

WEBVTT

1

00:00:51.900 --> 00:01:05.460

Ian Hegarty (PCPC Staff): Alright, welcome to folks who are joining us tonight we're going to get started in just a couple minutes to give people a few more minutes to get here and then we'll get started so just sit tight for a couple minutes and then we'll get going, thank you.

2

00:01:15.390 --> 00:01:15.840

This law.

3

00:01:33.450 --> 00:01:33.660

KhyroRayne: well.

4

00:02:06.420 --> 00:02:07.110

Saundra McGeathey: Hello.

5

00:02:09.960 --> 00:02:11.880

Ian Hegarty (PCPC Staff): hi welcome we're gonna get started in just.

6

00:03:04.920 --> 00:03:12.750

Ian Hegarty (PCPC Staff): All right, everybody, thank you for joining us tonight we're going to get started now i'm Ian haggerty i'm a city planner with the Philadelphia city planning Commission.

7

00:03:13.230 --> 00:03:17.670

Ian Hegarty (PCPC Staff): On the Community planner for germantown and I also work on the legislative team here at the planning Commission.

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00:03:18.570 --> 00:03:26.460

Ian Hegarty (PCPC Staff): The Philadelphia city planning Commission is responsible for preparing the city's comprehensive plan and for making recommendations on zoning, among other things.

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00:03:26.970 --> 00:03:35.550

Ian Hegarty (PCPC Staff): Just so everyone understands this meeting will be recorded and posted publicly so by being here, you understand that your name and your comments will be public.

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00:03:36.840 --> 00:03:46.260

Ian Hegarty (PCPC Staff): just want to ask everyone if you don't mind, please put your microphone on mute during the presentation, so that everyone can hear what's going on here.

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00:03:47.220 --> 00:03:55.200

Ian Hegarty (PCPC Staff): I want to say at the beginning of this meeting, I want to express my my greatest thanks to our Community partners that have been helping.

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00:03:56.010 --> 00:04:03.510

Ian Hegarty (PCPC Staff): develop the recommendations that we're happy to present tonight that's faith Community development corporation West central germantown neighbors.

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00:04:03.930 --> 00:04:13.350

Ian Hegarty (PCPC Staff): Non dairy business improvement district 6300 germantown avenue business alliance germantown united Community development corporation shoe and belfield neighbors club.

14

00:04:14.070 --> 00:04:26.010

Ian Hegarty (PCPC Staff): deval improvement association promoted cherokee civic Council the 59th democratic Ward and, of course, the supportive councilwoman Cindy bass Thank you all so much for helping participate in this process.

15

00:04:27.150 --> 00:04:38.730

Ian Hegarty (PCPC Staff): i'm also joined this evening by my colleagues abby poses a call Ozdemir mason Austin Ian litwin Keith Davis and city planning intern Sarah massey they're going to be helping out with the meeting tonight.

16

00:04:42.900 --> 00:04:49.020

Ian Hegarty (PCPC Staff): So before 2020 are typical process for neighborhood zoning mappings would include in person public meetings.

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00:04:49.470 --> 00:04:55.020

Ian Hegarty (PCPC Staff): Unfortunately we're not able to do this now, but we've attempted to make this process as inclusive as possible.

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00:04:55.800 --> 00:05:00.780

Ian Hegarty (PCPC Staff): Our outreach efforts were advised by the representatives from our Community partners associations.

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00:05:01.260 --> 00:05:10.140

Ian Hegarty (PCPC Staff): And included distribution of paper maps flyers and an actual comment phone hotline in addition to the online participation options.

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00:05:11.040 --> 00:05:16.260

Ian Hegarty (PCPC Staff): We held a six week virtual open House over the summer to give plenty of time for comments.

21

00:05:16.770 --> 00:05:22.590

Ian Hegarty (PCPC Staff): To those of you who have participated, which I see from the participants is a lot of people whose names are recognized.

22

00:05:23.310 --> 00:05:33.780

Ian Hegarty (PCPC Staff): from calling emailing leaving comments on our interactive map, thank you very much your input as help to improve and really district in the recommendations that we're proud to present tonight.

23

00:05:35.490 --> 00:05:44.550

Ian Hegarty (PCPC Staff): tonight's meeting will include a recap, of the overall goals, which I hope will be helpful if you're joining us for the first time, and still useful if you've been with us for the whole ride.

24

00:05:45.450 --> 00:05:56.640

Ian Hegarty (PCPC Staff): followed by a summary of the comments from the open House will then review the major revisions to to the city planning Commission recommendations that we made in response to those comments.

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00:05:57.480 --> 00:06:06.300

Ian Hegarty (PCPC Staff): Following that will break out into six groups and each group will have a planning Commission staff member present to listen to our questions.

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00:06:06.690 --> 00:06:16.890

Ian Hegarty (PCPC Staff): Take notes so everyone has an opportunity to be heard and recorded will then have our facilitators bring the top questions and comments from the.

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00:06:18.150 --> 00:06:21.030

Ian Hegarty (PCPC Staff): breakout groups back to the full group and we'll have a discussion.

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00:06:22.830 --> 00:06:28.380

Ian Hegarty (PCPC Staff): i've been very impressed with the tenor of the discourse throughout this remapping efforts so Thank you everyone.

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00:06:28.830 --> 00:06:34.560

Ian Hegarty (PCPC Staff): The courtesy and cooperation is really a testament to the strong sense of community that we have in germantown.

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00:06:35.040 --> 00:06:41.280

Ian Hegarty (PCPC Staff): Just a few reminders as we conduct this meeting, please keep your microphone on mute during the presentation, so that everyone can hear.

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00:06:41.820 --> 00:06:50.400

Ian Hegarty (PCPC Staff): If you have a pressing question during the presentation that can't wait for the breakout room, please type it in the chat and i'll do my best to address it after the presentation.

32

00:06:51.180 --> 00:06:58.980

Ian Hegarty (PCPC Staff): During the breakout sessions I probably don't need to say so, but please be respectful of other people's opinions, make sure everyone's getting an opportunity to speak.

33

00:07:01.170 --> 00:07:15.720

Ian Hegarty (PCPC Staff): we'll start with some context, including zoning basics and the city's comprehensive plan and how this update that we're looking at in terms of the recommendations can address development trends in the city and specifically here in Germantown in Northwest Philadelphia.

