of WCGN (West Central Germantown Neighbors) an RCO, and as a member of Crosstown Coalition (an Organization representing over 40 RCOs from all over the city of Philadelphia), I am writing to urge the Planning Commission to **oppose Bill No. 251030** introduced to City Council on November 19 by District 1 councilman Mark Squilla and before the Planning Commission this Thursday 12/4.

As written, this bill further hampers the already difficult process of nomination and successful designation of historic properties/districts and tips the scale even further on the side of owners and developers.

I urge you to oppose the bill at Thursday's meeting of your board.

Suzanne Ponsen
5942 McCallum Street
Philadelphia, PA 19144
215-720-0809



December 4, 2025

Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: Bill No. 251030 – Technical Concerns and Request to Table

Dear Members of the Philadelphia City Planning Commission:

The Chestnut Hill Conservancy is a nonprofit organization founded in 1967 and dedicated to historic preservation, environmental conservation, and archival stewardship in Northwest Philadelphia and the lower Wissahickon watershed. The Conservancy has serious concerns regarding the current draft of Bill No. 251030 and asks that the Planning Commission extend its review of the bill by an additional 45 days. We respect Councilmember Squilla's previous work with the Philadelphia Historic Preservation Task Force and the desire to improve the City's code to address issues raised by City officials and the development community. However, the current version of the bill would significantly increase the ability of property owners to demolish historic buildings, which would counteract the demonstrated quality of life, tourism, economic development, environmental sustainability, and adaptive reuse benefits of historic preservation in the nation's most historic city.

The Conservancy has begun engaging with stakeholders to review the bill, including Councilmember Squilla's office, City of Philadelphia officials, preservation advocates, and community groups in Northwest Philadelphia. Tabling the bill would provide much-needed time for group dialogue and collaboration on a revised bill that would balance the goals of all parties. This would avoid unintended consequences that could result in the irreparable loss of historic buildings, and would create better policy for the city that would promote economic development and adaptive use of older buildings, including for affordable housing.

We believe that the bill requires deeper preservation planning analysis, and as currently drafted includes several problems that warrant further discussion; specifically:

- Creating a 30+ day delay of Historical Commission protection of properties nominated for historic designation, which would allow property owners to file for demolition or zoning permits that could preempt valid efforts to preserve historic resources.
- Allowing pending zoning permit applications and undefined "policy factors" to outweigh historic designation, even when nominations meet established criteria for historic status.



- Removing landscape architecture as a basis for historic designation, and significantly heightening the standard for designation based on archeological potential.
- Eliminating the requirement to consider neighboring structures, surroundings, and streetscape when reviewing building permit applications if a property is not located within an existing historic district.

Tabling the bill would allow the Conservancy to collaborate with others on new language to clarify enforcement and improve policy outcomes for Philadelphia residents, balancing property owner rights with new tools to promote preservation. Possible amendments include:

- Clarifying notice requirements, hearing timing, and the exact factors the Historical Commission may consider when deciding whether to designate a property as historic.
 - The current bill does not specify what “development plans in place” could preclude the Historical Commission from designating a property, and more discussion is needed to understand the relevant timing and applicability of demolition permit applications, zoning permit applications, and “other evidence of a material commitment to development.”
- Considering a demolition delay for nominated properties pending the results of Historical Commission review.
- Introducing a companion policy to create “tiered” historic districts, which would allow for different “classes” of historic preservation controls depending on the significance of a property. This could both increase the number of buildings preserved while providing more flexibility to property owners to alter their properties.
- Introducing a companion policy on surveying properties for historic value (or utilizing existing surveys), which could create a property index of eligible historic resources subject to demolition stay – a critical tool given that fewer than 5% of buildings in Philadelphia are historically protected.
- Considering other historic preservation tools that would incentivize property owners to preserve historic buildings, such as a Historic Preservation Trust Fund.

For the reasons outlined above, we respectfully request that the Planning Commission extend its review of Bill No. 251030 for the maximum length of time permitted by the City Charter.

Sincerely,

David Gest, Esq.
Executive Director, Chestnut Hill Conservancy

Fw: Bill 251030

From Nina Solomonik <Nina.Solomonik@phila.gov>

Date Tue 11/25/2025 11:22 AM

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

Should I respond that we can accept this as testimony?

