

WEBVTT

1

00:00:06.180 --> 00:00:16.410

Greg Waldman, PCPC Staff: Oh, okay, hi! Welcome to the May or the April 2020, 23 Philadelphia City planning Commission meeting

2

00:00:16.600 --> 00:00:28.740

Greg Waldman, PCPC Staff: I'm Greg Waltman, with the planning Commission staff here to review some brief housekeeping procedures for today's meeting during the meeting. Each agenda item will be presented by a member of the planning Commission staff

3

00:00:29.020 --> 00:00:34.210

Greg Waldman, PCPC Staff: following each presentation. The chair will ask the Commissioners for questions or comments.

4

00:00:34.330 --> 00:00:41.930

Greg Waldman, PCPC Staff: The chair will then ask the audience for questions and comments. After that the commissioners will finish their discussion and vote

5

00:00:42.330 --> 00:00:47.240

Greg Waldman, PCPC Staff: if you would like to speak the Reagan agenda items, public comment period. click on

6

00:00:47.630 --> 00:01:01.970

Greg Waldman, PCPC Staff: click or tap on the raised hand button on the many bar on the bottom of your screen at any time during that agenda Item. you will be called on by the chair and have the opportunity to speak to the Commission and the audience.

7

00:01:02.260 --> 00:01:09.320

Greg Waldman, PCPC Staff: If you're calling into the meeting by phone, you can press Star 9 to raise your virtual hand to speak.

8

00:01:10.100 --> 00:01:20.940

Greg Waldman, PCPC Staff: Please only use the Q. A. Function. If you have questions about the meeting process. this meeting is being recorded, and will later be posted to our website. Thanks again for joining us today.

9

00:01:21.030 --> 00:01:25.490

Greg Waldman, PCPC Staff: And now i'll turn the meeting back over to Antha Doolin the commission chair.

10

00:01:26.730 --> 00:01:33.950

Anne Fadullon: Good afternoon, everybody, and welcome to the April Planning Commission meeting. We are going to start with roll call

11

00:01:34.140 --> 00:01:44.850

Anne Fadullon: and commissioners when I call your name just a reminder to please unmute yourself when you say that you are present. Commissioner Gonzalez.

12

00:01:45.900 --> 00:01:46.830

Maria Gonzalez: present

13

00:01:47.510 --> 00:01:48.840

Anne Fadullon: Commissioner Geston.

14

00:01:49.340 --> 00:01:50.170

Cheryl Gaston: present

15

00:01:50.920 --> 00:01:52.320

Anne Fadullon: Commissioner Capita

16

00:01:52.590 --> 00:01:53.480

Garlen Capita: here.

17

00:01:54.030 --> 00:01:55.570

Anne Fadullon: Commissioner Johns

18

00:01:55.840 --> 00:01:56.690

President.

19

00:01:57.130 --> 00:01:58.560

Anne Fadullon: Commissioner via

20

00:01:58.740 --> 00:01:59.600

Ximena Valle: Yeah.

21

00:02:00.350 --> 00:02:01.910

Anne Fadullon: Commissioner Powers

22

00:02:02.100 --> 00:02:03.130

Aubrey Powers: President

23

00:02:06.730 --> 00:02:10.270

Anne Fadullon: and a big welcome to our newest member, Commissioner Brown

24

00:02:11.610 --> 00:02:12.940

Tavare Brown: present. How's that?

25

00:02:13.320 --> 00:02:14.950

Anne Fadullon: All right. Good to see you

26

00:02:15.130 --> 00:02:27.210

Anne Fadullon: and chair for doing this here as well. Okay, we have a Forum we can proceed, and the first item on our agenda is approval of the minutes from December.

27

00:02:27.280 --> 00:02:35.070

Anne Fadullon: Hopefully, the Commissioners have had a chance to review those minutes. Are there any questions or comments on the minutes?

28

00:02:38.210 --> 00:02:42.650

Anne Fadullon: All right, seeing none? Can I get a motion to approve the minutes

29

00:02:45.720 --> 00:02:48.230

Joseph Syrnick: motion to approve, as a presented.

30

00:02:48.570 --> 00:02:49.620

Maria Gonzalez: Second

31

00:02:50.480 --> 00:02:58.050

Anne Fadullon: motion has been made by Commissioner here, next seconded by Commissioner Gonzalez for approval of the minutes, all in favor.

32

00:02:58.100 --> 00:03:02.000

Anne Fadullon: Any opposed.

33

00:03:02.940 --> 00:03:07.740

Anne Fadullon: All right, minutes Carry, and that takes us to the executive directors. Update.

34

00:03:07.900 --> 00:03:09.240

Eleanor Sharpe: Thank you.

35

00:03:09.320 --> 00:03:20.270

Eleanor Sharpe: Madam Chair. Good afternoon. Everyone commissioners and members of the public. Thank you for joining us. My name is Eleanor Sharp. I'm. The exec director of the Philadelphia City Planning Commission.

36

00:03:20.420 --> 00:03:31.700

Eleanor Sharpe: It's an honor to start my report by welcoming a new Commissioner Tovari Brown, who is Deputy Budget director for capital, who's a design for the Director of Finance, Rob, to be

37

00:03:31.960 --> 00:03:42.760

Eleanor Sharpe: previously Marissa Waxman held the seat, and we we are sending her well wishes as she starts a new role as a director of the State and local Fiscal Recovery Funds

38

00:03:43.650 --> 00:03:56.910

Eleanor Sharpe: at the Us. Department of the Treasury's office of recovery programs. Say that 10 times fast. We didn't get a chance to bid Marissa Farrell at her last meetings. So we say thank you to her for her services.

39

00:03:56.910 --> 00:04:05.630

Eleanor Sharpe: not only to this commission, but to the city as our Budget director. We are happy to have Tovari join us, and we look forward to his valued contributions.

40

00:04:06.840 --> 00:04:22.060

Eleanor Sharpe: moving on a recap of the American Planning Association's National Conference with Philadelphia, hosted from April first through the Fourth. over 4,000 people attended from the Americas, Africa, Asia, and Europe.

41

00:04:22.500 --> 00:04:37.680

Eleanor Sharpe: at least, if not more, half of our planning Commission staff, several from our division of housing and community development, and from our regional Mpo. Dvrpc. And our private sector partners

42

00:04:37.680 --> 00:04:44.140

Eleanor Sharpe: volunteered to present sessions, conduct tours, and staff several local host committees.

43

00:04:44.190 --> 00:04:48.970

Eleanor Sharpe: The takeaway is that it was a great conference with rave reviews about our beloved city.

44

00:04:49.950 --> 00:05:05.440

Anne Fadullon: Can I just interject there for a second, Eleanor? So I just want to say, these are a few of the comments I heard right Big city planning director from San Diego, Big City Plan director from La. Where are all your homeless people? And how did you deal with your homeless issues so well.

45

00:05:05.670 --> 00:05:18.740

Anne Fadullon: right things that we never hear from ourselves? Right? Woman from Seattle. Wow! Philly is fabulous. I wish I lived here as opposed to Seattle. somebody from Grand Rapids of Michigan.

46

00:05:18.830 --> 00:05:39.080

Anne Fadullon: My daughter and I are here for the conference. We are going to New York City after the conference. I wish we would have not done that, and decide to stay in Philadelphia Right? So pat yourselves on the back. Everybody, particularly the residents and participants from the public that are listening because we got a lot of great things going on in Philly, and we don't often

47

00:05:39.080 --> 00:05:52.410

Anne Fadullon: here. Our media talk about it, or we don't even talk about it ourselves. But when we show ourselves to the rest of the world, people are blown away by the things we've got going on here. So and again I just cannot thank all of the staff

48

00:05:52.630 --> 00:06:11.580

Anne Fadullon: in the city and throughout the region who volunteered and participated in, spoke and gave directions. And it. It was just amazing, and it was a fabulous experience, really wonderful, for the city of Philadelphia, and we got it going on, and and let's not forget that

49

00:06:11.580 --> 00:06:12.730

Eleanor Sharpe: it was great.

50

00:06:13.260 --> 00:06:26.790

Eleanor Sharpe: We have one item in a chord which meets the Commissioners that the commission's standard as an item in accord with previous policy. This is next slide, please. This is Streets Bill Number 230273

51

00:06:27.640 --> 00:06:28.640

Eleanor Sharpe: next slide

52

00:06:30.310 --> 00:06:47.680

Eleanor Sharpe: to extend the time for compliance with the terms and conditions of a previously enacted bill. Bill Number 2 0 0 5 7 8, which was to strike and vacate Penrose Ferry road from Penrose Avenue to its terminus, and to reserve a public right of way.

53

00:06:48.310 --> 00:07:03.500

Eleanor Sharpe: The Planning Commission recommended approval for Bill Number 2 0 0 5 7 8, in November of 2,020. Therefore Staff recommends Bill number 230273 for approval as an item in accord with previous policy.

54

00:07:05.160 --> 00:07:11.060

Eleanor Sharpe: We also have a one item that we are requesting for a 45 day. Hold

55

00:07:11.350 --> 00:07:21.760

Eleanor Sharpe: zoning bill number 2 300 276 to amend the master plan for Holy Family University was introduced into City Council last Thursday april thirteenth

56

00:07:22.080 --> 00:07:23.520

Eleanor Sharpe: staff has had an

57

00:07:23.630 --> 00:07:38.430

Eleanor Sharpe: not had time to prepare materials for today's meeting, and our 30 day review period would expire before next month's commission meeting on May eighteenth. Therefore, we are requesting 45 days to prepare to present that item at our next meeting

58

00:07:41.510 --> 00:07:53.220

Eleanor Sharpe: we have our upcoming meetings. Our typical civic design review meeting is scheduled for Tuesday, May second at one P. M. And our next month the City Planning Commission meeting is scheduled for Thursday, May eighteenth, at one P. M.

59

00:07:53.850 --> 00:08:05.240

Eleanor Sharpe: Reminded to all that these are virtual meetings. Information about how to join can be found on the city planning Commission website at Philad Gov. We also have a public hearing today.

60

00:08:05.370 --> 00:08:08.500

Eleanor Sharpe: The public has requested a hearing to discuss

61

00:08:08.640 --> 00:08:19.350

Eleanor Sharpe: amendments to the Agency's regulations relating to drawing registered community organization boundaries; that this commission approved in December of 2,020

62

00:08:19.930 --> 00:08:22.120

Eleanor Sharpe: 2. I'm. Screwing up my ears

63

00:08:22.760 --> 00:08:33.510

Eleanor Sharpe: present for this hearing and representing the City solicitor's office, is our attorney, Leonard Router, and that ends my report, and i'll turn it back over to our chair.

64

00:08:37.460 --> 00:08:38.309

Anne Fadullon: and

65

00:08:38.450 --> 00:08:56.920

Anne Fadullon: yeah, took me a second to give to the right buttons. Thank you, Eleanor really appreciate that, and we have a series of items on our agenda today, but we do not have actually any action items today. So we're gonna do a lot of listening First, we're gonna start with a public hearing

66

00:08:56.920 --> 00:09:01.060

Anne Fadullon: related to a regulations. On drawing our Co founders.

67

00:09:06.590 --> 00:09:12.770

Eleanor Sharpe: i'll just review quickly what's going to happen before the staff comes up, and the staff is going to make a presentation.

68

00:09:13.100 --> 00:09:30.070

Eleanor Sharpe: We'll take questions from the commissions. There's no vote today. As I mentioned, we'll allow questions or comments from the audience, at which time we'll close. The public hearing after the hearing staff, will prepare a report for the Commissioners to be voted on on our next meeting in May.

69

00:09:31.080 --> 00:09:32.340

Eleanor Sharpe: I think Jonathan's up.

70

00:09:33.780 --> 00:09:35.440

Eleanor Sharpe: and the hearing is now declared.

71

00:09:36.100 --> 00:09:42.890

Anne Fadullon: Well, just 1Â s right before Jonathan starts. I just want to know for the record that we have. Commissioner Iding has joined us as well. Thank you.