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00:07:17.220 --> 00:07:23.040

Ian Hegarty (PCPC Staff): zoning is a set of rules for controlling the size and shape of buildings and how they can be used.

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00:07:23.850 --> 00:07:38.190

Ian Hegarty (PCPC Staff): zoning rules apply to new buildings and major changes to existing buildings, they don't usually affect existing buildings and existing uses so it's really a way for us to look forward into the future, to make reasonable rules about how land can be used.

36

00:07:39.990 --> 00:07:54.390

Ian Hegarty (PCPC Staff): Philadelphia 2035 which you may have heard of is our city's comprehensive plan it was prepared and adopted by the Philadelphia city planning Commission with major input from neighborhoods stakeholders and the public between 2011 and 2018.

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00:07:55.560 --> 00:08:02.460

Ian Hegarty (PCPC Staff): The comprehensive plan includes recommendations on land use transportation public buildings, among many other things.

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00:08:04.620 --> 00:08:13.650

Ian Hegarty (PCPC Staff): The comprehensive plan includes 17 district plans germantown is in the upper Northwest district, this also includes mount area and chestnut hill.

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00:08:14.670 --> 00:08:23.880

Ian Hegarty (PCPC Staff): Between 2017 and 2018 the Commission lead and extensive outreach effort to gather input and develop recommendations for the upper Northwest district point.

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00:08:24.750 --> 00:08:33.300

Ian Hegarty (PCPC Staff): More than 600 residents elected officials city agencies resident and business associations participated, to help make the plan what it is.

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00:08:34.620 --> 00:08:40.440

Ian Hegarty (PCPC Staff): One of the central themes of the upper Northwest plan is a strategy for responding to growth pressures.

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00:08:41.370 --> 00:08:56.610

Ian Hegarty (PCPC Staff): The strategy is to encourage housing and job development along major streets and close to transit while encouraging appropriately scaled infill development on side streets and limiting major changes in low transit and environmentally sensitive areas.

43

00:08:58.200 --> 00:09:10.230

Ian Hegarty (PCPC Staff): The recent release of the 2020 census data confirmed that the population of the city of Philadelphia grew by about 5% between 2010 and 2022 the first significant growth citywide since 1950.

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00:09:11.310 --> 00:09:14.070

Ian Hegarty (PCPC Staff): And in the time since the upper Northwest plan was adopted in.

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00:09:15.390 --> 00:09:24.960

Ian Hegarty (PCPC Staff): The housing market in the upper Northwest and throughout the city has grown stronger as predicted in the plan and, in other words, there are more people who want to live here than there are homes.

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00:09:25.830 --> 00:09:36.840

Ian Hegarty (PCPC Staff): The challenge for us is to balance housing availability against Community preferences to preserve the existing skill development and the rich history of the built environment of the upper Northwest.

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00:09:39.480 --> 00:09:42.540

Ian Hegarty (PCPC Staff): zoning recommendations included in the district plan from.

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00:09:43.740 --> 00:09:58.380

Ian Hegarty (PCPC Staff): express this balance by recommending consistent mixed use Sony on germantown and chelan avenues, coupled with an overlay or additional rules that sit on top of the zoning to promote good design and historic preservation.

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00:09:59.700 --> 00:10:07.560



Ian Hegarty (PCPC Staff): Recommendations for residential areas outside the black box shown here works towards a goal of matching existing patterns.

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00:10:08.640 --> 00:10:23.190

Ian Hegarty (PCPC Staff): Now we always as the planning Commission when we go ahead with proposals to actually change the zoning we always refine recommendations from the comprehensive plan by inviting public participation, when it comes time to actually make Sony map provisions.

51

00:10:24.300 --> 00:10:34.830

Ian Hegarty (PCPC Staff): We began to present these preliminary recommendations to Community associations in late 2019 and develop a set of draft recommendations for broader Community review.

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00:10:36.390 --> 00:10:50.550

Ian Hegarty (PCPC Staff): We were put on hold for most of 2020 because of the pandemic and the first half of 2021 but in July of this year we shared draft recommendations from the comprehensive plan and invited feedback during a virtual open house.

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00:10:52.740 --> 00:11:01.680

Ian Hegarty (PCPC Staff): Following the open House over the last month we went carefully through each comment and revise the recommendations in consultation with our Community partners.

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00:11:02.490 --> 00:11:14.370

Ian Hegarty (PCPC Staff): Now we're here to present those revisions following tonight will make one more round of revisions before handing the recommendations off to City Council whose responsibility it is to introduce zoning legislation.

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00:11:15.390 --> 00:11:22.890

Ian Hegarty (PCPC Staff): and carry it through the legislative process, which includes a hearing before the Rules Committee of city council and the city planning Commission.

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00:11:25.830 --> 00:11:39.840

Ian Hegarty (PCPC Staff): So now let's zoom in and look at the broad goals for the area that we're looking at for the current remapping effort, which runs from Western hicken avenue on the West to the chestnut hill East line on the east roughly between rittenhouse street and Johnson street.

57

00:11:41.430 --> 00:11:52.980

Ian Hegarty (PCPC Staff): Most of the recommended zoning changes are intended to make the zoning map more reflective of existing development patterns in the mostly residential areas to the east and to the west of germantown avenue.

58

00:11:54.150 --> 00:12:02.550

Ian Hegarty (PCPC Staff): We also recommended changing the zoning along belfield avenue, which has experienced flooding the limit future residential development.

59

00:12:03.240 --> 00:12:20.010

Ian Hegarty (PCPC Staff): This has been a successful strategy in the area directly to the north, which was remapped in 2019 according to similar principles and, finally, because of its unique history and its role as a community Center the recommendations for germantown avenue or bit more customized.

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00:12:21.540 --> 00:12:28.140

Ian Hegarty (PCPC Staff): First, is to make the zoning more consistent from block to block so that neighbors have a good sense of what can and cannot be built.

61

00:12:29.190 --> 00:12:41.610

Ian Hegarty (PCPC Staff): Second, is to add another layer of rules called an overlay district to create off street parking requirements, where they don't exist today and protect the visual character of these blocks, with a mandatory design review.

62

00:12:44.220 --> 00:12:56.640

Ian Hegarty (PCPC Staff): As I mentioned, we presented these recommendations during an open house for six weeks over the summer we received 192 individual comments, including many specific zoning suggestions.