Nina (she/her)

This email reflects the work of the PCPC staff and does not necessarily represent the recommendation of the appointed City Planning Commission or the Mayoral Administration.

-

From: John J H Phillips <jp3@terragizmo.net>

Sent: Tuesday, November 25, 2025 11:20 AM

To: Nina Solomonik <Nina.Solomonik@phila.gov>

Subject: Bill 251030

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

A someone who has been deeply involved in neighborhood zoning and preservations issues over the years, I am strongly opposed to Bill No. 251030. I hope you will vote against it.

John Phillips

"Never odd or even" spelled backwards is still "Never odd or even"

- artwork: terragizmo.net

Amending Chapter 14-1000 of the Philadelphia Code

From Mary South <msouth12@gmail.com>

Date Sat 11/22/2025 11:20 AM

To Jessie Lawrence <Jessie.Lawrence@phila.gov>; Octavia Howell <Octavia.Howell@phila.gov>; Nina Solomonic <Nina.Solomonic@phila.gov>; Meg Cavanagh <Meg.Cavanagh@phila.gov>; Planning <Planning@phila.gov>; John Mondlak <John.Mondlak@phila.gov>; Adam Thiel <Adam.Thiel@Phila.gov>; Brian Clinton <Brian.Clinton@Phila.gov>

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I am writing to urge you NOT to amend Chapter 14-1000 of The Philadelphia Code (“Historic Preservation”). The revisions and amendments you propose will allow developers further latitude to destroy Philadelphia's rich architectural history and replace it with something whose primary goal is CHEAP. One of our city's great gifts is it's architectural beauty, which reflects our unique and important history. As we approach the 250th year of our founding, please do what you can to make adaptive reuse a central aim in approaching historic structures. These beautiful buildings can be developed and repurposed. It may cost more initially but the payback is immense.

Imagine what all the quick, cheap buildings that are going up now will say about our city in 100 years: nothing. They'll have disintegrated and been added to the landfills to make way for the next wave of cheap buildings. And if we aren't careful, Philadelphia will become an ugly city without the rich history and heritage that makes it so special.

Your constituents want you to protect our beautiful city. Please put us, and history, before another get-rich-quick developer-special.

Thanks,

Mary South
241 W Pastorius St
Philadelphia, PA 19144

Public Comment for Opposition to Bill No. 251030

From Dox Thrash <doxthrash.house@gmail.com>
Date Thu 12/4/2025 10:03 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.

PUBLIC COMMENT TO THE PHILADELPHIA CITY PLANNING COMMISSION

Re: Opposition to Bill No. 251030 — Amendments to Chapter 14-1000 (Historic Preservation)

Submitted by: Dox Thrash House Project, Cecil B Moore Library Coalition, Brewerytown Sharswood Neighborhood Coalition: BSNC Youth and Education and BSNC Sunshine Unlimited

Date: 12/4/2025

Introduction

My name is **Maya L. Thomas**, and I serve as a preservation advocate, designer, and community partner working with the **Dox Thrash House Project in Sharswood**, one of Philadelphia's most historically significant African American neighborhoods. Our work centers not only on safeguarding the home of renowned artist **Dox Thrash**, but also on preserving the broader cultural landscape—historic rowhouses, civic anchors like the **Cecil B. Moore Library**, churches, and community institutions—that together tell a story of Black migration, creativity, homeownership, and civil rights organizing.

I submit this public comment to express **strong opposition** to **Bill 251030**, which would significantly weaken Philadelphia's capacity to protect historic neighborhoods, particularly those—like Sharswood—that have already endured generations of displacement, demolition, and redevelopment pressure.

I. SHARSWOOD'S HISTORIC SIGNIFICANCE AND WHAT IS AT STAKE

Sharswood is one of Philadelphia's most culturally and historically significant African American neighborhoods. It embodies:

- The **Great Migration**, as Black families moving from the South established stable roots and built intergenerational wealth through homeownership.
- The **Black Arts Movement**, represented most profoundly by **Dox Thrash**, whose innovations in printmaking and portraiture positioned Philadelphia as a major center of Black culture.
- The **civil rights era**, reflected in organizing efforts along the **Cecil B. Moore corridor** and in surviving churches, social clubs, and civic institutions that empowered the local community.

