

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, December 2, 2015
10:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BOBBY HENON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILWOMAN MARIAN B. TASCO

BILLS 150649, 150667, 150810, 150811, 150814,
150843, 150844, 150847, 150848, 150857,
150858, 150859, 150861, 150862, 150863, and
150864

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3 COUNCILMAN GREENLEE: Good
4 morning, everyone. Good morning,
5 everybody. This is the Committee on
6 Rules. We have obtained a quorum:
7 Councilman Goode, Vice Chair of the
8 Committee; Councilwoman Bass; Councilman
9 O'Brien; Councilwoman Reynolds Brown; and
10 Councilwoman Tasco.

11 For the record, the following
12 bills are being held at the request of
13 the sponsor at the call of the Chair:
14 Bill Nos. 150 -- can I have everybody's
15 attention, please. It's hard to hear in
16 here sometimes.

17 Bill Nos. 150810, 150811,
18 150847, 150848, and 150862 are all being
19 held at the call of the Chair. And
20 effectively for those of you who don't
21 know, that means the bills would have to
22 be reintroduced at the next session since
23 this is our last Rules Committee hearing
24 of this session.

25 Ms. Marconi, will you please

1 12/2/15 - RULES - BILL 150649, etc.
2 read the title of the first bill before
3 us today.

4 THE CLERK: Bill No. 150667, an
5 ordinance to amend the Philadelphia
6 Zoning Maps by changing the zoning
7 designations of certain areas of land
8 located within an area bounded by 9th
9 Street, Washington Avenue, Darien Street,
10 Alter Street, 8th Street, Passyunk
11 Avenue, and Ellsworth Street.

12 Marty Gregorski.

13 COUNCILMAN GREENLEE:
14 Mr. Gregorski, why don't you start,
15 please.

16 (Witnesses approached witness
17 table.)

18 MR. GREGORSKI: Good morning,
19 Councilman Greenlee, members of the Rules
20 Committee. I'm Marty Gregorski, Division
21 Director with the Philadelphia City
22 Planning Commission, here to testify on
23 Bill No. 150667, which was introduced
24 into City Council on September 10th, 2015
25 by Councilmember Squilla.

1 12/2/15 - RULES - BILL 150649, etc.
2 Bill No. 150667 amends the
3 Philadelphia Zoning Maps for the area
4 bounded by 9th Street, Washington Avenue,
5 Darien, Alter, 8th Street, Passyunk
6 Avenue, and Ellsworth Street. The
7 impetus for this remapping was to allow
8 the development of a five-story,
9 mixed-use building at the southeast
10 corner of the intersection of 9th Street
11 and Washington Avenue. The proposed
12 development would include 70 apartments,
13 18,000 square feet of retail space, two
14 below-grade levels of public and private
15 parking, and a row of eight trinities
16 along Darien Street. This remapping
17 proposal closely matches the
18 recommendations of the South District
19 Plan adopted in 2015 to support the
20 growth and maintenance of existing
21 commercial corridors, as well as the
22 zoning recommendation to strengthen the
23 Washington Avenue urban commercial
24 corridor.

25 The Philadelphia City Planning

1 12/2/15 - RULES - BILL 150649, etc.
2 Commission considered Bill No. 150667 at
3 its meeting of October 20th, 2015 and
4 recommended the bill for approval, with
5 the amendment that a sunset clause be
6 introduced in order to tie the zoning
7 change with the proposed development
8 project. The Philadelphia City Planning
9 Commission staff recommended a sunset
10 clause time period of 24 months.

11 I'd be happy to answer any
12 questions at this time.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 Before we hear from anyone
16 else, are there any questions for
17 Mr. Gregorski?

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, please. Identify yourself for the
21 record and proceed, sir.

22 MR. KELSEN: Good morning,
23 Mr. Chairman, members of the Rules
24 Committee. My name is Peter Kelsen. I'm
25 here on behalf of Midwood Development

1 12/2/15 - RULES - BILL 150649, etc.
2 today. With me is John Usdan and Shazia
3 Shahid, and we're here to present our
4 proposal for the redevelopment of the
5 former Ice and Coal Factory property
6 located, as Mr. Gregorski said, at the
7 southeast corner of 9th Street and
8 Washington Avenue in the heart of South
9 Philadelphia, the Italian Market area.

10 The site itself contains about
11 32,000 square feet of area. There's a
12 small building on the site at the corner
13 of 9th and Washington. Other than that,
14 it's vacant, and that building as part of
15 the redevelopment process would be
16 demolished and we would rebuild. Midwood
17 has owned the property for some time.

18 So the proposed development,
19 members of the Committee, is a
20 game-changer. It's a potential catalyst
21 for the continued resurgence of the
22 Italian Market area, and let me tell you
23 why. As Mr. Gregorski indicated, we
24 propose to develop a brand new
25 five-story, mixed-use structure,

1 12/2/15 - RULES - BILL 150649, etc.
2 approximately 60 to 70 feet in height.
3 The project will include apartments, two
4 levels of underground parking, public as
5 well as accessory to the building,
6 approximately 18,000 square feet of
7 retail commercial space, which, members
8 of the Committee, will front along the
9 frontage of Washington Avenue and 9th
10 Street, wrapping around the entire area
11 and energizing that quadrant effectively.
12 The overall project will contain
13 approximately 125,000 square feet above
14 grade. We estimate the project cost to
15 be in excess of \$50 million. As
16 Mr. Gregorski indicated, a very exciting
17 component of the plan is the creation and
18 construction of eight trinity
19 single-family homes to be constructed on
20 Darien Street. As the Committee knows,
21 Darien Street is a small
22 residential-scale street. These
23 owner-occupied houses will match the
24 residential character of Darien and are
25 designed to not only complement the scope

1 12/2/15 - RULES - BILL 150649, etc.
2 and scale of the block, but to in-fill
3 needed owner-occupied residential in this
4 quadrant.