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00:12:57.900 --> 00:13:03.150

Ian Hegarty (PCPC Staff): during the next part of this presentation i'll review the major themes of the comments that we received.

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00:13:04.350 --> 00:13:14.910

Ian Hegarty (PCPC Staff): A common thread was concerned about what people see as essential neighborhood qualities, so that could be access to open space on street parking availability historic homes.

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00:13:15.510 --> 00:13:21.990

Ian Hegarty (PCPC Staff): things that make germantown what it is and a lot of people treasure the germantown that they know and love and want it to stay that way.

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00:13:23.040 --> 00:13:30.180

Ian Hegarty (PCPC Staff): Oh, we can't use zoning to freeze a neighborhood in time, there are a few things we can do with zoning to encourage context sensitive development.

67

00:13:31.470 --> 00:13:41.760

Ian Hegarty (PCPC Staff): A second theme was support for some of the controls that we recommended for the overlay district, which is a set of rules that lies on top of the zoning districts that are below them.

68

00:13:42.900 --> 00:13:55.050

Ian Hegarty (PCPC Staff): customized specifically for germantown avenue specifically off street parking requirements and facade or design review for new buildings and changes to the faces of existing buildings.

69

00:13:56.430 --> 00:14:08.430

Ian Hegarty (PCPC Staff): And we had many commenters writing in to support the work of the West central germantown neighbors, who worked very diligently over the summer to create a list of specific zoning suggestions for the remapping.

70

00:14:12.450 --> 00:14:16.230

Ian Hegarty (PCPC Staff): The most commented areas included one property on germantown avenue.

71

00:14:17.520 --> 00:14:38.400

Ian Hegarty (PCPC Staff): The unit blocks of West rittenhouse Harvey and Hain streets and some other streets that front and germantown avenue and the 5900 block of green street the bulk of these comments asked us to consider reducing the range of permitted uses height and building types in these areas.

72

00:14:40.020 --> 00:14:44.160

Ian Hegarty (PCPC Staff): In response we've made significant revisions to our zoning recommendations.

73

00:14:45.180 --> 00:15:01.110

Ian Hegarty (PCPC Staff): Our approach with revising the recommendations was guided by three principles, first and foremost we attempted to strike a balance that will allow some new housing, while not recommending zoning districts, that would significantly alter the area's overall scale.

74

00:15:02.280 --> 00:15:12.480

Ian Hegarty (PCPC Staff): Our intent is to recognize the existing low density context, on most residential streets but also avoid zoning designations that are purposefully exclusionary.

75

00:15:13.740 --> 00:15:23.220

Ian Hegarty (PCPC Staff): Second, we were also careful to avoid recommending zoning that would strongly favor demolition, as opposed to reuse of existing buildings with historic potential.

76

00:15:24.660 --> 00:15:39.930

Ian Hegarty (PCPC Staff): Third, we felt confident in keeping our recommendation to establish a zoning overlay on Germantown Avenue with off street parking and facade design review requirements to help ensure that new buildings along this important court or blend in as well as possible with the neighborhood.

77

00:15:41.850 --> 00:15:48.270

Ian Hegarty (PCPC Staff): As for specific revisions we dropped some proposed commercial mixed use on Germantown Avenue.

78

00:15:49.650 --> 00:15:55.860

Ian Hegarty (PCPC Staff): matched existing uses more closely on side streets near germantown avenue, particularly in the unit blocks.

79

00:15:56.520 --> 00:16:09.090

Ian Hegarty (PCPC Staff): and incorporated several recommendations that were made by the West central germantown neighbors i'm going to switch now to an online map which shows the recommendations as they've been revised.

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00:16:10.230 --> 00:16:18.150

Ian Hegarty (PCPC Staff): Many of you are probably familiar with this interface because it's what we use to gather public input during the comment period.

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00:16:20.550 --> 00:16:21.600

Ian Hegarty (PCPC Staff): i'm going to start with.

82

00:16:22.860 --> 00:16:30.180

Ian Hegarty (PCPC Staff): germantown avenue, which is the site of settlement music school, this was by far the most commented property.

83

00:16:31.770 --> 00:16:35.310

Ian Hegarty (PCPC Staff): In in the feedback period during the open house.

84

00:16:36.630 --> 00:16:47.010

Ian Hegarty (PCPC Staff): Our original recommendation was for cms to in this area and we've revised that down to leave the zoning as is on this entire block face, which is our essay three.

85

00:16:49.320 --> 00:17:02.580

Ian Hegarty (PCPC Staff): I'm now going to navigate over to the 5900 block of Green Street which is between Written House and Harvey streets, which was a second most commented area in the online map.

86

00:17:04.710 --> 00:17:10.560

Ian Hegarty (PCPC Staff): These blocks have a mixed use character, including apartment buildings and some commercial uses.

87

00:17:11.700 --> 00:17:17.670

Ian Hegarty (PCPC Staff): We still recommend, as we did in the beginning, down zoning from the existing Cms 2.5.

88

00:17:18.960 --> 00:17:24.090

Ian Hegarty (PCPC Staff): On Green Street and Harvey and Green Street and Rittenhouse to see a Max to.

89

00:17:25.440 --> 00:17:34.680

Ian Hegarty (PCPC Staff): On the existing commercial buildings, and that includes a produce at the corner of Green in Haines and the buildings on Rittenhouse Street west of Green Street.

90

00:17:36.240 --> 00:17:49.500

Ian Hegarty (PCPC Staff): We scaled back the extent of the recommended Cms to an Rm one zoning that is commercial mixed use and residential multifamily on West Hain Street revised to RSA five.

91

00:17:51.570 --> 00:17:57.030

Ian Hegarty (PCPC Staff): Which is single families zoning to avoid encouraging dense development on this narrow side street.

92

00:17:58.920 --> 00:18:14.040

Ian Hegarty (PCPC Staff): In total, these revisions recognize existing long standing uses an existing buildings, while remote removing existing incentives to redevelop side yards on larger properties which could be redeveloped under the current zoning.

93

00:18:16.020 --> 00:18:24.090

Ian Hegarty (PCPC Staff): Another area with significant changes include the unit blocks of Western and how street West Main Street and West Harvey street.