Its intact rowhouse fabric and cultural landmarks illustrate more than a century of Black resilience, creativity, and community self-determination. For long-term residents and homeowners, preserving this heritage is not abstract—it is central to neighborhood identity, housing stability, and equitable development.

II. HOW BILL 251030 UNDERMINES THE PROTECTION OF SHARSWOOD

1. The New “Policy Factors” Test Allows Non-Preservation Concerns to Override Clear Significance

The bill introduces an undefined requirement that designation may proceed only if “the benefits of designation are not outweighed by other policy factors unique to the property or district.”

This language is vague, subjective, and invites political and economic interference.

In a rapidly redeveloping neighborhood like Sharswood, this test could allow speculative projects, zoning ambitions, or private development priorities to override historic significance—even where the nomination meets multiple statutory criteria.

For the Dox Thrash House and surrounding blocks, this means a district that is *clearly* eligible could still be denied because of unrelated policy goals.

2. Pre-Notice Procedures Create a 30-Day Demolition Window

The bill requires:

- A **public meeting before designation notice can be issued**, and
- **30 days' written notice to property owners** before that meeting even occurs.

During this pre-notice period, **no interim protection exists**—giving owners an incentive to file demolition or construction permits before protections take effect.

In Sharswood, where speculative demolition already threatens historic blocks, this creates a dangerous “catch-up gap” in which the community could lose key historic fabric before the nomination is even allowed to proceed.

3. Weakening Pending-Designation Protection Encourages Developers to Run Out the Clock

Under the bill:

- Any permit not acted upon within **90 days** is automatically approved.
- The Commission must approve permits if owners can show “material commitments” to development—even private contracts or design work.
- The permit filing date becomes the date **fees are paid**, encouraging placeholder filings.

For Sharswood, this rewards speed and secrecy over transparency and community involvement. Developers could secure demolition rights simply by filing early, long before neighbors are aware.

This contradicts the purpose of historic districting—and the spirit of Philadelphia’s **Certified Local Government** obligations.

III. NEW SECTION — THE DANGER OF ALLOWING HISTORIC DESIGNATIONS TO BE REVERSED

Bill 251030 also introduces a deeply concerning structural change: it prevents the Historical Commission from adopting any rule or safeguard that would **limit the City’s ability to amend or rescind a historic designation**.

Why This Is Especially Harmful in Sharswood

Sharswood’s community has already survived multiple waves of:

- Urban renewal
- Public housing demolition
- Displacement caused by institutional expansion
- Market-driven redevelopment pressures

Allowing a future administration or developer to reverse a hard-won historic district:

- **Creates long-term uncertainty for homeowners** whose property values, community stability, and sense of belonging rely on district protections.
- **Signals that Black historic neighborhoods are conditionally protected**, unlike more politically insulated areas.
- **Enables targeted carve-outs**, where specific parcels—or even the Dox Thrash House—could be removed from protected status to accommodate redevelopment interests.
- **Undermines community trust**, especially given Sharswood’s history of broken planning promises and unbalanced power dynamics.

CLG Conflict

As a Certified Local Government, Philadelphia is expected to maintain consistent and durable protections. A broad, unbounded power to rescind designations invites political volatility and contradicts best-practice preservation standards nationally.

IV. LOSS OF STREETScape AND CONTEXT REVIEW DIRECTLY THREATENS SHARWOOD'S CHARACTER

The bill deletes the requirement that the Commission consider impacts on:

- Neighboring structures
- The surrounding environment
- The streetscape

For a neighborhood like Sharswood—whose significance depends on its **vernacular rowhouse patterns, social landscape, and historically Black urban form**—this deletion fundamentally weakens the ability to protect what makes the district meaningful at all.