5 Each of the Darien Street
6 houses will have a private garden as well
7 as use of the parking spaces in the
8 underground garage. The overall project
9 itself, as you can see by the renderings
10 and the materials I've given you,
11 respects the scale and the character of
12 the existing buildings and uses located
13 in the immediate area of Washington
14 Avenue and 9th Street. It is consistent
15 with the comprehensive plan and the plan
16 for redevelopment of this area.

17 I think it's important to note,
18 members of the Committee, that
19 development includes a significant amount
20 of public parking. This supports the
21 business community. As the Committee
22 well knows, there is a scarcity of public
23 parking serving the Italian Market area,
24 and this will fill a major void with
25 regard to that issue. The plan not only

1 12/2/15 - RULES - BILL 150649, etc.
2 serves our parking needs for our
3 residents, but it will also serve the
4 parking needs of the retailers and the
5 community itself.

6 Access to the garage is
7 proposed to be located on 9th Street.
8 We're freeing up Washington Avenue, and
9 all service loading and unloading will be
10 limited to 9th Street as well.

11 The 18,000 square feet of
12 retail, as I mentioned earlier, wraps
13 around both Washington and 9th Street.
14 About 120 feet of frontage along
15 Washington Avenue will be active retail
16 space, and over 200 feet of frontage
17 along 9th Street will be active retail,
18 engaging the sidewalks as well, keeping
19 with the theme of the Market. These
20 retail spaces offer an opportunity to
21 continue to revitalize and reenergize the
22 market area.

23 The site enjoys excellent
24 access to public transit, Broad Street
25 subway line, multiple SEPTA bus routes,

1 12/2/15 - RULES - BILL 150649, etc.
2 serving all parts of the City.

3 Members of the Committee, in
4 order to proceed with this plan of
5 development, we will need a rezoning from
6 the current designation of CMX-2 to a
7 designation of CMX-3 Commercial in order
8 to accommodate the massing of the
9 proposed development. The reason we need
10 additional height is being driven because
11 we're creating two significant parking
12 levels below grade, as well as the retail
13 spaces which have high floor-to-ceiling
14 heights.

15 We've met on two occasions with
16 the Passyunk Square Civic Association and
17 numerous area residents. We continue to
18 review our plans for this property. And
19 I think it's fair to say that the
20 community's responses to our plan has
21 been quite positive, overwhelmingly
22 positive. We have made a commitment to
23 the community that as the design and
24 development process moves forward, we'll
25 continue our outreach, we'll meet with

1 12/2/15 - RULES - BILL 150649, etc.
2 them, and we will provide full and
3 meaningful community engagement.

4 Certain issues were raised
5 regarding traffic and the impact of
6 traffic, and we were requested and we did
7 in fact obtain a traffic study, which we
8 will share with the community, as well as
9 reviewing the proposal for traffic access
10 on 9th Street with the Streets
11 Department.

12 I would also indicate that the
13 project will be thoroughly reviewed by
14 Civic Design Review Committee, again
15 giving the community additional input.

16 We have entered into an
17 Economic Opportunity Plan with the City
18 of Philadelphia's Office of Economic
19 Opportunity. I provided you with a fully
20 executed copy of that plan. I would ask
21 that that be an amendment to the bill. A
22 copy of the plan is before you, and I'll
23 just summarize very quickly. M/W/DSBE
24 participation ranges have been set for
25 this project and have been approved by

1 12/2/15 - RULES - BILL 150649, etc.
2 the Office of Economic Opportunity.
3 Minority-owned businesses for
4 construction at 20 to 25 percent,
5 female-owned businesses 10 to 15 percent,
6 best and good-faith efforts for
7 disabled-owned businesses.

8 We've set our local resident
9 employment goal at 32 percent, and the
10 minority apprentices 50 percent of all
11 hours worked by all apprentices, minority
12 journeymen 32 percent of all journey
13 hours worked across all trades, female
14 apprentices 7 percent of all hours worked
15 by all apprentices, and female journey
16 persons 2 percent of all hours worked
17 across all trades.

18 Subject to your approval and
19 passage of the ordinance, we anticipate
20 that construction of this project would
21 commence in 2017 and be completed in
22 approximately 18 to 20 months thereafter.

23 Midwood Development is excited
24 to expand its investment and development
25 of residential and commercial properties

1 12/2/15 - RULES - BILL 150649, etc.
2 in the City of Philadelphia. Now we're
3 moving a bit south from our Center City
4 locations. And we request that Council
5 approve Bill No. 150667 as introduced by
6 Councilmember Squilla and as amended with
7 the sunset provision and the EOP plan,
8 and I, of course, would request
9 suspension of rules.

10 If the Committee has any
11 questions, we're happy to answer.

12 COUNCILMAN GREENLEE: Thank
13 you, sir.

14 First of all, before we get to
15 that, I just want to recognize Majority
16 Leader Councilman Jones is present. I
17 know he has some bills coming up.

18 They'll be coming up soon, sir.

19 Any questions?

20 (No response.)

21 COUNCILMAN GREENLEE: Okay.
22 Seeing none, does anybody else want to
23 say anything or you want to quit while
24 you're ahead? All right.

25 MR. USDAN: Thank you very

1 12/2/15 - RULES - BILL 150649, etc.
2 much. We're very excited about this
3 project.