94

00:18:26.310 --> 00:18:40.470

Ian Hegarty (PCPC Staff): While we had originally recommended zoning that would allow some flexibility to convert apartments excuse me convert existing buildings to apartments the overwhelming response in the comments was that single families zoning should remain wherever possible.

95

00:18:41.520 --> 00:18:56.940

Ian Hegarty (PCPC Staff): As a result, the revised recommendations include RSA three remaining on haines Harvey streets and RSA five both are single family residential districts for the bulk of these black faces.

96

00:18:59.820 --> 00:19:08.880

Ian Hegarty (PCPC Staff): Finally, on the West 200 blocks of total Harkin and Washington lane between green and Wayne avenue.



97

00:19:10.530 --> 00:19:12.450

Ian Hegarty (PCPC Staff): we've revised our recommendations as well.

98

00:19:13.710 --> 00:19:23.040

Ian Hegarty (PCPC Staff): Whereas we had previously recommended keeping and expanding the existing RT a one zoning, which is a two family zoning district.

99

00:19:23.730 --> 00:19:33.360

Ian Hegarty (PCPC Staff): we've revised these recommendations to enlarge the existing RSA three single family attached zoning and RS D3.

100

00:19:33.900 --> 00:19:46.260

Ian Hegarty (PCPC Staff): single family detached zoning districts to match development patterns that exist today, while recognizing still the existing apartment buildings in the middle of the block and at the corner with green street.

101

00:19:53.490 --> 00:20:02.370

Ian Hegarty (PCPC Staff): So now we have a few minutes before our small group discussions begin so i'm going to ask my colleague Nicole Ozdemir who's been monitoring the chat.

102

00:20:02.850 --> 00:20:09.120

Ian Hegarty (PCPC Staff): If she could please read out loud, a few of the big picture picture questions that have come into the chat and i'll do my best to address them.

103

00:20:10.230 --> 00:20:25.920

Nicole Ozdemir (PCPC Staff): Sure, so actually we have two questions, just two comments or questions in the chat one is just a quick question about if the area directly south of this presumably central German town has already been remapped.

104

00:20:27.030 --> 00:20:35.340

Ian Hegarty (PCPC Staff): that's a great question, thank you, that area has not yet been remapped according to the comprehensive plan recommendations.

105

00:20:36.720 --> 00:20:44.670

Ian Hegarty (PCPC Staff): The reason that this specific plan goes as far south as it does, without going farther is twofold one is that.

106

00:20:45.150 --> 00:20:54.330

Ian Hegarty (PCPC Staff): There is only so much, given our staff resources that we can take off it take on, at a time and still be able to cover and get meaningful input on.

107

00:20:54.720 --> 00:21:11.070

Ian Hegarty (PCPC Staff): And second is that the context, once you get south of this part of Germantown becomes much more commercial the needs are much different and the scale is much different so we'd like to treat that as a separate either a cord or study or as a central Germantown study at a later date.

108

00:21:13.110 --> 00:21:27.750

Nicole Ozdemir (PCPC Staff): Great um we have another comment just asking for folks who had missed the open comment period completely, you know how can they continue to provide comments.

109

00:21:28.440 --> 00:21:38.970

Ian Hegarty (PCPC Staff): So we have a website that is set up specifically for this remapping which i'd ask someone if they wouldn't mind just typing it into the chat it's.

110

00:21:39.420 --> 00:21:46.590

Ian Hegarty (PCPC Staff): phila 2035 dot org slash German town north and on that website you'll be able to get up to speed.

111

00:21:47.040 --> 00:22:01.050

Ian Hegarty (PCPC Staff): On the proposal you'll be able to watch a video overview of the proposal, similar to what I just gave here, and it also has my contact information, and I would encourage anyone who's interested in leaving comments or has questions.

112

00:22:01.620 --> 00:22:06.210

Ian Hegarty (PCPC Staff): about this specific proposals to get in touch and we'll be happy to work through that with you.

113

00:22:08.490 --> 00:22:22.050

Nicole Ozdemir (PCPC Staff): Great and then we have one more at the end you could please explain the zoning change on the West side of the intersection of West haynes and green street and how that fits in with other downgraded zoning.

114

00:22:23.730 --> 00:22:24.930

yeah sure one second.

115

00:22:37.110 --> 00:22:39.780

Ian Hegarty (PCPC Staff): The question was about West haynes and green street.

116

00:22:40.920 --> 00:22:42.480

Ian Hegarty (PCPC Staff): mm hmm okay.

117

00:22:45.780 --> 00:22:54.360

Ian Hegarty (PCPC Staff): This is on the 5900 block which, as I mentioned before, is a place where we saw a lot of comments i'm going to scroll to the existing zoning now, which is.

118

00:22:55.530 --> 00:23:04.410

Ian Hegarty (PCPC Staff): On the block between Harvey and Hain street on the West side, the existing zoning is rm to that's a multi families zoning district that allows.

119

00:23:05.790 --> 00:23:15.600

Ian Hegarty (PCPC Staff): sort of medium density apartment buildings not towers, but three four story apartment buildings that recognizes the sort of.

120

00:23:16.800 --> 00:23:21.570

Ian Hegarty (PCPC Staff): I guess probably 1950s or 1960s apartment buildings that are at the corner with Harvey and green.

121

00:23:21.960 --> 00:23:35.370

Ian Hegarty (PCPC Staff): And then there's a historic House at the corner of green and haines that has had a banquet hall in a restaurant in the past, and then to the South, between haines and rittenhouse it's all see mx 2.5.

122

00:23:36.450 --> 00:23:50.940

Ian Hegarty (PCPC Staff): Which is sort of a common core door zoning district for commercial corridors, where we have the ability to go up to 55 feet in height and have mix of commercial and residential uses.

123

00:23:51.690 --> 00:24:07.410

Ian Hegarty (PCPC Staff): Our proposal includes where there is cm X 2.5 to drop that down to cms to which has a 38 foot height limit and also includes mixed use development to mostly to recognize what's their existing.

124

00:24:08.520 --> 00:24:20.220

Ian Hegarty (PCPC Staff): Today, for the two buildings that have multifamily you send it now between written house in haines street on green street the recommendation is for rm one which is a.