V. RECOMMENDATIONS

I urge the Planning Commission to recommend the following changes:

1. **Remove the “policy factors” balancing test.**
 2. **Eliminate pre-notice procedures that permit demolition before protection begins.**
 3. **Restore strong pending-designation controls and remove automatic permit approvals.**
 4. **Retain explicit streetscape and context review language.**
 5. **Reject language that facilitates the reversal of historic designations.**
 6. **Strengthen—rather than weaken—Philadelphia’s compliance with CLG requirements.**
-

VI. CONCLUSION

Sharswood is not simply a collection of buildings—it is a living archive of Black migration, artistic innovation, civil rights organizing, and long-term homeownership. Bill 251030 does not simply “update” preservation policy; it structurally disadvantaged neighborhoods like Sharswood that are fighting not just for architectural recognition, but for cultural survival and homeowner stability.

For these reasons, I respectfully urge the Planning Commission to **oppose Bill 251030** unless all weakening provisions are removed.

Thank you for your consideration and for supporting preservation that advances equity and justice in Philadelphia.

KEEPING SOCIETY OF PHILADELPHIA
1315 WALNUT STREET
PHILADELPHIA, PENNSYLVANIA 19144
KEEPER@KEEPINGPHILADELPHIA.ORG

December 4, 2025

Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: Bill No. 251030 – Technical Concerns and Request to Table

Dear Members of the Philadelphia City Planning Commission:

The Keeping Society of Philadelphia writes to express significant concerns about the current draft of Bill No. 251030. As a citywide nonprofit dedicated to identifying, documenting, and protecting the historic buildings and landscapes that shape Philadelphia's identity, we urge the Planning Commission to table the bill and extend its review for the full 45 days allowed under the City Charter. While we appreciate Councilmember Squilla's longstanding interest in improving Philadelphia's preservation framework, the bill in its present form would substantially weaken the City's ability to protect historic places—undermining decades of progress and exposing countless undesignated resources to avoidable loss.

Philadelphia's historic buildings are essential to neighborhood stability, tourism, environmental sustainability, and equitable development. Yet fewer than five percent of the city's structures are protected. Any legislation that expands opportunities for anticipatory demolition must be examined with extraordinary care. As drafted, Bill No. 251030 would dramatically increase the ability of property owners and developers to circumvent the designation process, effectively nullifying protections that communities rely upon to preserve meaningful heritage. These changes would have widespread, citywide consequences far beyond any single district or project.

The Keeping Society has been conducting initial discussions with stakeholders—including preservation advocates and neighborhood groups—and additional time is needed to fully assess the implications of the bill. A pause would allow for meaningful collaboration and prevent unintended outcomes that could result in the irreversible loss of historic buildings. A stronger, more balanced policy is possible, one that protects property rights while also safeguarding the historic fabric that defines Philadelphia and supports economic reuse, including for affordable housing.

Several provisions of the bill require substantial revision and deeper preservation-planning analysis. Our principal concerns include:

- Creating a 30-day (or longer) gap in Historical Commission protection for nominated properties, enabling property owners to file demolition or zoning permits that could preempt legitimate designation efforts.
- Allowing pending zoning permit applications and loosely defined “policy factors” to outweigh designation decisions, even when nominations meet established criteria for historic significance.
- Removing landscape architecture from eligibility for designation and raising the threshold for sites with archaeological potential, eliminating important categories of historic resources.
- Prohibiting consideration of neighboring structures, surroundings, and streetscape when evaluating building permit applications outside of established historic districts, which would diminish context-sensitive decision-making.

Tabling the bill would provide time to develop revised language that strengthens clarity, ensures enforceability, and results in more equitable and predictable outcomes for all Philadelphians. Potential improvements include:

- Clarifying notice requirements, hearing timelines, and the exact factors the Historical Commission may evaluate in designation decisions, including what constitutes “development plans in place.”
- Exploring a demolition delay for nominated properties to preserve the status quo while the Commission completes its review.
- Developing a “tiered” historic district framework that allows differentiated levels of preservation controls, increasing the number of protected resources while offering flexibility to property owners.
- Implementing existing surveys to protect properties from demolition, including the *Philadelphia 2035 Plan* Preservation Memos, National Register-listed and -eligible properties, and other documented historic resources that have never been afforded local protection.
- Considering additional preservation tools and incentives, including a Historic Preservation Trust Fund to support the adaptive reuse and long-term stewardship of historic buildings.