4 COUNCILMAN GREENLEE: Thank you
5 very much.

6 MR. KELSEN: Thank you, members
7 of the Committee, and happy holidays.

8 COUNCILMAN GREENLEE: You too.

9 Anyone else here to testify on
10 Bill No. 150667?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, Ms. Marconi, our next bill, please.

14 THE CLERK: Bill No. 150844, an
15 ordinance to amend the Philadelphia
16 Zoning Maps by changing the zoning
17 designations of certain areas of land
18 located within an area bounded by
19 Atlantic Street, Old York Road, Tioga
20 Street, and 13th Street.

21 COUNCILMAN GREENLEE: By the
22 way, I should have said just for the
23 record, that EOP on 9th and Washington
24 will be offered at the meeting as an
25 amendment.

1 12/2/15 - RULES - BILL 150649, etc.

2 Mr. Gregorski.

3 MR. GREGORSKI: Good morning,
4 Councilman Greenlee, members of the Rules
5 Committee. I'm Marty Gregorski, Division
6 Director with the Development Division of
7 the Philadelphia City Planning
8 Commission, here to testify on Bill No.
9 150844, which was introduced into City
10 Council on November 12th, 2015 by
11 Councilmember Greenlee for Council
12 President Clarke.

13 Bill No. 150844 amends Title 14
14 of The Philadelphia Code, entitled
15 "Zoning and Planning," by rezoning
16 properties bounded by Atlantic Street,
17 Old York Road, Tioga Street, and 13th
18 Street in the East Tioga neighborhood
19 located in the North District Planning
20 District. This area has not begun the
21 community remapping process to date, but
22 this corrective rezoning seeks to more
23 accurately reflect the current
24 residential character of the East Tioga
25 section of North Philadelphia. It seeks

1 12/2/15 - RULES - BILL 150649, etc.
2 to change the existing multi-family
3 residential and commercial mixed uses to
4 single-family residential and will
5 include a smaller area for future
6 commercial development.

7 The Philadelphia City Planning
8 Commission will consider Bill No. 150844
9 at its meeting of December 8th, 2015 with
10 a staff recommendation for approval.

11 I'd be happy to answer any
12 questions at this time.

13 COUNCILMAN GREENLEE: Thank
14 you, sir.

15 Any questions for
16 Mr. Gregorski?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, thank you.

20 Anyone else here to testify on
21 Bill No. 150844?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, Ms. Marconi, our next bill, please.

25 THE CLERK: Bill No. 150857, an

1 12/2/15 - RULES - BILL 150649, etc.
2 ordinance to amend the Philadelphia
3 Zoning Maps by changing the zoning
4 designations of certain areas of land
5 located within an area bounded by
6 Shedwick Street, Commissioner Street,
7 34th Street, and Indiana Street.

8 COUNCILMAN GREENLEE: Mr.
9 Gregorski.

10 MR. GREGORSKI: Good morning,
11 Councilman Greenlee, members of the Rules
12 Committee. I'm Marty Gregorski, Division
13 Director with the Development Division of
14 the Philadelphia City Planning
15 Commission. I'm here to testify on Bill
16 No. 150857, which was introduced into
17 City Council on November 12th, 2015 by
18 Councilmember Jones.

19 Bill No. 150857 amends the
20 Philadelphia Zoning Maps by remapping an
21 area bounded by Shedwick Street,
22 Commissioner Street, 34th Street, and
23 Indiana Street. The bill will amend the
24 Zoning Maps to allow for mixed-use
25 multi-family development. The area is in

1 12/2/15 - RULES - BILL 150649, etc.
2 the North Planning District, which has
3 not begun the district plan process and
4 is not scheduled for a community
5 remapping at this time. This zoning
6 change was vetted and supported by the
7 local community and Registered Community
8 Organization, the RAH Civic Association.

9 The Philadelphia City Planning
10 Commission will consider Bill No. 150857
11 at its meeting of December 8th, 2015 with
12 a staff recommendation for approval.

13 I'd be happy to answer any
14 questions at this time.

15 COUNCILMAN GREENLEE: Thank
16 you, sir.

17 Any questions?
18 Councilman Jones.

19 COUNCILMAN JONES: Thank you,
20 Mr. Chairman. I just want to briefly
21 thank all of my at-large members, because
22 this project is indicative of the City of
23 Philadelphia coming back. We are taking
24 an old industrial site that used to be a
25 brown field, renovating it to potentially

1 12/2/15 - RULES - BILL 150649, etc.
2 have over 200 units, some market-rate,
3 some subsidized. But more importantly
4 than just the upward tick of the economy,
5 we had cooperation with the neighborhood
6 residents, and one of the commitments
7 that the developer is interested in doing
8 is renovating a recreation area, a
9 recreation center for that community,
10 which does not have one. So it's kind of
11 the best of both worlds, and we as
12 District Councilpeople get all of the
13 credit, but I understand it takes nine
14 votes to do anything in this body, and
15 the three of you there have been steady
16 votes for this uptick in our economy, and
17 I want to thank you.

18 COUNCILMAN GREENLEE: Thank
19 you, Councilman. And as you know, I
20 happen to know some people up there,
21 happen to have some relationship with the
22 local ward leader, who is very
23 enthusiastic about the plan, he told me.
24 Thank you.

25 Any other questions or comments

1 12/2/15 - RULES - BILL 150649, etc.

2 on this bill?

3 (No response.)

4 COUNCILMAN GREENLEE: Anyone

5 else here to testify on Bill No. 150857?

6 (No response.)

7 COUNCILMAN GREENLEE: For the

8 record, I have a letter from Richard

9 DeMarco, Esquire, who is speaking

10 obviously in favor of the bill.