125

00:24:21.390 --> 00:24:42.840

Ian Hegarty (PCPC Staff): Multi families zoning district to recognize the apartment uses there, and the proposal is to keep rm to on the existing apartment buildings up by Harvey street now also point out there's a small portion of the back of the lot of the banquet hall building that had been previously zoned.

126

00:24:43.950 --> 00:24:53.460

Ian Hegarty (PCPC Staff): rm to we're proposing that that back of the lot should actually come down to RSA five so that that can't be split off and have an out of scale.

127

00:24:54.180 --> 00:25:01.230

Ian Hegarty (PCPC Staff): density and use adjacent to the existing attached buildings that are on this block of West haines street.

128

00:25:01.590 --> 00:25:17.640

Ian Hegarty (PCPC Staff): Similarly, there is a single family residence that has been zoned cm X 2.5 for many years at 220 West team street which we are recommending and the revised recommendations to come from cms 2.5 down to RSA five.

129

00:25:21.180 --> 00:25:35.070

Nicole Ozdemir (PCPC Staff): Great we had another comment sent directly to one of our staffers that i'm just asking about how will the proposed zoning help with parking issues in the neighborhood.

130

00:25:37.260 --> 00:25:48.780

Ian Hegarty (PCPC Staff): So the proposed overlay for germantown avenue, where we are likely to see most new development happening in this section of the city.

131

00:25:49.230 --> 00:26:01.740

Ian Hegarty (PCPC Staff): includes an off street parking a requirement for a new residential buildings were no requirement currently exists so as of right today, the ability to build does not include a parking and requirement.

132

00:26:02.220 --> 00:26:11.490

Ian Hegarty (PCPC Staff): Our proposal is to include an in an overlay zoning district which i'll just mentioned again and overlay zoning district is an additional set of rules on top.

133

00:26:11.820 --> 00:26:20.790

Ian Hegarty (PCPC Staff): Of the zoning debate will be called a base zoning district like cm X two rm one RSA five it's a special set of rules, just for the avenue.

134

00:26:22.140 --> 00:26:37.740

Ian Hegarty (PCPC Staff): The overlay would require more off street parking than any other segment of germantown avenue we've we've put something like this in place on Ridge avenue and rocks borough and on the section of germantown avenue just north of here between.

135

00:26:39.570 --> 00:26:47.580

Ian Hegarty (PCPC Staff): Believe Washington lean and crushing valley drive if you are building a building with 10 or more dwelling units in this area.

136

00:26:48.060 --> 00:26:59.520

Ian Hegarty (PCPC Staff): You would have to provide parking at a ratio of three spaces per 10 units, which is our standard ratio for most zoning districts that require off street parking for residential uses.

137

00:27:02.040 --> 00:27:02.310

Great.

138

00:27:03.450 --> 00:27:14.460

Nicole Ozdemir (PCPC Staff): If we have time for another one there's a couple comments just relating to historic preservation and fears of losing you know more historic buildings in the neighborhood.

139

00:27:18.210 --> 00:27:39.420

Ian Hegarty (PCPC Staff): So these zoning recommendations that we have put forward in this plan or carefully designed to avoid increasing development rights on sites with historic potential and and what we really want to do is instead is avoid incentivizing tear downs, if at all possible.

140

00:27:40.440 --> 00:27:42.720

Ian Hegarty (PCPC Staff): I will say that zoning is.

141

00:27:44.100 --> 00:27:54.630

Ian Hegarty (PCPC Staff): possible to be used as one tool to address historic preservation, however it's not really the best tool, the best tool is.

142

00:27:55.470 --> 00:28:09.030

Ian Hegarty (PCPC Staff): A historic district or nomination to the local historic register, many of our prominent sites are already listed on the historic register that includes WIC the Johnson house the Mennonite meeting house in this area.

143

00:28:10.980 --> 00:28:21.180

Ian Hegarty (PCPC Staff): Again we revised our zoning proposal to avoid cm X that's commercial mixed use zoning on the settlement music school building, which is not on the local historic register.

144

00:28:21.900 --> 00:28:30.810

Ian Hegarty (PCPC Staff): we're very supportive of a historic district for germantown avenue and for nominations for historic districts and properties throughout germantown.

145



00:28:31.530 --> 00:28:39.990

Ian Hegarty (PCPC Staff): And we've also notified and been working with the Philadelphia historical Commission staff on the request and we're ready to assist with the Community nomination efforts.

146

00:28:43.110 --> 00:29:00.510

Nicole Ozdemir (PCPC Staff): Great um Can we just have a comment just asking about if septa is going to be using you know these zoning and potential zoning changes and their plans for transit changes and updates, so I don't know if you want to just talk about coordination with septa Ian.

147

00:29:01.260 --> 00:29:19.200

Ian Hegarty (PCPC Staff): yeah absolutely i'm one of the things that we're trying to do with the overall growth strategy in the Northwest that I mentioned at the beginning of the presentation was to leverage the existing transit resources in ways that make it easy for septa to serve new residents.

148

00:29:20.310 --> 00:29:30.900

Ian Hegarty (PCPC Staff): Either with existing service or by augmenting service on existing lines and to avoid creating opportunities for development that are not transit accessible.

149

00:29:31.350 --> 00:29:53.250

Ian Hegarty (PCPC Staff): septa periodically reassesses their route frequencies timetables and their service sort of locations in terms of buses and when new buildings come online that's a that's a big factor in whether or not to increase improve service I don't know if they have any specific.

150

00:29:54.960 --> 00:30:05.160

Ian Hegarty (PCPC Staff): intentions to reassess germantown avenue anytime soon, but the bus is by far the workhorse in this area, it carries.

151

00:30:06.480 --> 00:30:13.020

Ian Hegarty (PCPC Staff): Many more passengers than both of the rail lines combined and its kind of has the by far the most frequent service.

152

00:30:13.770 --> 00:30:27.180

Ian Hegarty (PCPC Staff): In in germantown and in this part of the city and so that's one of the main reasons that we want to leverage that resource and make sure that if development is going to happen in the Northwest that it's accessible to the 23.

153

00:30:31.920 --> 00:30:33.030

Nicole Ozdemir (PCPC Staff): So I think.

154

00:30:34.050 --> 00:30:39.510

Nicole Ozdemir (PCPC Staff): it's 630 in order to keep on schedule and to be respectful of everyone's time.