For these reasons, and in the interest of thoughtful and effective preservation policy, the Keeping Society of Philadelphia respectfully requests that the Planning Commission table Bill No. 251030 for the maximum review period permitted.

Yours in Service,



Oscar Beisert

The Keeping Society of Philadelphia



PRESERVATION ALLIANCE

for greater philadelphia

December 4, 2025

Philadelphia City Planning Commission
1515 Arch Street
Philadelphia, PA 19102

Dear Members of the Planning Commission,

On behalf of the Preservation Alliance for Greater Philadelphia, I appreciate the opportunity to comment on Bill No. 251030, which we believe will significantly weaken the city's historic preservation ordinance. We acknowledge the importance of maintaining a clear and effective preservation ordinance, one that aligns with the City's broader planning goals and reflects the long-standing public interest in safeguarding Philadelphia's historic resources. For decades, the Historic Preservation Ordinance has expressed a fundamental policy commitment: that protecting historic buildings, landscapes, and neighborhoods is a matter of public good for the citizens of Philadelphia.

While we appreciate Councilmember Squilla's willingness to engage with stakeholders, the bill, as introduced, poses serious concerns that warrant deeper review. The changes proposed are not technical adjustments. They fundamentally alter how properties are protected and how the public participates in the designation process.

Several provisions would create inequitable and risky outcomes. For example:

- The bill introduces a new pre-hearing requirement that delays designation jurisdiction. This means that simply filing a nomination, something meant to safeguard a building, could instead serve as a warning signal to an owner to rush through demolition before the Historical Commission can act. In practice, this could allow demolition or irreversible alterations before any meaningful evaluation of historic significance occurs.
- The bill allows pending zoning applications, often not public knowledge, to block designation altogether. This shifts the balance toward private development interests and away from transparent public review.
- By removing landscape architects and designers from Criterion E and heightening the burden on archaeological significance in Criterion I, the bill weakens the City's ability to recognize and protect landscapes that are central to community character.
- The bill removes language allowing the Commission to evaluate the impact of proposed work on the surrounding context, eliminating an essential preservation standard and weakens design review

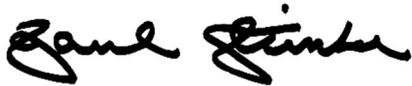
These are structural changes with real consequences that could create inequitable processes, shift the balance toward private development interests, and jeopardize

potentially significant historic buildings before they receive even basic procedural review by the Historical Commission.

We believe it may be possible for these issues to be resolved, but it will require more time and a more inclusive process. Preservation professionals, neighborhood advocates, civic groups, developers, and City staff all have important perspectives to contribute. A collaborative approach will produce a clearer, more functional ordinance that serves both preservation goals and broader planning priorities.

For these reasons, we respectfully request that the Planning Commission delay action on the bill. A brief hold will allow continued conversations among Councilmember Squilla's office, the Department of Planning and Development, the Historical Commission, and the wider preservation community. With additional input and refinement, this legislation could move forward in a way that strengthens, not diminishes, Philadelphia's preservation framework.

Thank you for your consideration and for your continued stewardship of the city's planning and preservation values,

A handwritten signature in black ink, appearing to read "Paul Steinke". The signature is fluid and cursive, with a prominent loop at the end.

Paul Steinke
Executive Director

#	Question	Asker Name	Answer	Question Time	Answered Time	Answer Name	Answer Email
1	Hi, is there a way to change the webinar settings so that the PCPC meeting screen and the slides are equal sizes? Sorry to bother about this.	Arielle Harris	Hi, you can select side-by-side; speaker view.	12/4/2025 13:10	12/4/2025 13:14	Toni Brown	dpd.zoom@phila.gov
2	I am so sorry - don't see that anywhere on my end.	Arielle Harris	If you're on a laptop it will be located at the top right-hand. You should see "View" and can select the different view options. If you are using your phone, tap anywhere on the screen to bring up the meeting controls. In the top-left or top-right corner, you'll see the icon that says "switch to Speaker view or switch to Gallery view"	12/4/2025 13:16	12/4/2025 13:21	Toni Brown	dpd.zoom@phila.gov
3	Thank you... I don't have a view option for whatever reason. Now onto the meat of this hearing... will Dr. Farnham's one-pager be shared with the public?	Arielle Harris	Hi Arielle. Thank you for your question. We have your email address. We will check to make sure that we are able to send you a copy of the fact sheet.	12/4/2025 13:23	12/4/2025 14:20	David Fecteau (PCPC Staff)	david.fecteau@phila.gov
4	Had technical issues. May I please comment?	Julia H.		12/4/2025 13:50			