11 Any other comments or

12 questions?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing

15 none, moving right along, Ms. Marconi,

16 our next bill, please.

17 THE CLERK: Bill No. 150859, an

18 ordinance to amend the Philadelphia

19 Zoning Maps by changing the zoning

20 designations of certain areas of land

21 located within an area bounded by

22 Conshohocken Road, Country Club Road,

23 Wentworth Road (Extended), Lankenau

24 Avenue, and Cranston Road.

25 COUNCILMAN GREENLEE: Thank

1 12/2/15 - RULES - BILL 150649, etc.
2 you.

3 Mr. Gregorski.

4 MR. GREGORSKI: Good morning,
5 Councilman Greenlee, members of the Rules
6 Committee. I'm Marty Gregorski, Division
7 Director with the Development Division of
8 the Philadelphia City Planning
9 Commission. I'm here to testify on Bill
10 No. 150859, which was introduced by
11 Councilmember Jones on November 12th,
12 2015.

13 Bill No. 150859 amends the
14 Philadelphia Zoning Maps by changing the
15 zoning designations of certain areas of
16 land located within an area bounded by
17 Conshohocken Road, Country Club Road,
18 Wentworth Road (Extended), Lankenau
19 Avenue, and Cranston Road. These zoning
20 changes are recommended in the West Park
21 District Plan, zoning to advance the plan
22 section, and will facilitate the
23 development of Sharon Baptist Senior
24 Residence and apply corrective zoning on
25 the adjacent recreational facility, which

1 12/2/15 - RULES - BILL 150649, etc.

2 is the Woodside Park.

3 The Philadelphia City Planning
4 Commission will consider Bill No. 150859
5 at its meeting of December 8th, 2015 with
6 a staff recommendation for approval.

7 I'd be happy to answer any
8 questions at this time.

9 COUNCILMAN GREENLEE: Thank
10 you. And for the record, we also have an
11 Equal Opportunity Plan for this
12 development, which will be offered at the
13 meeting of the Rules Committee.

14 Any questions for
15 Mr. Gregorski?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, anyone else here to testify --
19 Councilman, you want to -- Councilman
20 Jones.

21 COUNCILMAN JONES: Yes. Again,
22 this is a different part of my district,
23 in the 52nd Ward, where at least two
24 at-large members live, and this is the
25 Sharon Baptist site. So prosperity on

1 12/2/15 - RULES - BILL 150649, etc.
2 the economy doesn't just have one
3 location. It has several in my district.
4 And this is a smaller development, 51
5 units for senior citizens, and having the
6 dubious task of trying to figure out what
7 to do with my mother in the fourth
8 quarter of life, I visited a lot of
9 centers. Well, the developers of these
10 build beyond expectation. In fact, if
11 things were different, I would ask for a
12 corner property. They are so nice. And
13 people in that quarter of their life
14 deserve that kind of dignity and that
15 kind of space. So I enthusiastically
16 look forward to the development of this
17 site.

18 COUNCILMAN GREENLEE: Thank
19 you, Councilman.

20 Councilwoman Reynolds Brown.

21 COUNCILWOMAN BROWN: Thank you.
22 Good morning.

23 Good morning.

24 MR. GREGORSKI: Good morning.

25 COUNCILWOMAN BROWN: To the

1 12/2/15 - RULES - BILL 150649, etc.
2 sponsor of this bill and to the City
3 Planning Commission, how often is
4 consideration given to capturing or
5 designating X number of units for those
6 with disabilities, physical disabilities?

7 COUNCILMAN GREENLEE: The
8 question was, was there any -- or are
9 there set-asides for people with
10 disabilities in facilities like this?

11 Did I say that right,
12 Councilwoman?

13 COUNCILWOMAN BROWN: Yes.

14 MR. GREGORSKI: When we do get
15 developments coming in, it's one of the
16 things that we do ask for. There's no
17 set number that we have to have, but we
18 do ask for, even with non-senior
19 developments, for housing that is both
20 visitable and accessible. But we don't
21 have hard and fast standards for what the
22 numbers would be, but it is something
23 that comes up in most conversations with
24 large developments.

25 COUNCILWOMAN BROWN: So is it

1 12/2/15 - RULES - BILL 150649, etc.
2 fair then to summarize that the
3 Department has no standard protocol for
4 ensuring that with new construction
5 consideration is given to that community
6 which is severely handicapped because of
7 the limited housing for those who have
8 physical disabilities?

9 MR. GREGORSKI: There's no
10 standard protocol, but it is something
11 we're talking with developers about
12 almost with every large development.

13 COUNCILWOMAN BROWN: So what
14 does that mean, you're talking to the
15 developers about?

16 MR. GREGORSKI: We ask for them
17 to provide either visitable or accessible
18 units when it's possible and to put aside
19 a certain number of them, but we don't
20 have a standard percentage of units.

21 COUNCILWOMAN BROWN: On the
22 flip side of that equation, when you
23 consider Mayor-elect's commitment to
24 early childhood education and the lack of
25 childcare slots and spaces for little

1 12/2/15 - RULES - BILL 150649, etc.
2 people and other cities get it and that
3 they're creating intergenerational
4 experiences, living experiences for
5 seniors who have some interface with
6 little people during the day, is that on
7 the radar screen at all in the
8 Administration?

9 MR. GREGORSKI: In a reactive
10 way. When we see developments come in,
11 we're not necessarily pushing them to do
12 a day care if that's not in their
13 business plan. However, when they come
14 in with a business plan that supports day
15 care, either with senior housing or large
16 apartment developments, churches,
17 schools, it's something that we support.
18 Whether it goes to the Zoning Board,
19 maybe there's a use issue, we'd support
20 it there or if it's a matter of right.