72

00:09:43.550 --> 00:09:48.650

Pat eiding: Sorry about that. I've been in the audience, but not in the main screen. But I'm. Here I heard everything.

73

00:09:51.480 --> 00:09:58.890

Jonathan Goins -- PCPC: Thank you, and thank you, Eleanor. I can chair and commissioners. I am Jonathan Goen here from planning staff.

74

00:09:59.150 --> 00:10:06.000

Jonathan Goins -- PCPC: As we said, they give a brief presentation on the regulation changes from January that are the subject of the public hearing today.

75

00:10:06.870 --> 00:10:16.430

Jonathan Goins -- PCPC: So, as a reminder in January we brought some new Rco regulations. There were some changes to them to the Commission, and they were approved at that time.

76

00:10:16.500 --> 00:10:24.110

Jonathan Goins -- PCPC: beginning this summer, when we draw on our sale boundary and our system, we'll draw them to follow physical features

77

00:10:24.180 --> 00:10:26.620

Jonathan Goins -- PCPC: like streets, rivers, and the rail lines.

78

00:10:26.790 --> 00:10:36.440

Jonathan Goins -- PCPC: These physical features already exist in our mapping. Software, the very seldom change, and making them relatively easy to draw and to maintain in our system

79

00:10:37.160 --> 00:10:50.920

Jonathan Goins -- PCPC: the second regulation change to reflect your memory deals simply with the timing of ourco boundary changes. Under previous regulations existing, our Ceos were able to request boundary changes at any time in the calendar year.

80

00:10:51.150 --> 00:10:57.700

Jonathan Goins -- PCPC: and under new regulations. This is restricted to our annual registration and renewal period in June of every year.

81

00:10:58.680 --> 00:11:02.370

Again, these changes were approved by the Commission. In January.

82

00:11:02.410 --> 00:11:06.430

Jonathan Goins -- PCPC: They were then filed and posted with the Department of Records.

83

00:11:06.590 --> 00:11:13.060

Jonathan Goins -- PCPC: and we are holding this public hearing on the regulation changes at the request of one of our next slide, please.

84

00:11:14.150 --> 00:11:25.360

Jonathan Goins -- PCPC: A number of questions were raised in January by commissioners in the public, and have been raised since. So i'd like to just speak briefly to our proposed process for rolling out the new regulations.

85

00:11:26.250 --> 00:11:33.520

Jonathan Goins -- PCPC: First, we only plan to take a close look at boundaries during the annual registration and renewal period in June

86

00:11:33.730 --> 00:11:44.490

Jonathan Goins -- PCPC: for existing. Our Ceos to remind you. Renewal is every 2 years, and that's when ours is Submit a registration application and a copy of their bylaws for our view.

87

00:11:44.550 --> 00:11:51.840

Jonathan Goins -- PCPC: it will be at that time that will evaluate boundaries in light of the new regulation. and we'll adjust

88

00:11:51.960 --> 00:12:07.760

Jonathan Goins -- PCPC: as needed, and we'll work with our Ceos to make sure their bylaws are as consistent as possible with the boundaries that we've dropped. Since January we have taken a look at our existing. Our seal boundaries. We have around again 270, plus

89

00:12:07.810 --> 00:12:14.490

Jonathan Goins -- PCPC: currently registered our Ceos, and we find around 30 of those boundaries that have potential issues.

90

00:12:14.500 --> 00:12:21.810

Jonathan Goins -- PCPC: So again. These would be addressed when our CEO's renew their our c status in June. according to the process that I just described about.

91

00:12:22.190 --> 00:12:30.700

Jonathan Goins -- PCPC: So that's all I have as a refresher on this I'll hand it back over to the chair for doing it for questions and comments from commissioners and from audience members. Thank you.

92

00:12:31.490 --> 00:12:44.720

Anne Fadullon: Thank you, Jonathan and I also just want a note for the record that we have now been joined by Commissioner Somerville. All right. We are gonna open it. Are there any questions or comments from the Commissioners regarding this item?

93

00:12:49.940 --> 00:12:55.280

Anne Fadullon: Second: to flip through my screen here because we got a lot of folks

94

00:12:55.620 --> 00:13:10.840

Anne Fadullon: Okay, Hearing no Co. Comments or questions from the Commissioners, I'm gonna go to public comment. Just a couple of reminders for the the public. We're gonna limit comments to 3 min. Each commenter will have the opportunity to provide comment once.

95

00:13:10.840 --> 00:13:27.230

Anne Fadullon: and then also again. The only thing that we are changing in the regulations are considered for changing is the Rco boundaries. So please limit your comments to that issue regarding our Ceos right. This is not a general Rco. Hearing where we

96

00:13:27.300 --> 00:13:43.810

Anne Fadullon: talk through the many issues that that arise with the Rcos. This is really about this one regulation change which relates to how our Ceos draw their boundaries. With that, let's

97

00:13:43.950 --> 00:13:55.720

Anne Fadullon: we can start the public comment. And so there are folks. I think i'm gonna turn it over to you, Greg, to to recognize who we've got from the public that wants to comment on this.

98

00:13:57.340 --> 00:14:02.940

Greg Waldman, PCPC Staff: Thank you, Chair. We have 3 hands currently, the first one being

99

00:14:03.050 --> 00:14:05.400

Greg Waldman, PCPC Staff: when Della Fox

100

00:14:05.510 --> 00:14:08.520
Greg Waldman, PCPC Staff: Please permit Wendella, and you may be unmuted

101
00:14:09.600 --> 00:14:10.590
Greg Waldman, PCPC Staff: against the

102
00:14:15.280 --> 00:14:18.550
Wendella Fox: Go ahead, Wendell. We should be able to hear you. Yup! Go ahead.

103
00:14:18.570 --> 00:14:20.030
Wendella Fox: Good afternoon.

104
00:14:20.410 --> 00:14:31.980
Wendella Fox: Director of. and and the commissioners. My name is Wendella Fox, and I'm, the president of the Fox, laid

105
00:14:32.220 --> 00:14:33.420
Wendella Fox: our CEO

106
00:14:33.440 --> 00:14:41.270
Wendella Fox: I am here regarding the January 23 approval of the regulation changes for the Rco. Boundaries.

107
00:14:41.280 --> 00:15:00.700
Wendella Fox: As you know, our Ceos were established to give residential property owners and others by opportunity to organize around and to participate in the public process on issues of land use, zoning development or preservation within our geographical area.

108
00:15:01.330 --> 00:15:14.930
Wendella Fox: Ourco's staff draw boundaries for the Rcos, based on the boundaries on the description or map provided in the Rco. Bylaws, as well as follow existing physical features, such as

109
00:15:15.740 --> 00:15:18.980
Wendella Fox: streets, waterways, and braille lots.

110
00:15:19.170 --> 00:15:28.560
Wendella Fox: The Fox Lane, and and the fox in Box Lane is spelled with 2 x's, as opposed to my name, which is spelled with one X

111
00:15:28.640 --> 00:15:48.140

Wendella Fox: mit.

112

00:15:48.140 --> 00:15:57.550

Wendella Fox: Box Lane is a private street, with only one means of ingress and egress wedged between 2 institutions that surround us.

113

00:15:57.560 --> 00:16:12.820

Wendella Fox: Proposals from these 2 institutions to develop their land, affect the residents of Fox Lane in a significant and unique way that does not impact residents of any of the neighboring streets.

114

00:16:12.990 --> 00:16:17.400

Wendella Fox: On July fifteenth, 2,022, after a robust

115

00:16:17.780 --> 00:16:31.080

Wendella Fox: exchange of ideas and data, the Rco staff approved the Fox Lane Rco boundaries that are in our bylaws For a few reasons, including the uniqueness of our situation.

116

00:16:31.260 --> 00:16:46.100

Wendella Fox: I reiterate that we are requesting that Commission staff have the flexibility to address unique situations on a case by case basis when they arise. Thank you for your kind detention

117

00:16:46.120 --> 00:16:53.420

Wendella Fox: and consideration. and I will email a copy of my remarks to the Rco. Office.

118

00:16:55.240 --> 00:16:58.370

Anne Fadullon: Thank you. Thank you, Miss Fox.

119

00:16:58.540 --> 00:17:14.119

Anne Fadullon: It's hard to sometimes say that when you've known somebody for a decade, but I appreciate those comments, and I know that we also received a letter from the Fox chiefs, are you? So? I have the name right from your from the ro you represent, and

120

00:17:15.880 --> 00:17:37.090

Anne Fadullon: a expressing, you know, kind of reiterating those comments, and I know I've also had some conversations with other representatives from the Rco. We understand the very unique situation of your particular Rco. And it's my understanding that Staff has been more than willing to work with you and try to try to figure that out. But I think

121

00:17:37.180 --> 00:17:41.430

Anne Fadullon: you know that just shows when you try to have a regulations that cover

122

00:17:41.590 --> 00:17:55.670

Anne Fadullon: a a, a a vast city, and that have a lot of different circumstances, that that sometimes Yes, we do have to have some ability to potentially tweak things here there for for very unique circumstances. So so thank you for those comments

123

00:17:55.820 --> 00:18:00.430

Anne Fadullon: and Craig, do we have anybody else that wishes to speak from the public.

124

00:18:01.840 --> 00:18:07.200

Greg Waldman, PCPC Staff: Yes, good afternoon, Chair for doing. We have next up.

125

00:18:07.370 --> 00:18:19.180

Greg Waldman, PCPC Staff: and i'm I apologize if I pronounce this name wrong, Marnie Almighty. If Marty could be promoted and unmuted, and the

126

00:18:19.550 --> 00:18:20.550

Greg Waldman, PCPC Staff: they all want to speak.

127

00:18:25.830 --> 00:18:27.640

Greg Waldman, PCPC Staff: Marty, you are unmuted.

128

00:18:35.950 --> 00:18:39.170

Greg Waldman, PCPC Staff: No, no, you're okay now. You're unmuted again.

129

00:18:40.830 --> 00:18:44.050

Anne Fadullon: Go ahead, Miss Laurie. We should be able to see here. Hear you.

130

00:18:52.390 --> 00:19:01.690

Greg Waldman, PCPC Staff: We do have another hand raised. If we want to come back to yeah, why Don't, we do that? And then hopefully, we can get the issues with Miss Laurie resolved.

131

00:19:02.230 --> 00:19:09.970

Greg Waldman, PCPC Staff: Okay, we also have the Nita dates who has their hand raised.

132

00:19:14.860 --> 00:19:26.680

Danita Bates: Hi! Hello, everyone! Well, I'm going to zoom. Hi! I apologize. Yes, I'm. I'm a 64 rco.

133

00:19:26.780 --> 00:19:28.790

Danita Bates: Can you guys hear me?

134

00:19:29.300 --> 00:19:37.560

Danita Bates: Yes, we can. But you've got a lot of background noise

135

00:19:37.940 --> 00:19:40.270

Danita Bates: because I'm still at work. Okay.

136

00:19:40.960 --> 00:19:42.270

Danita Bates: Can you hear me now?

137

00:19:42.570 --> 00:19:48.710

Danita Bates: Yes, we can go ahead. Okay, my apologies. So My name is Danita, baked 64 Rco.

138

00:19:49.480 --> 00:19:50.700

Danita Bates: And

139

00:19:50.710 --> 00:19:57.340

Danita Bates: I had a. I had a few concerns and questions, because I send meetings over

140

00:19:57.650 --> 00:20:14.550

Danita Bates: for the board to share, or however it's done. And it was okay. We we not too sure how how everything goes. The the developers that contact me will deal with them on that part. But as far as the whole Rco. In general.

141

00:20:15.000 --> 00:20:20.130

Danita Bates: like, what kind of communication can we have, or

142

00:20:20.210 --> 00:20:26.800

Danita Bates: more information? So we can communicate amongst ourselves and our communities.

143

00:20:28.910 --> 00:20:36.650

Anne Fadullon: So, Miss Bates, what we're talking about right now is changes to the Rco. Boundary regulations. Do you have a comment on that?