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Kyle Brown	12/4/2025 15:01	12/4/2025 15:02	1	Yes	United States
Yes	Suzanne Ponsen	12/4/2025 13:08	12/4/2025 13:52	45	Yes	United States
Yes	Arielle Harris	12/4/2025 13:09	12/4/2025 13:52	44	Yes	United States
Yes	kara medow (she/her) - Rebuild / CPO	12/4/2025 13:29	12/4/2025 14:10	42	Yes	United States
Yes	Anne McNiff	12/4/2025 13:08	12/4/2025 13:52	45	Yes	United States
Yes	Paul Steinke	12/4/2025 13:15	12/4/2025 13:52	38	Yes	United States
Yes	Cassandra Perry	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Greg	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	14848833727	12/4/2025 13:08	12/4/2025 13:08	0	Yes	United States
Yes	Stephanie Magagna	12/4/2025 13:08	12/4/2025 13:52	45	Yes	United States
Yes	John Carpenter	12/4/2025 13:08	12/4/2025 13:52	45	Yes	United States
Yes	Sca20	12/4/2025 13:16	12/4/2025 14:12	56	Yes	United States
Yes	Hadji Maloumian	12/4/2025 13:09	12/4/2025 14:24	75	Yes	United States
Yes	Joshua Schroeder	12/4/2025 13:26	12/4/2025 13:56	30	Yes	United States
Yes	Kimberly Haas, Hidden City Philadelphia	12/4/2025 13:08	12/4/2025 14:02	54	Yes	United States
Yes	Kim Chantry (PHC staff)	12/4/2025 13:09	12/4/2025 13:53	45	Yes	United States
Yes	pedro pinto	12/4/2025 13:08	12/4/2025 14:10	62	Yes	United States
Yes	TTC property group	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Bruce Bohri	12/4/2025 13:31	12/4/2025 14:01	30	Yes	United States
Yes	Bruce Bohri	12/4/2025 14:45	12/4/2025 14:58	14	Yes	United States
Yes	Jack Conviser	12/4/2025 13:17	12/4/2025 15:02	105	Yes	United States
Yes	Katherine Liss	12/4/2025 13:16	12/4/2025 14:04	49	Yes	United States
Yes	Katherine Liss	12/4/2025 14:25	12/4/2025 15:02	37	Yes	United States
Yes	David Sims, Philadelphia Water Department	12/4/2025 13:09	12/4/2025 14:56	107	Yes	United States
Yes	Philadelphia Water Department	12/4/2025 13:09	12/4/2025 14:30	82	No	United States
Yes	New Destiny Church Part 2	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Dan Shachar-Krasnoff	12/4/2025 13:13	12/4/2025 13:52	40	Yes	United States
Yes	Sarah Banh	12/4/2025 13:19	12/4/2025 15:02	103	Yes	United States
Yes	Jeff Kern - Sports Complex District	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Krista Gebbia, Chestnut Hill Conservancy	12/4/2025 13:08	12/4/2025 13:52	44	Yes	United States
Yes	Samantha.Chui	12/4/2025 13:48	12/4/2025 15:02	74	Yes	United States
Yes	Angela Graff	12/4/2025 14:12	12/4/2025 14:15	3	Yes	United States