21 COUNCILWOMAN BROWN: If it's a
22 matter of what?

23 MR. GREGORSKI: A matter of
24 right permit.

25 COUNCILWOMAN BROWN: A matter

1 12/2/15 - RULES - BILL 150649, etc.
2 of right, okay.

3 Do you have any comment about
4 that, Councilman, with regards to seniors
5 and those with learning disabilities --
6 not learning. Forgive me. Physical
7 disabilities.

8 COUNCILMAN JONES: So on all of
9 our developments that I've seen -- and
10 I've seen -- this will be my third one
11 proposed. One has already been built --
12 (continued) there hasn't been a problem
13 with accessibility, and they build --
14 there's a term called "visitability,"
15 meaning that they have access to
16 bathrooms, that the doors are wide enough
17 for people who require wheelchairs to get
18 through. All of them build beyond that
19 expectation. So every now and then and
20 at least one other member I know gets a
21 back problem that I know of, and those
22 steps become mountains and it gets a
23 little hazardous, and they have been able
24 to design/build accessibility into their
25 product. All you have to do is go by one

1 12/2/15 - RULES - BILL 150649, etc.
2 of their community functions and you'll
3 see that everybody gets around fairly
4 well, even to the roof.

5 COUNCILWOMAN BROWN: Where is
6 this location again?

7 COUNCILMAN JONES: So one of
8 the locations that the developer has is
9 at 54th and Hazelhurst, and this second
10 one that they're doing is going to be at
11 Sharon Baptist's -- right across the
12 street.

13 COUNCILWOMAN BROWN: Okay. All
14 right, then. Thank you very much.

15 COUNCILMAN GREENLEE:
16 Councilwoman, if I could add, this could
17 be something that maybe in the next term
18 it could be looked into as something put
19 in the code if --

20 COUNCILWOMAN BROWN: Great
21 minds think alike. I've already sent a
22 text to my staff on that very matter.

23 COUNCILMAN GREENLEE: Great
24 minds think alike.

25 Mr. McClure, do you have

1 12/2/15 - RULES - BILL 150649, etc.
2 anything to add or your client, anybody?

3 In the microphone. Just
4 identify yourself.

5 MR. McCLURE: Thank you,
6 Mr. Chairman. Matt McClure with Ballard
7 Spahr on behalf of the developer,
8 Pennrose Development, LLC, who is working
9 in partnership with Sharon Baptist
10 Church. With me is Harry Moody of
11 Pennrose, who is the project developer.

12 Mr. Moody could answer your
13 question directly, because this project
14 is going through the OHCD process for
15 Low-Income Housing Tax Credits. So
16 specifically we can answer a question
17 regarding visitability and accessibility.

18 COUNCILMAN GREENLEE: Sir, just
19 identify yourself and proceed.

20 MR. MOODY: Harry Moody,
21 developer with Pennrose Development.

22 In regards to your question,
23 the building actually has a requirement
24 that at least 5 percent of the units are
25 handicap accessible. In our developments

1 12/2/15 - RULES - BILL 150649, etc.
2 we typically double that requirement, so
3 we'll have at least 10 percent of the
4 units accessible, and the building will
5 be 100 percent visitable, which
6 Councilman Jones just mentioned to you.

7 COUNCILWOMAN BROWN: And that
8 is a requirement stipulated by whom?

9 MR. MOODY: The Pennsylvania
10 Housing Finance Agency.

11 COUNCILWOMAN BROWN: All right,
12 then. Thank you very, very much.

13 Thank you, Mr. Chairman.

14 COUNCILMAN GREENLEE: Any other
15 questions?

16 (No response.)

17 COUNCILMAN GREENLEE: Anyone
18 else here to testify on Bill No. 150859?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, and once again, the Equal
22 Opportunity Plan will be offered as an
23 amendment at the meeting of the
24 Committee.

25 Ms. Marconi, our next bill,

1 12/2/15 - RULES - BILL 150649, etc.
2 please.

3 THE CLERK: Bill No. 150861, an
4 ordinance to amend the Philadelphia
5 Zoning Maps by changing the zoning
6 designations of certain areas of land
7 located within an area bounded by
8 Roosevelt Boulevard, Abbottsford Avenue,
9 Wissahickon Avenue, Hunting Park Avenue,
10 Allegheny Avenue, Ridge Avenue and Scotts
11 Lane.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 Mr. Gregorski.

15 MR. GREGORSKI: Good morning,
16 Councilman Greenlee, members of the Rules
17 Committee. I'm Marty Gregorski, Division
18 Director with the Development Division of
19 the Philadelphia City Planning
20 Commission. I'm here to testify on Bill
21 No. 150861, which was introduced into
22 City Council on November 12th, 2015 by
23 Councilmember Jones.

24 Bill No. 150861 amends the
25 Philadelphia Zoning Maps by remapping an

1 12/2/15 - RULES - BILL 150649, etc.
2 area bounded by Roosevelt Boulevard,
3 Abbottsford Avenue, Wissahickon Avenue,
4 Hunting Park Avenue, Allegheny Avenue,
5 Ridge Avenue and Scotts Lane. The
6 proposal remaps some I-2 Industrial and
7 CMX-3 Commercial districts to ICMX and
8 IRMX Industrial Mixed-Use. The I-2
9 Industrial districts reflect a
10 manufacturing legacy that is obsolete
11 within this area. ICMX districts allow
12 for uses that are more reflective of 21st
13 century industries and businesses. IRMX
14 districts along Scotts Lane are
15 appropriate for historic mill buildings
16 that can be reused for residential
17 purposes. The remapping proposal
18 reflects the recommendation of the
19 Hunting Park West Industrial Area Plan
20 adopted in 2010 to strengthen this area
21 as an employment center for North and
22 Northwest Philadelphia.