144

00:20:36.970 --> 00:20:39.220

Danita Bates: Oh, I apologize.

145

00:20:40.930 --> 00:20:47.000

Anne Fadullon: Yes, I have a comment on that from my understanding. As long as I've been around in the Rco.

146

00:20:47.880 --> 00:20:50.570

I think what needs to be changed is

147

00:20:52.010 --> 00:21:02.520

Danita Bates: the the the community, and the Rco. Should have more input, and say so. And at the table more than the president of City council and

148

00:21:02.690 --> 00:21:03.970

Danita Bates: folks like that.

149

00:21:04.070 --> 00:21:15.130

Danita Bates: That's not around us. That's not. We'll make the decision, and then they'll go behind our back or go against our decisions and make their own decisions, and that's why we have all this justification around.

150

00:21:15.820 --> 00:21:23.240

Anne Fadullon: Yeah, Miss Bates. Unfortunately, we don't Control City Council, but we we here and acknowledge our concern.

151

00:21:23.420 --> 00:21:32.580

Anne Fadullon: And and I just want to note that I I believe you said you're the 64,

152

00:21:33.890 --> 00:21:36.340

Anne Fadullon: sixteenth ward 1. 6.

153

00:21:36.770 --> 00:21:43.320

Anne Fadullon: Okay. So just to clarify for the record as Well, the the regulation

154

00:21:43.470 --> 00:21:46.890

Anne Fadullon: change we're talking about today does not actually affect

155

00:21:47.040 --> 00:22:00.060

Anne Fadullon: Ward Ourco's right? So you are unaffected by this change. But we will know your your comments about the other items for the record. I appreciate it. Thank you so much. Thanks.

156

00:22:03.370 --> 00:22:09.070

Greg Waldman, PCPC Staff: This lawfully is has still been promoted and

157

00:22:09.300 --> 00:22:13.000

Greg Waldman, PCPC Staff: kind of you. If you are able. maybe we could try again.

158

00:22:15.220 --> 00:22:18.730

Greg Waldman, PCPC Staff: You have been unmuted. Are you able to speak?

159

00:22:26.770 --> 00:22:37.080

Anne Fadullon: Unfortunately, we are still not able to hear myself free. So let's go on to the to the next. Is there a way for Miss Lawfre to maybe enter her question or comment in the Q. A. And we can. We can read it.

160

00:22:43.150 --> 00:22:53.340

Greg Waldman, PCPC Staff: I can. I can chat with that person. The next is a caller that has a number ending in 5 5 2.

161

00:22:53.850 --> 00:22:58.830

Greg Waldman, PCPC Staff: Whoever is on that line. You've been promoted, and you may unmute yourself and speak.

162

00:23:02.320 --> 00:23:03.010

1267***552: Hello.

163

00:23:03.910 --> 00:23:05.680

Anne Fadullon: Yes, we can hear you. Go ahead, please.

164

00:23:06.740 --> 00:23:12.440

1267***552: Okay, Good. This is Adrian Fernandez and swap it all Neighborhood Process Association.

165

00:23:12.620 --> 00:23:17.210

And I sent an email in I the sentence of Dave effect to actually

166

00:23:18.510 --> 00:23:33.950

1267***552: just outlining the explanations that we're asking for. I'm not sure the format of this hearing, and unfortunately, because of you know, work, and just being very busy, I didn't come. I didn't hear how you introduced the hearing.

167

00:23:34.080 --> 00:23:37.610

Did you just introduce it, and also give other information.

168

00:23:39.720 --> 00:23:42.190

Anne Fadullon: Jonathan, can you? You respond to that?

169

00:23:43.220 --> 00:23:53.590

Jonathan Goins -- PCPC: Yeah. So this thanks for calling in. We we did give some background information on the regulations. I think the same information or the same you got.

170

00:23:53.840 --> 00:24:05.360

Jonathan Goins -- PCPC: and some email updates we set. We did also explain the process a little bit, if that's part of your question. So there'll be the public hearing Again, there will be a report of the hearing testimony

171

00:24:06.470 --> 00:24:14.260

Jonathan Goins -- PCPC: that that's gonna be generated by Staff after the hearing that's gonna come back to commission for about. So that that's essentially the process.

172

00:24:14.420 --> 00:24:19.690

Jonathan Goins -- PCPC: So any, you know, Comments, questions you have as a part of this process are going to be part of that record.

173

00:24:21.320 --> 00:24:30.400

1267***552: Okay. So the email I sent to you earlier. Would that be part? Will that be included in a record? Or can it be that I sent you this morning?

174

00:24:35.730 --> 00:24:42.270

Anne Fadullon: Yeah, yeah, I'm: sorry I was it prefer to to for doing, or that that question I don't want to have this week?

175

00:24:43.230 --> 00:24:53.720

1267****552: Yes, yes, it will be. It will be made part of the record and thank you for sending those comments, and and then also showing up here to to to provide comments as well. Thank you for that.

176

00:24:54.240 --> 00:25:05.020

1267****552: Okay, you welcome. I have another question. I did copy you on that one and and the a Nug. I also sent David effect or response when he wrote to remind me of the herring. Well, those comments, I said him

177

00:25:05.120 --> 00:25:09.400

1267****552: also be part of the hearing, or do I have to forward that to planning at Philadelphia.

178

00:25:12.420 --> 00:25:17.760

Anne Fadullon: Dave, did you get that email? I'm: Sorry, David. Facto. And and are we aware of that?

179

00:25:18.820 --> 00:25:28.410

David Fecteau (PCPC Staff): Hi. Good afternoon, de Facto City planning commission. And Yes, I did get the email, and that will be Pd: up and made as part of the record.

180

00:25:29.080 --> 00:25:36.460

1267****552: Okay, Great? Okay. Thank you. How do I? How do I forward that David to planning commission? Sorry I forgot to do that.

181

00:25:38.420 --> 00:25:48.090

David Fecteau (PCPC Staff): Oh, so what will happen is Staff will go ahead and forward that it was a little bit late in the process, so I haven't had a chance to do that yet, but they'll still receive that.

182

00:25:49.520 --> 00:25:51.520

Anne Fadullon: So David's gonna to forward it for you.

183

00:25:52.710 --> 00:25:54.390

1267****552: Okay. And

184

00:25:54.460 --> 00:25:58.340

1267****552: the email I sent to Jonathan was related to

185

00:25:58.460 --> 00:26:00.870

changing boundaries.

186

00:26:00.910 --> 00:26:13.220

1267****552: facilitating bullying by fully. Rcos and I have documented this since 2,017, and I definitely want that specifically.

187

00:26:13.500 --> 00:26:34.740

1267****552: especially reviewed with reference to the changes in boundaries. changes in boundary. I don't, i'm not sure. I have to read it. Sorry we're always real busy, and we get loads of work for all of us on us that add to it, including here and city Council, and otherwise so sorry. I have not read everything Johnson sent last night yesterday. Sorry, so

188

00:26:34.750 --> 00:26:52.880

1267****552: i'm just acknowledging that in case my confusion so I can explain any confusion that I'm displaying. However, I know the negative effect you had on us. We had members who had police sent to their homes, fought, being followed in cars, because Bully Rcos were dissatisfied with the boundaries they chose

189

00:26:52.970 --> 00:26:58.610

1267****552: not planning, and then, when they wanted to interfere with public meetings

190

00:26:59.080 --> 00:27:05.200

1267****552: and with change in status from unaffected Rco. To affected Rco. The only 2 statuses there are.

191

00:27:05.240 --> 00:27:22.680

1267****552: They used the boundary change process, and then started appearing at future meetings with future bullying behavior very dangerous. We've had to contact police to make them aware of it. In the 20th District, where they have misused police in the 30 Ninth District.

192

00:27:22.690 --> 00:27:34.230

1267****552: you know, to intimidate and bully. You know, members and other neighbors. We want this to stop, and we do not want regulation changes to facilitate

193

00:27:34.290 --> 00:27:51.450

and escalate this. So that's very important to us, and I hope you make it very important to you. I don't want to see someone get hurt, and then it goes in the paper, the news, the news, media and social media. And then we have to reveal the relationship between boundary changes, boundary trains, management.

194

00:27:51.470 --> 00:28:01.260

1267****552: these bully Rcos, that for some reason planning does not take enough steps to to terminate their applications.

195

00:28:01.340 --> 00:28:10.540

1267****552: So in my case, personally, I had an Rci which I documented to Johnson, but it was documented at the time that I suffered this

196

00:28:10.580 --> 00:28:17.680

this action our CEO member tried to hit me because she was doing a developer, a favor, and lying to the neighbors

197

00:28:17.740 --> 00:28:31.470

1267****552: at at the public meeting. And when I told the neighbors the truth, and provided the documentation or the notice of refusal. At the end of the meeting she tried to attack me. Her honest SEO members stopped her.

198

00:28:31.600 --> 00:28:33.170

1267****552: Then

199

00:28:33.190 --> 00:28:50.870

1267****552: she was encouraged by District Council to change her boundaries and start a new rco, even though I reported her behavior planning. This, allowed her to start another rco, and she continues to interfere with meetings which I have documented to planning. So that's a major concern for what planning things are minor changes to to boundary

200

00:28:50.870 --> 00:29:00.800

1267****552: boundary procedures and regulations. Okay, and then the other issues that I wrote to David. It was 4 issues

201

00:29:01.150 --> 00:29:04.840

1267****552: and sorry. I'm: just looking through my email.

202

00:29:09.250 --> 00:29:11.170

1267****552: I'm gonna need you to

203

00:29:11.350 --> 00:29:26.810

1267****552: wrap up your comment. Okay, i'm sorry I did not summarize because of you know, just the fact. It was just a lot of work. So there's 4 things we need disclosures of deletions and additions made available to us. We're sent to the art all the Rcos.

204

00:29:26.810 --> 00:29:40.220

1267****552: We need the affect the amendments on Rcos. You know documentation, applications, operations, like meetings, including bullying at public meetings. We need public comment and questions, of course, here today.

205

00:29:40.240 --> 00:29:47.490

1267****552: and any like the changes that are going to happen. Gis. Changes our sel notification changes

206

00:29:47.710 --> 00:30:12.230

1267****552: and application changes. Zba Calendar changes that open maps changes. P. I. F. Changes anything that's going to be affected by these boundary changes that are not minor to us to our as as our CEO's. We need this information to be sent to us, so we can have it. In one place. I have to search all over the Internet and hope that we have the the information complete. If that can all be sent to the Rcos, we would greatly appreciate it.

207

00:30:13.440 --> 00:30:19.170

Anne Fadullon: Okay, Thank you. Thank you for taking the time to provide us with that. Okay, thank you so much.

208

00:30:20.070 --> 00:30:28.740

Anne Fadullon: And then I think we were able to get Miss Law Free's comments into the Q. A. So can someone from Staff read that, please.

209

00:30:29.840 --> 00:30:42.660

Greg Waldman, PCPC Staff: Sure, this is got great walnut Planning Commission staff. The comment received from Miss Laperly is my name is Marty Blackberry. I am Chair of the Kensington Independent Civic Association.

210

00:30:42.680 --> 00:30:47.410

Greg Waldman, PCPC Staff: also known as Kika. Will the

211

00:30:47.460 --> 00:31:07.480

Greg Waldman, PCPC Staff: changing of boundaries to streets, structures, and natural boundaries stop our Ceos from overlapping each other as it's At this is as it is now 2 other Rcos overlap my boundaries, and sometimes the hearing is sent to one where the people that show up do not live in the affected area

212

00:31:07.650 --> 00:31:14.440

Greg Waldman, PCPC Staff: they vote for or against us without having to live with the outcomes. as you are aware.

213

00:31:14.480 --> 00:31:21.990

Greg Waldman, PCPC Staff: as long as they bring up free proof that they mailed out the notice no one has to show up and vote for or against.

214

00:31:24.740 --> 00:31:30.020

Anne Fadullon: So I think the question there Jonathan is about. Does this eliminate overlapping boundaries.