155

00:30:41.520 --> 00:30:47.130

Nicole Ozdemir (PCPC Staff): yeah and I think, are we going to close open questions for right now we'll switch to breakout rooms.

156

00:30:47.520 --> 00:30:56.670

Ian Hegarty (PCPC Staff): Yes, thank you, Nicole at 630 now so we're going to go to breakout rooms, thank you, those are really great thoughtful questions, I appreciate it and we'll have more time to.

157

00:30:57.030 --> 00:31:06.810

Ian Hegarty (PCPC Staff): discuss more of this stuff at the end of the session so just to recap, we are going to go to breakout rooms now for about a half hour.

158

00:31:08.100 --> 00:31:09.330

Ian Hegarty (PCPC Staff): We will be.

159

00:31:12.120 --> 00:31:18.600

Ian Hegarty (PCPC Staff): Excuse me, if we didn't get to your question, please feel free to speak up in the breakout room with your facilitator.

160

00:31:19.380 --> 00:31:28.530

Ian Hegarty (PCPC Staff): The facilitator from our staff will have a few questions to help guide the discussion you'll have about 30 minutes to discuss and will give a five minute warning so that your facilitator.

161

00:31:29.070 --> 00:31:36.120

Ian Hegarty (PCPC Staff): Can just verify that the main points have been captured and then we'll hear from the facilitators of each group to report back to the full.

162

00:31:36.840 --> 00:31:45.480

Ian Hegarty (PCPC Staff): The full attendee full span of attendees here tonight, the questions will be thinking about our a what questions do you have about the process.

163

00:31:45.960 --> 00:31:54.780

Ian Hegarty (PCPC Staff): Be what questions do you have about the recommendations see which recommendations, make the most sense and D which recommendations would you change and why.

164

00:31:56.190 --> 00:32:06.900

Ian Hegarty (PCPC Staff): So with that i'm going to ask abby if you don't mind sending us off into breakout groups, and we will see you back here in about a half hour, thank you.

165

00:32:43.980 --> 00:32:55.170

Ian Litwin (PCPC staff): Also, on the recommendation that should be changed, but a lot of comments about observing and a desire not to observe anything, even if it's a single family home that had converted to apartments.

166

00:32:55.710 --> 00:33:03.510

Ian Litwin (PCPC staff): Because the conversions look like the other homes and they have parking I notice a lot of worry that zoning these things to multifamily.

167

00:33:04.050 --> 00:33:12.900

Ian Litwin (PCPC staff): could encourage demolitions see the number of comments with specific addresses about those and then we also have a comment about cars.

168

00:33:13.470 --> 00:33:23.610

Ian Litwin (PCPC staff): And that I, you know there's a car fee future but it's a long way away and there's an issue of if you have to park too far from half season, so that sort of sums up.

169

00:33:24.840 --> 00:33:25.680

Ian Litwin (PCPC staff): Our comments.

170

00:33:26.760 --> 00:33:31.770

Ian Hegarty (PCPC Staff): All right, yeah Thank you and that's great um I would say i'm.

171

00:33:32.820 --> 00:33:42.060

Ian Hegarty (PCPC Staff): On the specific zoning recommendations these recommendations should be changed we'll we'll review each of those and take a look and see if we can.

172

00:33:43.200 --> 00:33:45.720

Ian Hegarty (PCPC Staff): make any further as revisions to.

173

00:33:46.770 --> 00:33:57.870

Ian Hegarty (PCPC Staff): The suggested zones i'll say that the the suggested changes that came in during the comment period were evaluated in three ways, and we would continue to use the same process one.

174

00:33:58.380 --> 00:34:12.720

Ian Hegarty (PCPC Staff): Does the suggested zone match the size, shape and use of the existing buildings in that location and that's very important from a legal standpoint, we don't want to impose a zoning district that creates what we call a nonconformity, in other words a.

175

00:34:13.800 --> 00:34:21.720

Ian Hegarty (PCPC Staff): situation where we're changing the zoning to a zoning district that makes the House that's they're currently not legal according to zoning.

176

00:34:22.740 --> 00:34:29.490

Ian Hegarty (PCPC Staff): that's would be considered arbitrary unless it's in accord with some kind of bigger.

177

00:34:30.240 --> 00:34:44.850

Ian Hegarty (PCPC Staff): move for a whole block or something like that we also try to look at similar zoning for similar sites which is avoiding spot zoning so that's another thing that we would want to look at from a legal standpoint, because spot zoning zoning just one building one thing would be a.

178

00:34:46.140 --> 00:34:51.450

Ian Hegarty (PCPC Staff): Could could be considered arbitrary if it's challenged in the courts are in a variance process.

179

00:34:51.990 --> 00:34:57.330

Ian Hegarty (PCPC Staff): And then, finally, would the suggested zoning scheme or the zone be exclusionary.

180

00:34:57.660 --> 00:35:07.290

Ian Hegarty (PCPC Staff): By arbitrarily re re restricting development of a site, even though the site is own similarly are situated similar to other sites on the block, because one of the things that.

181

00:35:07.800 --> 00:35:18.450

Ian Hegarty (PCPC Staff): My Commissioners have been very clear about and my Executive Director has been very clear about in the past couple of years has been trying to avoid what we call exclusionary zoning which is zoning for.

182

00:35:19.020 --> 00:35:30.150

Ian Hegarty (PCPC Staff): uses that are catered to exclude multifamily uses, in particular by and in doing so, restrict access to a high amenity neighborhood like germantown.

183

00:35:32.130 --> 00:35:36.390

Ian Hegarty (PCPC Staff): I would say that again with infrastructure and with.

184

00:35:37.440 --> 00:35:46.410

Ian Hegarty (PCPC Staff): Things like a supporting growth with trash cans and transit and and and the like, I think that what we're trying to do is.

185

00:35:47.190 --> 00:35:59.340

Ian Hegarty (PCPC Staff): Try to do what we can to direct growth to areas where historically the pattern has been for denser development anyway so it's easier for us to roll out things that can support thing support development if they're not in place already.

186

00:35:59.700 --> 00:36:03.390

Ian Hegarty (PCPC Staff): And that includes trash cans that includes transit like we were talking about.