23 The Philadelphia City Planning
24 Commission will consider Bill No. 150861
25 at its meeting of December 8th, 2015 with

1 12/2/15 - RULES - BILL 150649, etc.
2 a staff recommendation for approval.

3 I'd be happy to answer any
4 questions.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Any questions for Mr. Gregorski
8 on this?

9 (No response.)

10 COUNCILMAN GREENLEE: Anyone
11 else -- Councilman Jones, you're busy
12 today.

13 COUNCILMAN JONES: Yes. We
14 are, again, thankful to the at-large
15 folk. You don't get enough credit as to
16 big projects like Hunting Park and other
17 places that are beginning to take off.
18 In '07 when we were in these Chambers, we
19 were putting out fires and talking about,
20 you know, our bond rating going down.
21 This is indicative of the economy turning
22 around. And, again, thank you for all of
23 the public policy stuff that you put in
24 place to make these kinds of developments
25 happen.

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GREENLEE: Thank
3 you. Thank you for the work you do in
4 your district.

5 Any other questions, comments?
6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, anyone here to testify on Bill No.
9 150861?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, thank you.

13 Ms. Marconi, please.

14 THE CLERK: Bill No. 150863, an
15 ordinance to amend the Philadelphia
16 Zoning Maps by changing the zoning
17 designations of certain areas of land
18 located within an area bounded by South
19 Street, 6th Street, Washington Avenue,
20 and 11th Street.

21 COUNCILMAN GREENLEE:
22 Mr. Gregorski.

23 MR. GREGORSKI: Good morning,
24 Councilman Greenlee, members of the Rules
25 Committee. I'm Marty Gregorski, Division

1 12/2/15 - RULES - BILL 150649, etc.
2 Director with the Development Division of
3 the Philadelphia City Planning
4 Commission. I'm here to testify on Bill
5 No. 150863, which was introduced into
6 City Council on November 12th, 2015 by
7 Councilmember Squilla.

8 Bill No. 150863 amends the
9 Philadelphia Zoning Maps by remapping an
10 area bounded by South Street, 6th Street,
11 Washington Avenue, and 11th Street. The
12 remapping proposal reflects the
13 recommendations of the Central District
14 Plan adopted in 2013 and the South
15 District Plan of 2015. This remapping
16 supports the commercial corridors of
17 South Street, 9th Street, Christian
18 Street, and Washington Avenue and
19 correctively zones both residential and
20 commercial properties in the area, as
21 well as the Palumbo Park.

22 The Philadelphia City Planning
23 Commission will consider Bill No. 150863
24 at its meeting of December 8th, 2015 with
25 a staff recommendation for approval.

1 12/2/15 - RULES - BILL 150649, etc.

2 I'd be happy to answer any
3 questions at this time.

4 COUNCILMAN GREENLEE: Thank
5 you, sir. I have on my notes here that
6 this has an amendment. You're familiar
7 with that?

8 MR. GREGORSKI: This does.
9 There were technical amendments asked for
10 by the Law Department.

11 COUNCILMAN GREENLEE: Great.
12 Thank you.

13 Any questions for Mr. Gregorski
14 on this bill?

15 (No response.)

16 COUNCILMAN GREENLEE: Anyone
17 else here to testify on Bill No. 150863?

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, thank you.

21 Ms. Marconi, our next bill,
22 please.

23 THE CLERK: Bill No. 150843, an
24 ordinance to amend the Philadelphia
25 Zoning Maps by changing the zoning

1 12/2/15 - RULES - BILL 150649, etc.
2 designations of certain areas of land
3 located within an area bounded by
4 Chestnut Street, 37th Street, Sansom
5 Street, and 38th Street.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Mr. Gregorski, please.

9 MR. GREGORSKI: Good morning,
10 Councilman Greenlee, members of the Rules
11 Committee. I'm Marty Gregorski, Division
12 Director with the Development Division of
13 the Philadelphia City Planning
14 Commission. I'm here to testify on Bill
15 No. 150843, which was introduced into
16 City Council on November 12th, 2015 by
17 Councilmember Blackwell.

18 Bill No. 150843 amends the
19 Philadelphia Zoning Maps for the area
20 bounded by Chestnut Street, 37th Street,
21 Sansom Street, and 38th Street. The
22 impetus for this remapping is to allow
23 the Archdiocese of Philadelphia to
24 develop land adjacent to the St.
25 Agatha-St. James Church. The proposed

1 12/2/15 - RULES - BILL 150649, etc.
2 development includes residential and
3 retail development adjacent to and over
4 the existing Newman Center. This
5 remapping proposal matches a
6 recommendation of the University
7 Southwest District Plan adopted in 2013
8 to promote multi-family uses along
9 commercial corridors and to create
10 density around transit nodes.

11 The Philadelphia City Planning
12 Commission will consider Bill No. 150843
13 at its meeting of December 8th, 2015 with
14 a staff recommendation for approval.

15 I'd be happy to answer any
16 questions at this time.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 First, are there any questions
20 for Mr. Gregorski on this bill?

21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, sir, you look like you're ready to
24 testify.

25 MR. CROKE: Yes, sir.

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GREENLEE: Please
3 identify yourself and proceed.