215

00:31:30.480 --> 00:31:45.060

Jonathan Goins -- PCPC: Yeah, and I could definitely address that. And the answer is is No. And I did want to say in response to this Hernandez and that that comment. I mean definitely acknowledged that our work is difficult. It's often contentious.

216

00:31:45.220 --> 00:31:50.960

Jonathan Goins -- PCPC: and that overlapping boundaries and expansion of boundaries, you know, does sometimes contribute to that

217

00:31:52.020 --> 00:32:02.200

Jonathan Goins -- PCPC: but the intention, at least for the second part of this, this regulation is actually to limit expansion or extension, which is typically, when our shoes change their boundaries they are expanding.

218

00:32:02.400 --> 00:32:15.410

Jonathan Goins -- PCPC: that it's definitely, you know, raised issues with overlap, and some of the things that are being discussed. So the attention we still have overlap and boundaries. That's the system. We have part of the attention. That was the second part of limiting

219

00:32:15.720 --> 00:32:35.380

Jonathan Goins -- PCPC: boundary Changes to to June of every year is to. you know. Try to limit those changes somewhat, you know, which, which, as I said before, it could theoretically happen at any time in the calendar year, and oftentimes you know other. Our students are surprised, or you know, to find out that our says I've expanded their boundaries so

220

00:32:35.680 --> 00:32:47.210

Jonathan Goins -- PCPC: to that, you know it's not going to eliminate over overlap. And certainly to this question you can definitely get as much information out there as we possibly can around. You know what the impact will be.

221

00:32:47.340 --> 00:32:53.140

Jonathan Goins -- PCPC: and to the I think the other question of the Q.
A. About which ours will be effective

222

00:32:53.160 --> 00:32:57.870

Jonathan Goins -- PCPC: as absolutely information. We can get out as soon
as possible as well.

223

00:33:02.250 --> 00:33:08.020

Anne Fadullon: All right. Great, Thank you, Jonathan, and let's go back
to the next person who has their hands free.

224

00:33:08.900 --> 00:33:21.890

Greg Waldman, PCPC Staff: Yeah, thank you chair for doing this is great.
Well, I've been planning Commission staff. The next hand, that is phrase
is, Choose to do this, Robinson Judith, you'll be promoted, and you may
unmute your bike and speak

225

00:33:23.330 --> 00:33:35.020

Judith Robinson: the afternoon, Judith Robinson. 30Â s award Rco. Now
that I have a little more clarity on this hearing, I would just wonder

226

00:33:35.040 --> 00:33:54.740

Judith Robinson: how much clarity you all have in limiting the number of
parcels in the boundaries. It just seems to me that sometimes there are
overlapping our Ceos that are far away from

227

00:33:54.740 --> 00:34:18.850

Judith Robinson: our our CEO, in that we are the 30Â s ward Ourco I just
with now that this is an issue. I would bring that to the forefront. As
to what you know, you can't just micromanage for so many parcels in that
regard. That's one thing. So I would put a PIN in it there. But my
general question, and i'm gonna go into your protocol here, you all. But
I just wanna

228

00:34:18.850 --> 00:34:33.830

Judith Robinson: give support to Danita Bates from the Sixteenth Ward in
her comment, and i'm gonna wait until after the Forum is open, so I can
elaborate on that. But I just want to support her 100%. Thank you.

229

00:34:34.440 --> 00:34:35.940

Anne Fadullon: Thank you. Ms. Robinson.

230

00:34:36.489 --> 00:34:44.340

Greg Waldman, PCPC Staff: And next, who do we have

231

00:34:44.409 --> 00:34:48.420

Greg Waldman, PCPC Staff: Tina Marie to be you? You've been to the panelists.

232

00:34:48.429 --> 00:34:50.639

Greg Waldman, PCPC Staff: You may have you and introduce yourself.

233

00:34:51.250 --> 00:34:55.110

Tinamarie Russell: Good afternoon, everyone, and thank you for having this forum.

234

00:34:55.179 --> 00:34:59.690

Tinamarie Russell: First question I like to ask is, Can you briefly

235

00:34:59.700 --> 00:35:06.160

Tinamarie Russell: reiterate the concerns for us having this being for today just because I came in late.

236

00:35:12.010 --> 00:35:18.360

Anne Fadullon: Yeah there, just to clarify the reason for the hearing why there's a public hearing today.

237

00:35:18.400 --> 00:35:27.280

Jonathan Goins -- PCPC: Yes, so I mean, this is a standing planning commission meeting. So that's when this would happen. But regulations again

238

00:35:27.370 --> 00:35:31.480

Jonathan Goins -- PCPC: we're presented and passed in January this year

239

00:35:31.500 --> 00:35:33.070

Jonathan Goins -- PCPC: they're posted online.

240

00:35:33.160 --> 00:35:39.020

Jonathan Goins -- PCPC: and then we are required. If there's a request for a public hearing within a certain timeframe

241

00:35:39.170 --> 00:35:50.150

Tinamarie Russell: after the posting to hold the hearing, so that that's what brings us today. At the They' to one of our

242

00:35:50.980 --> 00:36:03.470

Tinamarie Russell: right. It's restricted to the the changes in the regulations related to the way which are our

243

00:36:03.480 --> 00:36:14.100

Tinamarie Russell: our and I'm going to pick you back off the Swamp pool. Here are causing the the mismanagement of boundary lines. We have our Ceos of creating

244

00:36:14.300 --> 00:36:32.420

Tinamarie Russell: people who are creating themselves are as our CEO just because of gentrification. So the bigger the projects, the more people more certain our Ceos want to be involved right? So what they'll do is they'll cost attention. They'll cause whatever

245

00:36:32.520 --> 00:36:51.390

Tinamarie Russell: activity that's negative as as they can to much as like with Swamp, who already indicated which we shall do. They'll go almost out to just a a full fight. Such situation because they're in there. They're they're they're concern, is creating the opportunities for the development

246

00:36:51.390 --> 00:37:10.780

Tinamarie Russell: of these parcels, and that the larger the parcels projects become meaning a 100 units. 65 units more those larger parcels are equaling more to tension between the Rcos, especially those who are in favor of these larger projects, as opposed to those who are not in favor of them.

247

00:37:10.780 --> 00:37:15.720

Tinamarie Russell: So some of the boundary lines are based off somebody

248

00:37:15.840 --> 00:37:32.040

Tinamarie Russell: people. Some of our Ceos are actually choosing bounding lines so that they can be involved in these large projects, and I can give you examples of those I know. I have written to other, to your department, as well as to City council about some of the direct negative effects of

249

00:37:32.040 --> 00:37:37.370

Tinamarie Russell: people switching boundaries just so that they could be a part of the major development projects.

250

00:37:39.120 --> 00:37:51.950

Tinamarie Russell: The lawsuits are happening to our our CEO's because of these boundaries as well, the development in the so we might have had our ourco boundary lines of particular to to handle the

251

00:37:52.050 --> 00:38:05.050

Tinamarie Russell: basic Rco issues. But with all the development happening with larger projects, if we need some more protection for our Ceos, and I think, since we're going to.

252

00:38:05.150 --> 00:38:07.940

Tinamarie Russell: I think the boundary lines are definitely needed

253

00:38:08.320 --> 00:38:17.060

Tinamarie Russell: to include protection from lawsuits and from the other Rcos who are in it just for their

254

00:38:17.820 --> 00:38:28.460

Tinamarie Russell: whatever reasons they have which we already discussed, and we have to stop the virus from one rco to another. Rco. And it's directly affected because of the boundary lines.

255

00:38:28.460 --> 00:38:45.880

Tinamarie Russell: Do we have not to address some of the questions about the largest of the boundary lines overlapping? I myself believe in overlapping important for us to make sure that we protect these to protect the community, because we cannot handle all the development is happening

256

00:38:45.880 --> 00:39:02.030

Tinamarie Russell: in one particular boundary space. One rco can't cover it. It's just too much because we're not paid. We all are working for volunteer time, and it's a lot of work to handle one case that alone 5 or 6 cases. So the bottom line is

257

00:39:02.030 --> 00:39:17.850

Tinamarie Russell: I'm not really clear about what you want us to discuss about the boundaries except for yeah, this particular change was just about ensuring that boundary lines sort of line up with streets.

258

00:39:18.130 --> 00:39:20.400

Anne Fadullon: right things like changing.

259

00:39:22.150 --> 00:39:42.150

Anne Fadullon: not allowing boundaries to overlap, or the size of our Ceos. That is all in legislation. So the only way to change those things would be to go to city council and get them to amend the Rco legislation. So this is just about just about the regulation change, right? Which is the only thing

260

00:39:42.150 --> 00:39:51.150

Anne Fadullon: that the planning commission do is change regulations. We can't change legislation, and I know that can be confusing. So this is just about

261

00:39:51.560 --> 00:39:54.460

Anne Fadullon: having the boundaries line up with.

262

00:39:54.590 --> 00:39:58.110

Tinamarie Russell: I give what you're saying, but what I'm saying to you is part of that

263

00:39:58.150 --> 00:40:17.880

Tinamarie Russell: question. To answer that question. You have to think about what will cause people to want to change the boundaries in the first place, so part of that issue is because of development is because of the violence, is because of the threats of the art of lawsuits, is because of the massive amount of major development that's happening is causing all of this

264

00:40:18.010 --> 00:40:32.480

Tinamarie Russell: to be a concern in the first place, so some of the protections that swap portal is asking for which we are, which are our our our seal. Most of the Philadelphia Cdc. Is in in compliance with agreement with is that we look at

265

00:40:32.480 --> 00:40:46.800

Tinamarie Russell: remarks, and that we bring them forward another form, so that we can begin to address them, because it's all part of why we have these issues as in our zoning or allotment of our parcels.

266

00:40:46.810 --> 00:40:48.390

Tinamarie Russell: and that thank you for your time.

267

00:40:48.900 --> 00:40:53.570

Anne Fadullon: Thank you. Ms. Russell, appreciate it. And Greg, we have other callers.

268

00:40:58.280 --> 00:41:10.740

Greg Waldman, PCPC Staff: Greg. You are muted. Sorry I I thought I pressed the button. I this is Craig Waldman planning Commission staff. We have someone with the call in user with the calling

269

00:41:10.830 --> 00:41:12.630

Greg Waldman, PCPC Staff: name call, and user one

270

00:41:14.470 --> 00:41:18.600

Greg Waldman, PCPC Staff: you have been promoted, as you may unmute by Pressing Star 9.

271

00:41:25.120 --> 00:41:32.340

Greg Waldman, PCPC Staff: Calling Mr. One, you are still muted. If you press Star 9 on your phone, you may unmute and introduce yourself.

272

00:41:40.230 --> 00:41:45.460

Greg Waldman, PCPC Staff: Call in newsroom. One might have. Oh, sorry, Star 6. I I apologize.

273

00:41:48.050 --> 00:41:49.520

Greg Waldman, PCPC Staff: 39 to raise your hand.

274

00:41:55.820 --> 00:41:58.170

Greg Waldman, PCPC Staff: We have some other.

275

00:41:58.220 --> 00:42:00.990

Anne Fadullon: Yeah. Why don't we go to the next? And hopefully we'll.

276

00:42:01.340 --> 00:42:10.820

Greg Waldman, PCPC Staff: We can come back. Oh, yeah, we can come back to that. The calling user and next person to be about is Kate friend.

277

00:42:12.330 --> 00:42:16.530

Greg Waldman, PCPC Staff: He, Miss Brand, you've been uprooted and unmuted.

278

00:42:16.640 --> 00:42:18.460

Greg Waldman, PCPC Staff: And you, baby, if you get to speak.

279

00:42:18.560 --> 00:42:25.920

Kate Friend: Hi, I had put something in the chat or in the Q. A. And I was asked by David to raise my hand.