187

00:36:04.590 --> 00:36:18.180

Ian Hegarty (PCPC Staff): And I would just reiterate that we are adding a new parking off street parking requirement, where one doesn't currently exist in our recommendations for where we expect to see the most development which is all on germantown avenue.

188

00:36:20.040 --> 00:36:23.280

Ian Hegarty (PCPC Staff): With that I will now cue up the next.

189

00:36:24.780 --> 00:36:29.040

Ian Hegarty (PCPC Staff): participant, which was keys keys if your facilitator if you're here.

190

00:36:31.890 --> 00:36:33.480

Keith Davis (PCPC Staff): He and I think you presented mine.

191

00:36:35.610 --> 00:36:39.090

Ian Hegarty (PCPC Staff): Okay, did you have any notes from your breakout room.

192

00:36:41.520 --> 00:36:45.540

Keith Davis (PCPC Staff): The presentation that you gave was from my breakout room.

193

00:36:48.060 --> 00:36:48.900

Ian Hegarty (PCPC Staff): Okay um.

194

00:36:50.070 --> 00:36:54.210

Ian Hegarty (PCPC Staff): Did we cover everything that was mentioned in your breakout room or was there anything else that I missed.



195

00:36:55.050 --> 00:37:00.480

Keith Davis (PCPC Staff): um I think you you covered pretty much everything there was kind of a general tenor about.

196

00:37:03.120 --> 00:37:11.580

Keith Davis (PCPC Staff): The the first kind of Blocks off of germantown um people were happy that they were.

197

00:37:14.400 --> 00:37:16.620

Keith Davis (PCPC Staff): For the most part zoned residential.

198

00:37:17.880 --> 00:37:19.350

Keith Davis (PCPC Staff): To protect the.

199

00:37:22.200 --> 00:37:38.850

Keith Davis (PCPC Staff): I guess the welfare of the residents using those blocks, but there was a concern about like as you get further from germantown in 200 to 300 blocks that they weren't all for the same protection so through the rezoning so just kind of some general comments about that.

200

00:37:40.470 --> 00:37:42.300

Keith Davis (PCPC Staff): And then you also mentioned the.

201

00:37:45.990 --> 00:37:47.280

Keith Davis (PCPC Staff): Green That was a big.

202

00:37:48.870 --> 00:37:56.970

Keith Davis (PCPC Staff): sticking point but yes, I think that you had somehow combine my comments with yours, I don't know if you noticed.

203

00:37:57.630 --> 00:38:03.780

Ian Hegarty (PCPC Staff): gotcha okay yeah Thank you I didn't notice that, but now, now that you're saying that I did see a lot of things dropping in that I didn't take my.

204

00:38:04.470 --> 00:38:06.150

Ian Hegarty (PCPC Staff): My Members were putting in so that makes.

205

00:38:06.150 --> 00:38:07.890

Ian Hegarty (PCPC Staff): sense all right, thank you for clarifying that.

206

00:38:08.730 --> 00:38:09.450

Ian Hegarty (PCPC Staff): All right, thank you.

207

00:38:10.380 --> 00:38:11.040

Ian Hegarty (PCPC Staff): yeah yeah.

208

00:38:12.360 --> 00:38:22.260

Ian Hegarty (PCPC Staff): And i'm going to go now to to mason who was had our last room on here for summary of the commentary from his room right.

209

00:38:22.350 --> 00:38:22.920

Mason Austin (PCPC staff): Thank you.

210

00:38:24.030 --> 00:38:34.500

Mason Austin (PCPC staff): Great group of a lot of multi generational German Tony ins and it's really wonderful conversation most issues have already been touched on, so i'm going to go through those quickly.

211

00:38:36.120 --> 00:38:54.180

Mason Austin (PCPC staff): A lot of talk of concerned about historic properties being preserved, especially the property that's been named their specific concern whether cms to what incentive the redevelopment of the catering hall at hand and green and to see if there any way to prevent that from happening.

212

00:38:55.680 --> 00:39:05.820

Mason Austin (PCPC staff): There was a lot of there were a lot of questions on process about what who the bill goes to whether it's go to Cindy bass, or whether other Council members can weigh in.

213

00:39:06.330 --> 00:39:23.190

Mason Austin (PCPC staff): There was concerned about the design of new buildings, whether that you know I noted, as you noted earlier on one of the proposals to have to solder view on germantown avenue, but just General concerned about the quality of architecture and new buildings.

214

00:39:25.170 --> 00:39:34.800

Mason Austin (PCPC staff): there's concerned about preserving heritage trees and also about how we can change the regulations for on street parking.

215

00:39:36.720 --> 00:39:49.170

Mason Austin (PCPC staff): Also, there was concerned about making sure that zoning measures include things that help preserve open space and green area around buildings and questions on how to bring the bba from.

216

00:39:50.880 --> 00:39:56.940

Mason Austin (PCPC staff): Under heading those regulations their concerns expressed about parking in open space.

217

00:39:58.050 --> 00:40:11.220

Mason Austin (PCPC staff): There were a lot of specific recommendations about or comments about the actual zoning regulations, but I know I seem like a lot of he'll we're gonna be looking forward to digging into those more based on the website and maybe getting comments later on.

218

00:40:13.530 --> 00:40:20.850

Ian Hegarty (PCPC Staff): yeah okay great Thank you very much mason for summary so just to touch on a couple things you probably discuss this in your group, but.

219

00:40:21.780 --> 00:40:30.210

Ian Hegarty (PCPC Staff): Yes, as I mentioned earlier, in terms of process, this will be a bill of counsel, so we will be transmitting our recommendations to counsel on DAS.

220

00:40:30.900 --> 00:40:39.540

Ian Hegarty (PCPC Staff): building design, we have the overlay with facade review we hope to be able to have a staff level review that makes buildings match their context.

221

00:40:40.170 --> 00:40:50.400

Ian Hegarty (PCPC Staff): historic buildings we prefer to see those get listed on the historic register so like I said, we can help as a staff kind of direct neighbors in terms of preparing nominations.

222

00:40:51.270 --> 00:40:59.550

Ian Hegarty (PCPC Staff): However, we've also tried to take great care with these recommendations to put recommendations out there, that are not going to further incentivize any tear downs.

223

00:40:59.850 --> 00:41:08.820

Ian Hegarty (PCPC Staff): And to scale things back where we think they already incentivize that on street parking also our regulations of counsel, I would recommend you reach out to counsel and ask for.