4 MR. CROKE: Good morning,
5 Councilman Greenlee, members of the
6 Committee. My name is Thomas Croke. I'm
7 the Director of Real Estate for the
8 Archdiocese of Philadelphia.

9 The Archdiocese owns the
10 property at 3714 through 3728 Chestnut
11 Street, and we are interested in rezoning
12 the property from RM-4 to CMX-4 to
13 conform to the development in the area
14 and align with the City Planning district
15 plan. In addition, the change will allow
16 the Archdiocese to continue to support
17 its community mission in that area.

18 The Archdiocese is also
19 committed to the redevelopment of the
20 property in a manner that is sensitive to
21 both St. Agatha-St. James as well as the
22 Episcopal cathedral across the street.

23 The Archdiocese is committed to
24 including 40 percent participation in a
25 comprehensive and meaningful Economic

1 12/2/15 - RULES - BILL 150649, etc.
2 Opportunity Plan that sets the goal for
3 use of minority business and professional
4 services in construction as well as the
5 use of local and minority labor during
6 construction.

7 We respectfully request that
8 this bill be voted favorably out of
9 Committee and be listed for a first
10 reading of Council on December 3rd.

11 Thank you.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 Just for the record, I'm
15 familiar with this area from many years.
16 I went to actually grade school at 39th
17 and Chestnut many years ago, and St.
18 James was an active parish at that time
19 and it's great to see it's still thriving
20 out there combined with St. Agatha. So
21 good luck on your project.

22 MR. CROKE: Thank you.

23 COUNCILMAN GREENLEE: Any
24 questions for Mr. Croke?

25 (No response.)

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GREENLEE: Seeing
3 none, anyone else here to testify on Bill
4 No. 150843?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, Ms. Marconi, please.

8 THE CLERK: Bill No. 150864, an
9 ordinance to amend the Philadelphia
10 Zoning Maps by changing the zoning
11 designations of certain areas of land
12 located within an area bounded by
13 Allegheny Avenue, 17th Street,
14 Westmoreland Street, and 19th Street.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 Mr. Gregorski.

18 MR. GREGORSKI: Good morning,
19 Councilman Greenlee, members of the Rules
20 Committee. I am Marty Gregorski, the
21 Division Director with the Development
22 Division of the Philadelphia City
23 Planning Commission, here to testify on
24 Bill No. 150864, which was introduced
25 into City Council on November 12th, 2015

1 12/2/15 - RULES - BILL 150649, etc.
2 by Councilmember Bass.

3 Bill No. 150864 will amend the
4 Zoning Maps to allow the Cristo Rey
5 Philadelphia High School, currently
6 located in a temporary building, to
7 develop a permanent high school in the
8 Tioga neighborhood. This area is in the
9 North Planning District, which has not
10 begun the district plan process and is
11 not scheduled for a community remapping
12 at this time. This zoning change was
13 vetted and supported by the local
14 community and Registered Community
15 Organization, Tioga United.

16 The Philadelphia City Planning
17 Commission will consider Bill No. 150864
18 at its meeting of December 8th, 2015 and
19 a staff recommendation will be for
20 approval.

21 I'd be happy to answer any
22 questions at this time.

23 COUNCILMAN GREENLEE: Thank
24 you, sir.

25 Any questions for

1 12/2/15 - RULES - BILL 150649, etc.

2 Mr. Gregorski?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing
5 none, Mr. McConnell, please.

6 MR. McCONNELL: Thank you.

7 Mr. John McConnell. I am the founder and
8 the President of Cristo Rey. Some of you
9 I know are familiar with the school.
10 We're four years old. We're a unique
11 model of school for Philadelphia, but
12 we're not unique in the United States.
13 We're one of 30 Cristo Rey high schools
14 in the United States.

15 Cristo Rey schools are designed
16 and operated exclusively to serve the
17 lowest income kids in the City who want a
18 top-quality, college prep education. We
19 have 446 students in our location on
20 North Broad Street on Duncannon. We're
21 bursting at the seams. And we hope to
22 develop a beautiful new high school at
23 this site, 1729, and have somewhere
24 between 500 and 600 students there. In
25 order to do that, we need the zoning

1 12/2/15 - RULES - BILL 150649, etc.
2 change, and if we get the zoning change,
3 we will go ahead and purchase the
4 property this month and begin
5 fundraising.

6 COUNCILMAN GREENLEE: Always
7 fun, right?

8 MR. McCONNELL: Yes.

9 COUNCILMAN GREENLEE: Sir, I am
10 familiar with your school. I hear from a
11 lot of people in the area. You do a
12 great job. It's well known. And good
13 luck. We're glad to see you expanding
14 and staying in Philadelphia.

15 Any questions?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, anyone else here to testify on Bill
19 No. 150864?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, thank you.

23 Let's move on to our next bill.
24 Ms. Marconi, please.

25 THE CLERK: Bill No. 150649, an

1 12/2/15 - RULES - BILL 150649, etc.
2 ordinance amending Title 14 of The
3 Philadelphia Code, entitled "Zoning and
4 Planning," by adding a new subsection,
5 entitled "Rittenhouse Square Residential
6 Area," and making related changes, all
7 under certain terms and conditions.

8 COUNCILMAN GREENLEE:

9 Mr. Gregorski, before you start, I know
10 there is an amendment. Are you aware of
11 the amendment?

12 MR. GREGORSKI: We are. We got
13 it.

14 COUNCILMAN GREENLEE: And I
15 know this bill has been heard before, but
16 if you want to make any comment on the
17 amendment too one way or the other, I'd
18 appreciate it.