280

00:42:26.060 --> 00:42:45.000

Kate Friend: and basically I agree with Tina Marie Russell that there really should be a general hearing on the topic of protecting our Ceos from being sued out of existence by developers. There's a lot of

manipulation that's going on, and as a result, you know, we put all this time and energy and effort

281

00:42:45.000 --> 00:42:49.040

Kate Friend: into trying to communicate our neighborhood concerns.

282

00:42:49.070 --> 00:42:53.680

Kate Friend: and we do have the right to appeal decisions. But

283

00:42:53.870 --> 00:43:01.760

Kate Friend: then we wind up getting threatened with being sued out of existence. So I think that Tina Marie brought up an excellent point.

284

00:43:04.030 --> 00:43:08.450

Anne Fadullon: Thank you. Thank you for that in this front. Appreciate that.

285

00:43:08.720 --> 00:43:16.050

Greg Waldman, PCPC Staff: Yeah, Thank you for doing. We can try going back to call and user one they have their hand up.

286

00:43:16.080 --> 00:43:17.090

Greg Waldman, PCPC Staff: Hi again.

287

00:43:17.160 --> 00:43:22.350

Greg Waldman, PCPC Staff: So if that person can be promoted and it looks like

288

00:43:22.690 --> 00:43:33.780

Call-In User_1: Good afternoon, Tiffany Green, because this is a point breeze. One of the points I want to make is that I was listening to the planning commission when this first came up.

289

00:43:33.790 --> 00:43:38.350

and, as I stated, I asked, when was this notification went out to the Rcos.

290

00:43:38.550 --> 00:43:43.620

Call-In User_1: and because very few Rcos knew about it, I did try to reach out to other Rcos.

291

00:43:43.930 --> 00:43:51.290

So for the regulations hearing. I just want to document. I think that the planning Council needs to put in some type of

292

00:43:51.880 --> 00:44:15.200

Call-In User_1: a additional amendment that before any regulation is going from in front of the Planning Commission, that there is at least one community meeting of our Ceos to explain specifically what you are trying to do, because they have someone call up here in the midst of the of the hearing to say, Can you explain to me

293

00:44:15.210 --> 00:44:23.710

Call-In User_1: some of what you what this is about? That is really that is really inappropriate, and should not be a question that is being asked in the midst of a hearing.

294

00:44:23.780 --> 00:44:32.900

So I I would like the planning commission to reconsider, and really put something in place that will at least have an informational session on all regulations going forward.

295

00:44:32.910 --> 00:44:56.600

Call-In User_1: so that all our fields can participate. There are a lot of our fields, and also may want to participate, and are not here because they really simply did not really understand. The message Number 2 is, I don't know specifically in our area, but I know that I've had my boundaries where a project came up, and I didn't get a notification, and so I and then it was. I. Later on I found that my boundary had been changed or pulled back

296

00:44:56.640 --> 00:45:16.070

Call-In User_1: for some reason, and and so therefore I I that was my concern in terms of the boundary changes I don't know is that something? Does that mean that the boundary changes will be adjusted, based on the 20 blocks, 20,000blocks, and if so will we be notified of that of those changes.

297

00:45:16.070 --> 00:45:30.780

Call-In User_1: you know, or you know, how how would that system work? And it's not? And that actually laid out how you plan to really notify the Rcos in terms of of whether our boundaries will be affected, or will be narrowed down to that case.

298

00:45:30.950 --> 00:45:55.700

Call-In User_1: And so and so even myself, I still didn't quite understand all that was going to be what was being proposed at this particular point. And for me that's that's a new one. So I say I have to say that I I think they need to still be more clarity on the process, and

how it may of impact us our Ceos. Finally, I I do ask the planning commission. I'm trying to document this

299

00:45:55.720 --> 00:46:03.150

Call-In User_1: That voting is an issue, too. I guess, when you change your of the boundary, because that means you may be bringing in additional martials.

300

00:46:03.170 --> 00:46:08.130

and that when you bring them in, we, as our CEO, should have access to

301

00:46:08.540 --> 00:46:19.520

Call-In User_1: to the voting information, and i'm not just talking about the summary letter. I'm saying, if by law you we are given a list of all the affected addresses.

302

00:46:19.550 --> 00:46:35.580

Call-In User_1: then we, as Rcos, should have the right to request the the the voting procedure, based on affected addresses, to see which one of those effective addresses voted for the project, we should not have to go based on a coordinating Rcos

303

00:46:37.260 --> 00:46:38.840

Call-In User_1: calculations

304

00:46:38.870 --> 00:46:53.680

in in a summary letter, because we have no way of really stating or or confirming. If what they say the vote is, if we cannot see who all voted. So, i'm asking the planning Commission to please work on this

305

00:46:53.720 --> 00:47:11.950

Call-In User_1: because this is quite contentious, and that we should be able to request that by address, that each vote, and also the address, and the person who wrote it, we should be able to access that information to verify the vote for our own; and therefore, when we write our letter.

306

00:47:11.950 --> 00:47:23.930

then it is accurate, because, like one of my colleagues say right now with the whole environment of suing. Okay, we need to be accurate, too.

307

00:47:24.010 --> 00:47:30.560

Call-In User_1: in in terms of going forward to the Zba. So I I You take all those into consideration and thank you.

308

00:47:31.250 --> 00:47:37.950

Anne Fadullon: Thank you, Miss Green and Jonathan. Do you quickly just want to respond to the changing boundary question.

309

00:47:38.550 --> 00:47:53.150

Jonathan Goins -- PCPC: Yes, thank you, Miss Cream, for the comments specifically on the notice about changing boundaries because it's come up twice. I just want to clarify. We we have not changed any r SEO boundaries that you know existing are so boundaries under this new regulation

310

00:47:53.280 --> 00:47:57.830

Jonathan Goins -- PCPC: is to reiterate. We don't plan to do so until June.

311

00:47:57.910 --> 00:48:10.380

Jonathan Goins -- PCPC: and that will be part of the renewal and and registration process. So if you are so, is not due to renew this June we won't. Be touching your boundaries. I'll be looking at them closely until the following June.

312

00:48:10.460 --> 00:48:29.980

Jonathan Goins -- PCPC: But for all those who are renewing it doing. We're going to do that as part of that process. And so you will. You know ours will be well aware of. This is your boundary, as it's been drawn, and we can, you know, have that conversation at that time, but we won't, change them without notifying anyone or outside of that that renewal registration process.

313

00:48:30.760 --> 00:48:34.530

Anne Fadullon: Great, Thank you, John. And do we have anybody else, Greg, with their hands on?

314

00:48:35.450 --> 00:48:45.760

Greg Waldman, PCPC Staff: Yes, chair, Doolan, this is great. Well, then, planning goes to staff. We have a mark, Harris. with this hand up, mark You have been voted, and they unmute

315

00:48:46.530 --> 00:48:48.730

Mark Harris: All right. Good afternoon.

316

00:48:49.570 --> 00:48:53.730

Mark Harris: Yeah, Markov. Harris Cathedral Park, Cdc: and a

317

00:48:56.080 --> 00:48:59.660

Mark Harris: one thing I I think, should be added to the

318

00:48:59.720 --> 00:49:05.370

Mark Harris: registration process is at least the question

319

00:49:05.520 --> 00:49:11.460

Mark Harris: to the Rco. Justifying the area that they cover.

320

00:49:11.570 --> 00:49:19.090

Mark Harris: Most. Ourco should be focused on a neighborhood, you know. Obviously not the the board ones.

321

00:49:19.380 --> 00:49:27.750

Mark Harris: but what we see. And i'm sure we're not the only ones who there's an awful lot of overlap and stuff it doesn't make sense at all.

322

00:49:27.810 --> 00:49:31.070

Mark Harris: For example, a parkside area.

323

00:49:31.610 --> 00:49:32.800

Mark Harris: our CEO.

324

00:49:32.830 --> 00:49:44.500

Mark Harris: We found that we don't even know who these people are, but they overlap our territory here in the middle class. We're very focused in our boundaries which we're established by the plan Commission. We we're we're comfortable with those.

325

00:49:44.780 --> 00:49:56.940

Mark Harris: But if you look at the map there they're covering all the way out to Parkside Association, which we you could call West Park side, you know they didn't they? They didn't stop their boundary at

326

00:49:57.230 --> 00:50:05.280

Mark Harris: a Belmont avenue where it should be dividing east and west. They go all the way down at 54, and I think it's chestnut. So they're covering

327

00:50:07.590 --> 00:50:17.200

Mark Harris: Mill Creek and University City we match a whole bunch of areas not remotely part of East Park Side, which I thought was supposed to be there.

328

00:50:17.220 --> 00:50:21.450

Mark Harris: their neighborhood a focus area, this this

329

00:50:21.930 --> 00:50:29.780

Mark Harris: large, our Ceos, like this are problems they overlap in the other neighborhoods, you know, mining other people's business. They should be focused on their own.

330

00:50:29.910 --> 00:50:36.970

Mark Harris: We would like to get some zoning changes, may, but we run into the problem with so many people got their fingers in the pie

331

00:50:37.010 --> 00:50:40.490

Mark Harris: that Don't belong here, Aren't. I part of us.

332

00:50:40.640 --> 00:50:50.290

Mark Harris: We need to cut down some overlap. They should be most places. Neighborhoods can recognize some standard boundaries.

333

00:50:50.300 --> 00:50:53.310

Mark Harris: and they should be able to respect them, you know, and

334

00:50:53.430 --> 00:51:00.880

Mark Harris: he's focused on their neighborhood and not be taking large swaps of land. That's the problem with the needs prompt

335

00:51:02.700 --> 00:51:04.250

Mark Harris: improvement, at the least.

336

00:51:04.980 --> 00:51:09.090

Mark Harris: and I think right at the registration process.

337

00:51:09.470 --> 00:51:17.520

Mark Harris: ourco should be required to justify you, and explain why why their boundaries are what they are, particularly when they are big and broad.

338

00:51:17.600 --> 00:51:18.400

Mark Harris: Thank you.

339

00:51:22.960 --> 00:51:23.870

Anne Fadullon: thank you.

340

00:51:24.070 --> 00:51:30.450

Anne Fadullon: and it looks like Greg. Do we have anybody whose hand is up who has not already spoken?

341

00:51:33.560 --> 00:51:50.420

Greg Waldman, PCPC Staff: Hi, Miss Trip, Dulan, this is Craig Wallvin, planning question, staff. Oh, no! We have one hand that is still up from before. I believe that person has already spoken so. There's our currently no hands that have not contributed to this discussion.

342

00:51:51.150 --> 00:51:51.960

Anne Fadullon: Okay.

343

00:51:52.260 --> 00:52:09.450

Anne Fadullon: and I will just note that there are our comments in the Q. A. That generally are saying, I agree with this person says. But I believe that we have allowed everybody to comment who at least once, which is the ground, rules right that wish to comment on this item.

344

00:52:09.710 --> 00:52:22.840

Anne Fadullon: So we will. Now. I think the next step is, we now close the public hearing. I just want to note that nothing gets voted on today, as my understanding is. What happens now is

345

00:52:22.860 --> 00:52:25.920

Anne Fadullon: we close the public hearing, because we've had the comments.

346

00:52:25.950 --> 00:52:34.520

Anne Fadullon: and then Staff will provide a report to the Commission, and then there will likely be an item on the May agenda that

347

00:52:34.900 --> 00:52:45.670

Anne Fadullon: either recommends continuing with the proposed changed as originally proposed, or potentially amending that change. So I got that right.

348

00:52:47.180 --> 00:53:05.180

Anne Fadullon: all right. So thank you. Thank you all. Thank you. To all the commenters we know being in ourco is is not easy, and that it's a complicated and difficult particularly given all the development we have going on. So we appreciate folks showing up and providing all their comment today.

349

00:53:05.290 --> 00:53:18.240

Anne Fadullon: So with that we are going to move on to Item Number 4 on our agenda, which is an informational presentation about framing the future of the roundtable. Thank you.

350

00:53:20.440 --> 00:53:27.770

Ian Litwin (staff): Good afternoon, Commissioners Ian Liwin, planning Commission staff. I was the project manager for framing the future of the roundhouse.