Yes	Angela Graff	12/4/2025 14:15	12/4/2025 15:02	47	Yes	United States
Yes	Suzanna Barucco	12/4/2025 13:08	12/4/2025 14:03	56	Yes	United States
Yes	12158435555	12/4/2025 13:53	12/4/2025 15:02	69	Yes	United States
Yes	Sydney Conaway (she/her)	12/4/2025 13:52	12/4/2025 15:02	70	Yes	United States
Yes	Cindy LaRue (PCPC Staff)	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Adrienne Carpenter	12/4/2025 13:08	12/4/2025 13:53	46	Yes	United States
Yes	Ian Litwin	12/4/2025 13:09	12/4/2025 14:16	68	Yes	United States
Yes	Meir Rinde (WHYY/Billy Penn)	12/4/2025 13:09	12/4/2025 13:54	46	Yes	United States
Yes	Meg Cavanagh, PCPC	12/4/2025 13:22	12/4/2025 13:48	27	Yes	United States
Yes	Meg Cavanagh, PCPC	12/4/2025 13:52	12/4/2025 13:56	5	Yes	United States
Yes	Meg Cavanagh, PCPC	12/4/2025 13:59	12/4/2025 15:02	64	Yes	United States
Yes	br	12/4/2025 13:08	12/4/2025 13:58	50	Yes	United States
Yes	Gabrielle Rosser	12/4/2025 13:08	12/4/2025 13:31	23	Yes	United States
Yes	Stephanie Pennypacker	12/4/2025 13:08	12/4/2025 14:58	111	Yes	United States
Yes	Julia Hayman	12/4/2025 13:08	12/4/2025 13:50	42	Yes	United States
Yes	Julia H.	12/4/2025 13:49	12/4/2025 13:52	4	Yes	United States
Yes	John Hawkins	12/4/2025 13:08	12/4/2025 14:06	58	Yes	United States
Yes	Danielle.Stollak	12/4/2025 13:08	12/4/2025 14:31	84	Yes	United States
Yes	Iris	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Rev. CHESTER H WILLIAMS	12/4/2025 13:17	12/4/2025 15:02	105	Yes	United States
Yes	15104992223	12/4/2025 14:08	12/4/2025 14:11	4	Yes	United States
Yes	LR Cross	12/4/2025 14:15	12/4/2025 14:19	4	Yes	United States
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Yes	beth fast	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Nina Solomonc	12/4/2025 13:14	12/4/2025 15:02	108	Yes	United States
Yes	12159237130	12/4/2025 13:22	12/4/2025 14:18	56	Yes	United States
Yes	Eliza Bower (Staff)	12/4/2025 14:38	12/4/2025 15:02	24	Yes	United States
Yes	a weiss/SoLo	12/4/2025 13:08	12/4/2025 13:53	45	Yes	United States
Yes	Lisa Kolakowsky Smith	12/4/2025 13:08	12/4/2025 13:53	45	Yes	United States
Yes	Aparna.Palantino	12/4/2025 13:08	12/4/2025 14:10	63	Yes	United States
Yes	Marisa Wilson	12/4/2025 14:10	12/4/2025 15:02	53	Yes	United States
Yes	12158435555	12/4/2025 13:38	12/4/2025 13:42	5	Yes	United States
Yes	Hannah Creelman	12/4/2025 13:08	12/4/2025 13:09	2	Yes	United States

Yes	Hannah Creelman	12/4/2025 13:08	12/4/2025 13:10	2	Yes	United States
Yes	Pamela Bracey	12/4/2025 13:10	12/4/2025 15:02	113	Yes	United States
Yes	Melissa Florkowski	12/4/2025 13:08	12/4/2025 15:02	114	Yes	United States
Yes	Alex Till	12/4/2025 13:11	12/4/2025 13:52	42	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Nathan Grace (PCPC Staff) (Nathan Grace)	12/4/2025 12:43	12/4/2025 13:14	31	Yes	United States
Yes	Madison Matera (PCPC) (Nathan Grace)	12/4/2025 13:11	12/4/2025 15:02	112	Yes	United States
Yes	Nathan Grace (PCPC Staff)	12/4/2025 13:14	12/4/2025 14:41	88	Yes	United States
Yes	Nathan Grace	12/4/2025 14:45	12/4/2025 15:02	18	Yes	United States
Yes	David Fecteau (PCPC Staff) (David Fecteau)	12/4/2025 12:39	12/4/2025 13:00	21	Yes	United States
Yes	David Fecteau (PCPC Staff)	12/4/2025 13:01	12/4/2025 13:43	43	Yes	United States
Yes	David Fecteau (PCPC Staff)	12/4/2025 13:43	12/4/2025 14:59	76	Yes	United States