224

00:41:09.300 --> 00:41:19.980

Ian Hegarty (PCPC Staff): Information about how those can get changed heritage trees, we have rules for in the zoning code and, if you want to reach out to me directly, I can talk through that exactly how those work later on.

225

00:41:21.390 --> 00:41:33.690

Ian Hegarty (PCPC Staff): And then the based zoning districts, like the residential most of the residential zoning districts, that we have and really many of the commercial zoning districts, to have an open space requirement in them so you're limited by right.

226

00:41:34.080 --> 00:41:47.010

Ian Hegarty (PCPC Staff): To the size of the building that you can place on most of these lots and in the residential areas that can be substantial up to half of the lot for open space where you would have a planted area like such as a yard.

227

00:41:48.630 --> 00:41:59.790

Ian Hegarty (PCPC Staff): We I think we heard loud and clear from this group, that we should take another look at the paint painting haines and green state will definitely go back and do that and report that back out.

228

00:42:01.380 --> 00:42:12.030

Ian Hegarty (PCPC Staff): And I think with that we are at 727, so I think we're going to have to wrap up for tonight, so in order to respect everyone's time i'm going to just put.

229

00:42:13.140 --> 00:42:15.510

Ian Hegarty (PCPC Staff): My screen back up here and.

230

00:42:16.860 --> 00:42:30.330

Ian Hegarty (PCPC Staff): Just review, one more time we're going to take what we heard tonight make revisions to the recommendations and then deliver a final set of recommendations to counsel on bass on city council and post that on the website so that everyone can see.

231

00:42:31.410 --> 00:42:42.690

Ian Hegarty (PCPC Staff): Hopefully, by October 21 that's our goal if you want to reach out to me to check in between now and then feel free to do that i'm available by phone and by email it's on our website fill the 2035.

232

00:42:43.320 --> 00:42:50.550

Ian Hegarty (PCPC Staff): dot org slash germantown North afters October 21 this will move at the speed of the legislative process.

233

00:42:51.150 --> 00:43:06.180

Ian Hegarty (PCPC Staff): As that it will start if the bill is introduced when it's introduced so that would mean introduction, followed by a hearing by the Committee on rules referral to the city planning Commission for our own monthly meeting and hearing and then a vote by the full Council.

234

00:43:07.230 --> 00:43:11.820

Ian Hegarty (PCPC Staff): put up the webpage at the end, so that everyone can see and write down and make sure that they have the.

235

00:43:13.470 --> 00:43:27.390

Ian Hegarty (PCPC Staff): Information for how to navigate to that website it's going to have updates as we go forward with the revisions and then again my web my email address here emails usually the best way to reach me and i'll i'll always try to respond within a day.

236

00:43:28.470 --> 00:43:41.550

Ian Hegarty (PCPC Staff): it's Ian haggerty at Philadelphia have I want to thank you ever so much for spending your Thursday night with us here to talk about this important stuff and I really appreciate everyone who has so far been with us and.

237

00:43:42.660 --> 00:43:54.870

Ian Hegarty (PCPC Staff): offering their suggestions and recommendations and giving us the information that we need to make the best recommendations that we possibly can, for this owning remapping Thank you very much, and I hope everyone has a great night.

238

00:43:56.070 --> 00:44:05.640

Joanne Sharpless: And before we leave, I wonder if you would explain why this banquet hall got designated from what should have been a residential.

239

00:44:06.180 --> 00:44:23.340

Joanne Sharpless: Given that it hasn't been a restaurant or anything and probably 20 years I live with 30 years of block away how that same got to be a designated cms like where that came from i'm really curious because.

240

00:44:24.090 --> 00:44:34.770

Joanne Sharpless: It makes no sense to me that that building would suddenly be seen as a commercial site, and I would really like to know how that came about.

241

00:44:36.240 --> 00:44:38.970

Ian Hegarty (PCPC Staff): Sure, thank you Joanne that and.

242

00:44:40.170 --> 00:44:47.220

Ian Hegarty (PCPC Staff): Since this is the topic of the night i'll address this question and then i'm going to have to actually close the meeting out because we have staff that need to get going home.

243

00:44:48.000 --> 00:44:52.500



Ian Hegarty (PCPC Staff): But the answer is that the official current legal use of that.

244

00:44:53.190 --> 00:45:02.970

Ian Hegarty (PCPC Staff): Space as recognized in these owning permit for the space is a commercial use so when we see that and we see a building that has a commercial use that so in residential.

245

00:45:03.300 --> 00:45:17.760

Ian Hegarty (PCPC Staff): We generally try to see if we can find a commercial zone that fits That said, I think that we've heard loud and clear that people want to make sure that there's only one place, that does not incentivize that building to be torn down and redeveloped and we are committed to making a recommendation.

246

00:45:18.540 --> 00:45:27.360

Joanne Sharpless: fyi I walk my dog pests at fielding every day it's not used for anything since Ellen rose close there have been almost.

247

00:45:27.360 --> 00:45:27.690

No.

248

00:45:28.860 --> 00:45:29.610

Joanne Sharpless: Less than.

249

00:45:29.940 --> 00:45:34.890

Joanne Sharpless: Less than one a year if they could document that anyone's use that building I.

250

00:45:35.250 --> 00:45:35.820

Ian Hegarty (PCPC Staff): wanted to wanted.

251

00:45:36.360 --> 00:45:36.690

Ian Hegarty (PCPC Staff): To me.

252

00:45:39.180 --> 00:45:39.330

Joanne Sharpless: I.

253

00:45:39.720 --> 00:45:40.140

Ian Hegarty (PCPC Staff): I.

254

00:45:40.170 --> 00:45:40.650

Would I.

255

00:45:42.570 --> 00:45:43.830

Joanne Sharpless: not used.

256

00:45:44.370 --> 00:46:00.390

Ian Hegarty (PCPC Staff): I believe you 100% and if, if you want to follow up with me with a an email, I can explain to you further alright so thanks everyone have a great night Thank you ever so much for participating and we'll see you soon.

257

00:46:01.020 --> 00:46:02.460

Saundra McGeathey: Thank you have a good night.

258

00:46:02.850 --> 00:46:04.920

Saundra McGeathey: you're welcome Thank you sondra Thank you.