351

00:53:28.000 --> 00:53:47.150

Ian Litwin (staff): So i'm just gonna talk you through the project and what we did, and also the results, and point you to the report. So when the police moved to their new headquarters on North broad street. A window was open for us to examine how the roundhouse could better serve the community and possibly redress some of the harm caused by every manual.

352

00:53:47.290 --> 00:54:05.020

Ian Litwin (staff): So what we did was we started with an active, intentional listening and engagement process. We worked with a group of artists, designers and engagement specialists to get an input from Philadelphians about their experiences with the roundhouse and their hopes for its future. We called this process framing the future of the roundhouse.

353

00:54:05.020 --> 00:54:12.180

Ian Litwin (staff): We hired a diverse multidisciplinary team through an Rfp process to design and facilitate the engagement process.

354

00:54:12.220 --> 00:54:21.490

Ian Litwin (staff): This team was led by connect the dots and amber art and design. We also had an advisory board, consisting of committee leaders from across the city on next slide.

355

00:54:23.240 --> 00:54:36.690

Ian Litwin (staff): The administrative functions of the Philadelphia Police Department are now housed at 400 and with Broad Street, formerly home to the Philadelphia Inquirer. The building underwent substantial innovations, and has been renamed the Philadelphia Public Services Building.

356

00:54:36.730 --> 00:54:37.610

Ian Litwin (staff): Next slide.

357

00:54:38.610 --> 00:54:52.310

Ian Litwin (staff): the roundhouse of was designed to inspire a professional community Service Oriented Police department. In the intervening 60 years it came to symbolize the brutalities of rubber renewal and discriminatory policing practices.

358

00:54:52.780 --> 00:54:58.540

Ian Litwin (staff): Next. the Red House was a product of Philadelphia's twentieth century urban renewal efforts.

359

00:54:58.600 --> 00:55:17.410

Ian Litwin (staff): As you can see from this slide on the left is the area around the Frankel Square in 1,959. You can see it's a relatively intact neighborhood. On the right is this area today, dominated by highways, parking lots and widened streets. The roundhouse, the Vine Street expressway, and the Pennsylvania Convention Center

360

00:55:17.410 --> 00:55:28.870

Ian Litwin (staff): displaced and disrupted large numbers of residents and businesses in Chinatown. The city is now only beginning to heal these wounds with projects like framing the future of the roundhouse and the Chinatown Stitch.

361

00:55:29.550 --> 00:55:46.110

Ian Litwin (staff): The design of the Round House was a collaborative effort between the architects and Estonian American engineer, August August commandant. The building was one of the first, the United States constructed, using concrete panels that were molded in a factory and assembled on site. The police moved

362

00:55:46.110 --> 00:56:04.760

Ian Litwin (staff): from City Hall to the roundhouse in order to create distance between politicians and police. The building was designed to house the Reformed Community Service Oriented Police Department. Its rounded form was intended to convey a softer police presence, while the generous front entry Plaza was to Sigma welcome to the community.

363

00:56:04.810 --> 00:56:05.830

Ian Litwin (staff): Next slide.

364

00:56:07.410 --> 00:56:23.720

Ian Litwin (staff): However, for many Philadelphians, their lived experiences with the building differ from the architect's original intentions. The police department added a concrete perimeter wall. Shortly after the building's completion, negating the design intent. The public entrance on Ray Street was closed in 1972,

365

00:56:23.720 --> 00:56:32.530

Ian Litwin (staff): and move to the rear, parking lot further in the minds of many Philadelphians, the roundhouse is associated with brutal, biased, and discriminatory policing practices

366

00:56:32.880 --> 00:56:34.020

Ian Litwin (staff): next slide.

367

00:56:36.040 --> 00:56:52.900

Ian Litwin (staff): So the roundhouse is 4 stories. It contains 125,000 square feet of floor space, together with a 56,000 square foot surface parking lot. It occupies a 2.7 acre parcel that spans the entire block bounded by seventh race, Eighth and Cherry streets.

368

00:56:53.040 --> 00:57:01.300

Ian Litwin (staff): The sun is adjacent to the Chinatown Scepta Station on the Broad Ridge spur and the future Franklin Square, Paco Station, scheduled to open next year

369

00:57:02.670 --> 00:57:03.480

next.

370

00:57:04.210 --> 00:57:22.110

Ian Litwin (staff): So this slide just shows some photos of the building on the the the 2 images to the left is the lobby. You'll notice that the elevators and are round Many of the the things in this building are around, including the elevators. The the second image from the left on top

371

00:57:22.310 --> 00:57:26.990

Ian Litwin (staff): is the fourth floor lobby. Every floor has a lobby overlooking the plaza

372

00:57:27.430 --> 00:57:43.800

Ian Litwin (staff): below. That is one of the carters in the basement. The third image from the left on the top is one of the open office areas. It's worth noting that this building was designed with open office. In mind, however, the police built many walls to divide the interior into different departments and offices.

373

00:57:43.880 --> 00:57:54.730

Ian Litwin (staff): The third picture on the bottom row is the the Commissioner's office, and the last 2 images are from the basement. The basement contained holding cells and

374

00:57:54.870 --> 00:57:59.460

Ian Litwin (staff): other interrogation rooms and things of that nature
next slide

375

00:58:00.570 --> 00:58:18.420

Ian Litwin (staff): so roundhouse stories that we heard. We heard many people tell us painful stories whether they worked there or were detained there. We also heard hopeful stories from people who saw innovations in architecture and construction. The building holds both of these perspectives simultaneously and discounting either

376

00:58:18.420 --> 00:58:22.010

Ian Litwin (staff): would be a disservice to Philadelphia's next slide.

377

00:58:22.370 --> 00:58:40.980

Ian Litwin (staff): So the engagement process focused on naming and framing the lived experiences of the people connected to the building and launching a meaningful place, making process for healing meaningful place, making uncovers values and memories of a space, and connects those memories to other memories that branch out from the site and connect to the community

378

00:58:41.660 --> 00:58:49.200

Ian Litwin (staff): next slide. So the project team designed the engagement strategy to reach both Chinatown and the city at large.

379

00:58:49.240 --> 00:59:04.600

Ian Litwin (staff): The team used a layered engagement approach to create an accessible and inclusive engagement process. I out each took place between June and December of last year, both in person and online. I'll give some more details on these tactics. On the following slides

380

00:59:06.760 --> 00:59:20.070

Ian Litwin (staff): the project team hosted 8 events and pop ups throughout the city, everywhere from Kensington to West Pashonk, King, Sesson to the Cherry Street pier. These pop up. Events allowed the team to interact with people from different parts of the city.

381

00:59:20.140 --> 00:59:26.210

Ian Litwin (staff): Spanish and Chinese interpreters were on hand to help reach a wider audience next slide.

382

00:59:27.450 --> 00:59:45.120

Ian Litwin (staff): Our project website also featured an interactive page where members of the public could submit anonymous stories, insights, opinions, and ideas for the site's future. The multimedia wall attracted

text posts, image posts, video posts as well as links to other web pages, all done anonymously.

383

00:59:46.170 --> 00:59:58.470

Ian Litwin (staff): Next, we also used a variety of art based engagement techniques. We used interactive mapping where a simple visual tool elicited respondents thoughts while drawn and discussing the roundhouse site.

384

00:59:58.500 --> 01:00:09.460

Ian Litwin (staff): A mini mural was a collaborative engagement tool that invited participants to draw or write about a memory or future use for the ran out site. And lastly, we also used a a wooden podium.

385

01:00:09.460 --> 01:00:19.890

Ian Litwin (staff): This installation allowed participants to stand up and voice to histories and opinions. These were recorded and put on the video on the interactive wall on the website

386

01:00:20.320 --> 01:00:38.340

Ian Litwin (staff): next slide. We also had a youth engagement team. This team was led by one's up one's up, builds economic mobility in black and brown communities through career development program and healing wellness and social justice. The Youth Ambassador team held 6 events around the city to engage their peers.

387

01:00:38.350 --> 01:00:42.190

Ian Litwin (staff): and you can see here some of the events that they held around the city.

388

01:00:43.630 --> 01:00:44.870

Ian Litwin (staff): So

389

01:00:45.250 --> 01:00:54.050

Ian Litwin (staff): at the end of this process we issued a report, and rather than focusing on on data, we chose to focus on people's experiences and their stories

390

01:00:54.090 --> 01:01:12.340

Ian Litwin (staff): so generally. We found that when when people think about their stories related to the roundhouse, they tend to think about the building, so the building by design does not look like its surroundings, and over time the police in the building became linked in the minds of many people. I noticed even yesterday there was a a story about the police

391

01:01:12.340 --> 01:01:17.160

Ian Litwin (staff): on the Inquire website, and they had a picture of the roundhouse and not the police's new headquarters.

392

01:01:17.310 --> 01:01:24.050

Ian Litwin (staff): And when people think about how to move forward. They tend to think about the role of the site in the future of the neighborhood.

393

01:01:24.130 --> 01:01:41.640

Ian Litwin (staff): So people tended to see the site's urban, design, and not the building's architecture, as the main issue. The wall and the surface parking lot were seen as anti-urban and detrimental to the surrounding neighborhood and there was widespread support for tearing down the concrete wall around the building and reducing the amount of asphalt in the parking lot.

394

01:01:41.760 --> 01:01:49.490

Ian Litwin (staff): Even those who were indifferent to the preservation of demolition of the roundhouse, emphasized the need to heal the wounds associated with the building.

395

01:01:49.550 --> 01:01:56.920

Ian Litwin (staff): and lastly, when people learned about the architect's intentions, and why the building was designed the way they were.

396

01:01:56.940 --> 01:02:04.610

Ian Litwin (staff): They tended to favor transformation of the building which would lead to healing by connecting the building to the community.

397

01:02:04.780 --> 01:02:16.310

Ian Litwin (staff): Our Our concerns made 4 recommendations moving forward. The first was that the removal of the concrete wall surrounding the building addition of green space should be a priority, and that the future of the site should be open to the public.

398

01:02:16.460 --> 01:02:22.050

Ian Litwin (staff): Secondly, the public needs the painful pass that is linked to the police to be acknowledged in some way.

399

01:02:22.100 --> 01:02:38.820

Ian Litwin (staff): Third, incorporating youth programs or recreation into the site would provide a place for young people to gather, and would help make the site a place of healing. There's less and less places for

youth to gather in the city. They're now no longer allowed to gather at the Mall, which is a few blocks from this site.

400

01:02:38.820 --> 01:02:49.960

Ian Litwin (staff): so of the youth who are engaged in this process, emphasize that they want to feel welcome at this site in the future and lasted. The selected development team should continue to evolve the public and development of the roundhouse

401

01:02:50.360 --> 01:03:08.040

Ian Litwin (staff): next slide. So there's 2 next steps. We do not have a set timeline due to the changing economy and the need to move forward with care. But for the goal, the goal for these processes is to bounce community perspectives with the need for economic development and historic preservation. The roundhouse was nominated to the Philadelphia Start

402

01:03:08.180 --> 01:03:22.910

Ian Litwin (staff): register of sorry places in 2,022. The redevelopment of around us is an important step in needing area back in the physical and social fabric of the city. We will do this through an Rfp. To dispose of the property and find a development partner

403

01:03:22.950 --> 01:03:24.040

Ian Litwin (staff): next slide.

404

01:03:25.040 --> 01:03:28.150

Ian Litwin (staff): We also had the final report translated into

405

01:03:28.210 --> 01:03:32.670

Ian Litwin (staff): Spanish and simplified Chinese. In addition to English.

406

01:03:32.990 --> 01:03:34.150

Ian Litwin (staff): Next slide

407

01:03:34.770 --> 01:03:44.980

Ian Litwin (staff): you can use the QR code on the slide to access the report. The report and additional materials are also available from the Project website@radhousefeatures.com.

408

01:03:45.060 --> 01:03:47.590

Ian Litwin (staff): I'll now take any questions you have.

409

01:03:54.780 --> 01:04:00.770

Anne Fadullon: Thank you, Ian. This is a great effort. I know there was a lot of

410

01:04:00.920 --> 01:04:07.480

Anne Fadullon: it took a lot of work. It was not an easy lift, but well worth it. I think you know, particularly when we're looking at

411

01:04:07.600 --> 01:04:09.750

Anne Fadullon: a site that has so much history.

412

01:04:09.910 --> 01:04:28.710

Anne Fadullon: It's really important to take our time and and get public feedback as a as a really important piece of the puzzle to inform the process going forward. We still have a quite a significant amount of process to get through, but this gives us a good good start on that. And so yeah, we want to take questions or comments from the Commissioners.

413

01:04:28.710 --> 01:04:32.250

Anne Fadullon: I see, Commissioner Capita, you've unmuted yourself.

414

01:04:34.010 --> 01:04:41.870

Garlen Capita: Oh, thanks, Ian. That was a great overview of the process, and I know it's been quite involved. Just a couple of questions, one

415

01:04:41.890 --> 01:04:50.660

Garlen Capita: with the extensive and creative community engagement process. Did you find that you were able to engage residents from across the city?

416

01:04:50.750 --> 01:04:52.830

Garlen Capita: How was representation?

417

01:04:52.940 --> 01:05:02.380

Ian Litwin (staff): Yeah. So we had a very limited amount of time. We only had 6 months, and and we set the goal for ourselves to to engage both Chinatown and the city at large.

418

01:05:02.640 --> 01:05:11.640

Ian Litwin (staff): So I would say the the one place that I I wish we we had more time to engage more people

419

01:05:11.660 --> 01:05:23.390

Ian Litwin (staff): when when you talk to people about the roundhouse, and and why you want to engage the you know there's a lot of other issues in people's lives. One thing that that kind of took a lot of energy out of us was the the proposed sixers arena.

420

01:05:23.390 --> 01:05:39.970

Ian Litwin (staff): But I think that we did a good job of of going and meeting people where they were. We did host 2 events at the site itself, but everything else was was off site. We also had the website, and we held a virtual engagement event, too, for for those who were concerned about Covid.

421

01:05:41.810 --> 01:05:45.180

Garlen Capita: Thank you for that, Ian. My second question is.

422

01:05:45.650 --> 01:06:01.730

Garlen Capita: and it's more of a concern than a question that the recommendations are quite broad. And how are those going to be upheld as a process moves through for an Rfp. And for the site to be redeveloped and reused?

423

01:06:01.970 --> 01:06:09.920

Ian Litwin (staff): Yeah, well, the good news is, we own the site, so we can control the process of of of finding a partner to redevelop the site.

424

01:06:10.020 --> 01:06:21.200

Ian Litwin (staff): So I think one good thing this report does, is it it? It memorializes people's, voices, and also the future developer of the project.

425

01:06:21.380 --> 01:06:32.020

Ian Litwin (staff): You know a lot of the community engagement will have been done for them. So I think this will make the building easier to sell, sort of getting some of the some of the the controversy out of the way.

426

01:06:32.060 --> 01:06:43.230

Ian Litwin (staff): But you know, with the Rfp. We can control the requirements for what needs to go into the redevelopment project. The more we ask for you know, the less money we might receive. But we need to balance

427

01:06:43.240 --> 01:06:54.930

Ian Litwin (staff): sort of the needs of of the community with with our need to to sell the site, and also the historic preservation issue. So it's a balancing act. But i'm hopeful that we can. You know

428

01:06:55.300 --> 01:07:03.680

Ian Litwin (staff): we turn the site back to its original purpose, which was to be open to the community and to serve the community as supposed to be. You know.

429

01:07:03.760 --> 01:07:06.170

Leonard Reuter: being something that is not friendly to the community.

430

01:07:06.930 --> 01:07:19.360

Garlen Capita: Yeah, I look forward to reading it in more detail, and I have seen and heard quite a bit about what the process was. I'm curious to know were there lots of folks in favor of demolishing the building.

431

01:07:19.750 --> 01:07:38.120

Ian Litwin (staff): So we only asked that question in in a, in our survey, which was online, and also at events other than that, we tried to avoid the the dichotomy of preserve versus demolish. But we only heard devilish from 12% of the respondents which surprised me. I thought the number would be higher.

432

01:07:38.490 --> 01:07:39.280

Ian Litwin (staff): that you

433

01:07:39.460 --> 01:07:47.800

Ian Litwin (staff): part of the process was also engaging the public, and we found that, you know when people learned about why the building looks the way it was and what was meant to achieve

434

01:07:49.540 --> 01:08:04.310

Ian Litwin (staff): People's ideas tended to cluster around. Well, how can we reuse the site to actually achieve what was meant to be, you know, achieved 60 years ago. So we heard a very small minority of respondents who wanted to demolish the building.

435

01:08:05.360 --> 01:08:06.350

Garlen Capita: Thank you.

436

01:08:07.200 --> 01:08:08.040

Ian Litwin (staff): Welcome

437

01:08:14.690 --> 01:08:18.770

Anne Fadullon: that I see kind of commission consoles to her hand up.

438

01:08:18.880 --> 01:08:35.430

Maria Gonzalez: Yes, thank you, Ian. Great presentation. I'm really excited for this project. I think I just want to express in piggyback of what Commissioner had mentioned. You know the concern about the proposed use in the future for this site.

439

01:08:35.430 --> 01:08:49.020

Maria Gonzalez: I mean, this is prime real estate in the heart of the city, next to many cultural attractions and historical attractions. And i'm just hopeful that the city really considers, you know.

440

01:08:49.020 --> 01:09:07.279

Maria Gonzalez: and find and defines the you know, as it issues the Rfp. What the proposed use for this building or the or the site would be because I think it will be amazing if it is maintained for public use.

441

01:09:07.359 --> 01:09:19.020

Maria Gonzalez: or to add to the historical attractions in this part of the city. I think that that you can really go a long way to heal. You know

442

01:09:19.020 --> 01:09:33.840

Maria Gonzalez: people that you know this site had negatively affected, and also bring together all the parts of Center City and Chinatown, and really celebrate the culture that can be made possible through a really thoughtful redevelopment process.

443

01:09:33.859 --> 01:09:38.840

Ian Litwin (staff): That's the goal. Couldn't send it better myself. Thank you.

444

01:09:40.560 --> 01:09:41.890

Anne Fadullon: Thank you, Ian.

445

01:09:42.090 --> 01:09:52.430

Anne Fadullon: I'm not seeing any other commissioners with their hands up. Do we have any attendees that would like to comment on this right. Do we have any attendees with their hands up?

446

01:09:55.010 --> 01:10:07.120

Greg Waldman, PCPC Staff: Good afternoon, chair for Dual, and this is Craig Waldman on the Commission staff. We do have one hand phrase from Judith Robinson, if you, this could be related to panelists.

447

01:10:07.170 --> 01:10:10.680

Greg Waldman, PCPC Staff: and I see that Miss Robinson has been unmuted.

448

01:10:11.460 --> 01:10:17.040

Okay again. Thank you all. Good afternoon, Judith Robb: it's in 30. Second wood. Rco.

449

01:10:17.100 --> 01:10:33.020

Judith Robinson: Great job of presentation, and I've received so many emails regarding the process over time. You all were working on it. So I think you did a very good job.

450

01:10:33.020 --> 01:10:51.610

Judith Robinson: and that's what I want to focus in on your public engagement and your public participation. I'm right there because I think it is important, especially for a so-called public safety building for a digress just slightly. And i'm gonna follow.

451

01:10:51.760 --> 01:11:08.270

Judith Robinson: Since we're talking about a police or a safety building. I wanted to just interject that the kind of public engagement that you've done with this building. I would hope that you would help us out here in the 20th s district where our elected officials.

452

01:11:08.390 --> 01:11:24.870

Judith Robinson: but getting back to what Danita would mention has brought again the police on our historic corridor on Diamond Street. It will go in front of the Architectural Committee of the Historic Commission on the 20 fifth

453

01:11:24.870 --> 01:11:45.780

Judith Robinson: of April, and we have not had any notification, any type of public engagement, any type of proper planning. It's like it's just secret. It's in the 30th s word R. Too, and I'm going to actual, please, respectfully. Can we have this kind of engagement in the heart of North Central Philadelphia, where it's

454

01:11:45.780 --> 01:12:01.030

Judith Robinson: I elected official without input from the community wants to plot a public safety building on our historic corridor as tourism and engagement is increasing for 2026, please. Can we have some input?

455

01:12:01.030 --> 01:12:09.370

Judith Robinson: Can we have a plan? As our elected official is getting ready to retire? I'll stop right there. Thank you for the time.

456

01:12:10.250 --> 01:12:11.810

Anne Fadullon: Thank you. Ms. Robinson.

457

01:12:13.000 --> 01:12:15.980

Anne Fadullon: All right, Greg. Do we have any other hands up from the public?

458

01:12:16.230 --> 01:12:19.140

Greg Waldman, PCPC Staff: Sure, if we do, we have no other hands at this time

459

01:12:19.790 --> 01:12:25.360

Anne Fadullon: right once again, Egan. Thank you to you and your team fabulous work.

460

01:12:25.400 --> 01:12:30.600

Anne Fadullon: and you know we we look forward to carry on and and get a good outcome at this site.

461

01:12:30.690 --> 01:12:38.550

Anne Fadullon: Next, we have another informational presentation which is about the Philadelphia Trip generation studies.

462

01:12:38.800 --> 01:12:49.590

Ian Hegarty (PCPC Staff): Thank you. Chair for doing good afternoon Commissioners. Thank you for being here today. I'm the other Ian Ian Heggery. Senior Environmental Planner, with the Development planning team, and I'm grateful to have the opportunity

463

01:12:49.630 --> 01:13:02.180

Ian Hegarty (PCPC Staff): today to present the filled up yet. Trip to generation. Study. My colleague, David Cantor, of the transportation team. Since his regret he and I have been working collaboratively on this study, but he's unable to be here today.

464

01:13:02.900 --> 01:13:15.560

Ian Hegarty (PCPC Staff): The trip generation study is a Multi-year project to create transportation prediction model for mixed use. Development. In Philadelphia. We're very happy to be collaborating with the Delaware Valley Regional Planning Commission.

465

01:13:15.610 --> 01:13:18.760

Ian Hegarty (PCPC Staff): who are generously providing technical expertise

466

01:13:18.910 --> 01:13:35.210

Ian Hegarty (PCPC Staff): and staff hours as part of their work plan funding over 3 years. The goal of our study is a public facing web page that estimates baseline transportation impacts of new mixed use developments in the city of Philadelphia in terms of Peak hour trips by mode.

467

01:13:35.340 --> 01:13:41.080

Ian Hegarty (PCPC Staff): This project is inspired by a similar tool that was built for the Washington DC. Department of transportation.

468

01:13:41.100 --> 01:13:55.690

Ian Hegarty (PCPC Staff): Our version will leverage several existing assets and tools from Dvrpc, including their data sets and studies. As the Commission's aware, there are offered questions about transportation impacts during the development process.

469

01:13:55.820 --> 01:14:07.420

Ian Hegarty (PCPC Staff): We don't expect that this study will give us the power to answer everyone's transportation questions and definitively. But our goal here is a statistically supported model

470

01:14:07.510 --> 01:14:16.370

Ian Hegarty (PCPC Staff): specific to Philadelphia that sets baseline expectations about how people will come and go from proposed buildings, and that will help

471

01:14:16.490 --> 01:14:27.590

Ian Hegarty (PCPC Staff): developers or policymakers that will help community Based organizations have a basic understanding of the trip impact of a particular proposed development.

472

01:14:30.730 --> 01:14:43.710

Ian Hegarty (PCPC Staff): The trip generation refers to how many people come and go from a building, and how they're traveling right? So it's usually measured at rush hours trip Generation estimates are notoriously inaccurate in urban settings.

473

01:14:44.230 --> 01:14:57.350

Ian Hegarty (PCPC Staff): This problem has been well documented in academic literature and validated by the experiences of folks on our staff. The national standard is the tables that are published by the Institute of Traffic Engineers. It E:

474

01:14:57.440 --> 01:15:08.430

Ian Hegarty (PCPC Staff): Those figures are based on data collected primarily at single use suburban sites, and so they tend to overestimate car trips and underestimate total trips when applied to an urban context.

475

01:15:08.540 --> 01:15:23.970

Ian Hegarty (PCPC Staff): The to give a visual example. If you could go back to the left side it estimates might assign a similar trip profile to both of these developments, but we know from experience that the development on the left is going to have a much different trip profile than the development on the right.

476

01:15:24.680 --> 01:15:37.070

Ian Hegarty (PCPC Staff): And, of course, project specific transportation studies tend to reflect the biases of their funders. Our Our study will take into account much more than size and use, but also things like proximity to transit

477

01:15:37.100 --> 01:15:43.990

Ian Hegarty (PCPC Staff): journey to work data for the neighborhood in which the privacy based income. Other census data.

478

01:15:44.000 --> 01:15:58.520

Ian Hegarty (PCPC Staff): street network density, a host of other locally specific data for a representative sample of developments in Philadelphia. understanding the trip profiles at these sites that we're looking at now help us predict trips at future development sites.

479

01:15:59.010 --> 01:16:12.410

Ian Hegarty (PCPC Staff): Next slide, please. The first phase of the project began in 2,021. This phase included identification of the miles inputs and outputs. In other words, what data you will put in and what will come out

480

01:16:12.540 --> 01:16:23.570

Ian Hegarty (PCPC Staff): organization of the software and the user interface organization of multiple transportation and land use data sets from Dvrpc and from the Planning Commission and creation of a data collection plan

481

01:16:23.940 --> 01:16:31.260

Ian Hegarty (PCPC Staff): Project team is currently in Phase 2 which is focused on site, selection and data collection building on the

482

01:16:31.540 --> 01:16:35.780

Ian Hegarty (PCPC Staff): District of Columbia Department of Transportations experience.

483

01:16:35.900 --> 01:16:41.000

Ian Hegarty (PCPC Staff): We developed a survey methodology and protocols for data gathering which we're now engaged with

484

01:16:41.120 --> 01:16:54.340

Ian Hegarty (PCPC Staff): between March and June of this year we're making site observations At our initial group of 15 developments sites are residential and mixed. Use buildings with 25 or more dwelling units most have been recently constructed.

485

01:16:54.340 --> 01:17:01.790

Ian Hegarty (PCPC Staff): But we're also looking at some older buildings to help enrich the data and give a sense of how that affects trip, profiles

486

01:17:02.220 --> 01:17:07.250

Ian Hegarty (PCPC Staff): the age of the building. That is. we intend to carry out another round of observations in the fall.

487

01:17:07.520 --> 01:17:22.130

Ian Hegarty (PCPC Staff): And in phase 3, we're going to analyze that data develop and understand what the relationships are between the input and output. Variables. In other words, how it does a site's location, and it's size, and what other else we can collect about it

488

01:17:22.370 --> 01:17:24.460

Ian Hegarty (PCPC Staff): affect the trip profile

489

01:17:24.480 --> 01:17:31.550

Ian Hegarty (PCPC Staff): and then validate the tool for mixed use developments. In other words, go out and see how well it predicts. Real life sites

490

01:17:32.900 --> 01:17:50.840

Ian Hegarty (PCPC Staff): just to give the Commission a sense of how we're running our observations. They're held on weekdays for 3 h in the morning and 3 h in the evening, voiding things that might affect the usual quote unquote usual transportation plant patterns, such as school holidays and severe inclement weather.

491

01:17:51.060 --> 01:17:55.560

Ian Hegarty (PCPC Staff): We have 4 to 8 people out observing the buildings next slide.

492

01:17:55.740 --> 01:18:15.430

Ian Hegarty (PCPC Staff): and for each site we develop a detailed observation plan to help guide the folks from our staff that are out on these sites. We visit the sites ahead of time to identify the entrances and exits, and to talk to onsite staff, such as building managers or store managers about the study, and let them

493

01:18:15.430 --> 01:18:20.230

Ian Hegarty (PCPC Staff): give them an understanding of why we'll be standing outside their building for 30 min talking to people.

494

01:18:21.710 --> 01:18:33.650

Ian Hegarty (PCPC Staff): Here are a couple of photos of some city and Dvr PC. Staffers working at our observation earlier this month in Mount Area, on Germantown Avenue. a big Thank you to Dvrpc for taking this on

495

01:18:33.710 --> 01:18:47.950

Ian Hegarty (PCPC Staff): and for helping to establish what we hope will be an invaluable model for guiding development discussions in the city. David and I will be back to update the Commission once we have additional progress to report, but for now I'm happy to take any questions from the Commission.

496

01:18:52.340 --> 01:18:58.240

Anne Fadullon: Thank you, Ian. Do we have any questions or comments on this item from the Commission.

497

01:19:00.250 --> 01:19:01.930

Anne Fadullon: Go ahead, Commissioner Somerville.

498

01:19:03.000 --> 01:19:12.640

Dawn Summerville: I'm sorry. Thank you for the presentation. That was great. I'm sorry if I missed this information because it was a lot of information. And how did you say you chose the locations again for

499

01:19:13.170 --> 01:19:28.920

Ian Hegarty (PCPC Staff): the buildings? How did you choose the specific locations and areas? Yeah, that's a great question. Thank you, Chris. Your summer bill. So the buildings that we are looking at are whittled down from a list of 50 to 60 candidate sites.

500

01:19:28.990 --> 01:19:31.070

Ian Hegarty (PCPC Staff): and the the

501

01:19:31.200 --> 01:19:38.770

Ian Hegarty (PCPC Staff): basic selection criteria that we looked for was 25 or more dwelling units

502

01:19:38.990 --> 01:19:44.290

Ian Hegarty (PCPC Staff): located in an area that has access to some at least some transit

503

01:19:45.680 --> 01:19:56.770

Ian Hegarty (PCPC Staff): on a and in areas with a certain street network, density, in other words, density of intersections within a radius of the building. which is an indicator of

504

01:19:56.910 --> 01:20:01.380

Ian Hegarty (PCPC Staff): walkability. and we

505

01:20:02.170 --> 01:20:14.760

Ian Hegarty (PCPC Staff): then clustered them so that we could be efficient with their use of staff time. So we can have a single Site Supervisor supervising multiple sites, doing observations on the same day.

506

01:20:14.780 --> 01:20:19.200

Ian Hegarty (PCPC Staff): So that's how we came up with those clusters of sites, and that helped us whittle it down.

507

01:20:19.340 --> 01:20:37.330

Ian Hegarty (PCPC Staff): We also look for at least some cooperation, or being able to reach out to the owners or managers of the building, because that helps us get a little bit more information about the buildings by speaking to them in terms of what the occupancy is, and understanding. If there are some doors that we weren't able to see from the street.

508

01:20:37.480 --> 01:20:50.830

Ian Hegarty (PCPC Staff): and so that gave us our final list here. And this is a a representative sample. So in order for this model to work. We have to have sort of a a diversity of

509

01:20:50.940 --> 01:20:57.930

Ian Hegarty (PCPC Staff): building types and sizes and age bill and other things that we think might affect the the

510

01:20:58.150 --> 01:21:02.820

Ian Hegarty (PCPC Staff): the output, in other words, like what the model will predict in terms of trips.

511

01:21:03.050 --> 01:21:16.370

Dawn Summerville: Okay. And this is the first time doing this particular model. Is that correct?

512

01:21:16.370 --> 01:21:34.200

Ian Hegarty (PCPC Staff): Washington, DC. Is kind of the gold standard, because they did a great job of documenting all their methodology. And we're trying to follow that as closely as possible. We've actually been in talks with them about setting up a joint database for not just our 2 cities, but for other similar cities

513

01:21:34.200 --> 01:21:39.460

Ian Hegarty (PCPC Staff): that have, you know, a subway system and a dense urban core

514

01:21:39.470 --> 01:21:56.170

Ian Hegarty (PCPC Staff): to kind of compare notes, and see how see if we can make the model even more robust by incorporating additional sites from other cities and factoring those in as well. So yeah, this is kind of some of it's. This is new territory for Philadelphia. But we're hopefully guided by

515

01:21:56.200 --> 01:22:06.850

Ian Hegarty (PCPC Staff): some previous efforts in other cities, and also the statistical expertise of the staff on the Delaware Valley Regional planning Commission who do a lot of transportation modeling in the region.

516

01:22:07.220 --> 01:22:26.220

Dawn Summerville: Okay, thank you for that. The only reason I asked for what? Well, a couple of reasons like, I would be interested in these particular areas what they look like for traffic patterns or trip patterns prior to the pandemic. And now that we are trying to come out of the pandemic right? If you're going from this point now

517

01:22:26.220 --> 01:22:32.850

Dawn Summerville: to possible folks going totally back into the office Are those numbers different?

518

01:22:32.960 --> 01:22:40.160

Dawn Summerville: Those those patterns look different as we progress further, and and leaving out of the Covid

519

01:22:40.170 --> 01:22:56.510

Ian Hegarty (PCPC Staff): the Covid world. Yeah, 100. And we actually delayed our side observations significantly. We had hoped to to get this project started earlier, but we we put things off until this spring. For that reason. I don't know. You know it's hard. It's hard to say what is normal

520

01:22:56.510 --> 01:23:00.520

Ian Hegarty (PCPC Staff): for tree patterns and like. Obviously, there's a little bit of

521

01:23:00.880 --> 01:23:14.520

Ian Hegarty (PCPC Staff): effects that are lingering still in terms of people working from home more regularly that we're not sure whether they'll persist. But at this point we're fairly confident that we are going to be getting usable data from the observations that we're doing so.

522

01:23:14.530 --> 01:23:20.540

Ian Hegarty (PCPC Staff): It'll be interesting to see and factor in, and we are going to be watching for whether or not

523

01:23:20.570 --> 01:23:28.160

Ian Hegarty (PCPC Staff): what we're observing now can accurately predict the same sites, and in the fall or next spring.

524

01:23:28.200 --> 01:23:36.410

Ian Hegarty (PCPC Staff): So this is a. This is kind of a a long term project that we're. We're just starting to get into the data collection phase with. So it'll be

525

01:23:36.470 --> 01:23:48.260

Ian Hegarty (PCPC Staff): at least another year before we have something usable as like an actual predictive model. But we're trying to lay the groundwork for something that we think could be really helpful. Thank you, Anne. Thank you.

526

01:23:51.570 --> 01:23:54.360

Any other questions or comments from the Commission.

527

01:23:55.650 --> 01:23:59.960

Anne Fadullon: Do we have any members of the public that we should have any comment on this item?

528

01:24:01.940 --> 01:24:10.420

Greg Waldman, PCPC Staff: Good afternoon. This is Craig Wallvin, planning commission staff. I see no hands raised, so I guess no comments at this time.

529

01:24:11.330 --> 01:24:23.830

Anne Fadullon: Alright. Great. Well, thank you. Everybody that concludes the agenda for our April planning commission meeting. We appreciate that, and we'll see folks back here in May.

530

01:24:23.880 --> 01:24:26.800

Anne Fadullon: And with that can I get a motion to adjourn?

531

01:24:27.100 --> 01:24:29.370

Garlen Capita: Okay.

532

01:24:29.720 --> 01:24:31.520

Anne Fadullon: All right, all in favor.

533

01:24:31.590 --> 01:24:47.870

Anne Fadullon: That was our one and only action item for today. So for the minutes we did have the minutes at the beginning and the adjournment All right. Okay, Great thanks, everybody, and we'll see you in May. Enjoy the beautiful weather.

534

01:24:49.500 --> 01:24:50.220

Leonard Reuter: I.