19 MR. GREGORSKI: We included it
20 in our testimony.

21 COUNCILMAN GREENLEE: All
22 right. Thank you.

23 MR. GREGORSKI: Good morning,
24 Councilman Greenlee, members of the Rules
25 Committee. I'm Marty Gregorski, Division

1 12/2/15 - RULES - BILL 150649, etc.
2 Director with the Development Division of
3 the Philadelphia City Planning
4 Commission. I'm here to testify on Bill
5 No. 150649, which was introduced into
6 City Council on September 10th, 2015 by
7 Councilmember Greenlee for Council
8 President Clarke.

9 Bill No. 150649 amends the
10 Philadelphia Zoning Code by amending
11 Title 14 of the Code, entitled "Zoning
12 and Planning," by adding a new
13 subsection, entitled "Rittenhouse Square
14 Residential Area," which includes all
15 properties on both sides of Rittenhouse
16 Square between 20th Street and 21st
17 Street. The bill will apply to all
18 residentially zoned properties and
19 properties permitted exclusively for
20 residential uses located within the above
21 area by not permitting the following
22 uses: group living, except personal care
23 homes; housing, not owner-occupied,
24 advertised only and rented only to
25 students, as defined in Section

1 12/2/15 - RULES - BILL 150649, etc.

2 14-203(325) (Student).

3 The bill then defines students
4 as: As used in Section 14-506 (North
5 Central Overlay District) and in Section
6 14-502(5)(c) (Prohibited uses in the
7 Rittenhouse Square Residential Area), the
8 term "Student" shall have the meaning as
9 defined under Chapter 10-1800 (Vicarious
10 Liability for Student Conduct) of The
11 Philadelphia Code.

12 The Planning Commission
13 considered that the Center City
14 Residents, which is the designated RCO
15 for the area, is not in support of the
16 bill and that the predominant residential
17 district in this area is RM-1, where the
18 group living use already requires a
19 special exception granted by the Zoning
20 Board of Adjustment. Given that this use
21 is already being heard in a public
22 hearing, the bill appears to limit a
23 specific class of people, students, from
24 residing in the district and we
25 previously recommended against similar

1 12/2/15 - RULES - BILL 150649, etc.
2 bills limiting student housing.

3 The Philadelphia City Planning
4 Commission considered Bill No. 150649 at
5 its meeting of October 20th, 2015 and
6 recommended not to approve.

7 I'd be happy to answer any
8 questions at this time.

9 COUNCILMAN GREENLEE: Thank
10 you, Mr. Gregorski. Just a couple things
11 real quick. First of all, you know the
12 amendment that I think is going to be
13 introduced is shrinking this area
14 considerably.

15 MR. GREGORSKI: Correct.

16 COUNCILMAN GREENLEE: Is it the
17 Planning Commission's position just that
18 they are opposed to any kind of limits of
19 this sort no matter kind of what?

20 MR. GREGORSKI: That was what I
21 heard at the meeting when they
22 recommended not to approve this.

23 COUNCILMAN GREENLEE: All
24 right. And the other -- if I understand
25 that even the wording is a little bit

1 12/2/15 - RULES - BILL 150649, etc.
2 more limited than this, as they talk
3 about unlike some other areas I think in
4 the City, they talk about just advertised
5 only and rented to. So it's not telling
6 you can't rent it. It's just that they
7 can't advertise -- they can't promote it
8 as student housing, and that's a little
9 different from, I think, some of the
10 other areas of the City; am I correct?

11 MR. GREGORSKI: I believe it
12 is, yes.

13 COUNCILMAN GREENLEE: All
14 right. So is it fair to say this is a
15 rather limited limitation, if you will?

16 MR. GREGORSKI: This is very
17 limited, yes.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 Any other questions for
21 Mr. Gregorski?

22 (No response.)

23 COUNCILMAN GREENLEE: I know we
24 have some people that want to speak on
25 this one. I have Ann Gitter. Would you

1 12/2/15 - RULES - BILL 150649, etc.

2 like to come up.

3 (Witnesses approached witness
4 table.)

5 COUNCILMAN GREENLEE: And,
6 ma'am, I know you were here last time, so
7 we know kind of the issue here, and I
8 know -- I understand about the immediate
9 residents are supportive of this bill, so
10 maybe you could just -- and particularly
11 speak if you have any particular comment
12 on the amendment to this bill.

13 MS. GITTER: Good morning,
14 Councilman Greenlee.

15 COUNCILMAN GREENLEE: Good
16 morning.

17 MS. GITTER: I have lived --

18 COUNCILMAN GREENLEE: Just
19 identify yourself.

20 MS. GITTER: Ann Gitter, and I
21 live on the block that we're discussing
22 and I have lived there for almost 20
23 years on a very quiet block. The two
24 buildings that are being built -- well,
25 we have 23 single-family homes on our

1 12/2/15 - RULES - BILL 150649, etc.
2 block. Approximately 50 people currently
3 live on our block. These two buildings
4 that they're repurposing for student
5 housing will have close to 50 bedrooms in
6 them, which will take the block from 50
7 people to a minimum of 100 and probably
8 on weekends close to 150 people. So it
9 will increase the number of people living
10 on our block overnight to triple on the
11 weekends. And both buildings I believe
12 are going to have roof decks, huge roof
13 decks, not little roof decks, but huge
14 roof decks. So we feel it is a
15 quality-of-life issue for our block with
16 trash, noise, deliveries, short-term
17 leases, people moving in and out all the
18 time, street closings. And we have a
19 petition from 108 people that everyone on
20 our block signed it and most of the
21 people on the adjacent blocks who are not
22 in favor of these two projects that are
23 being built for students.

24 Thank you.

25 COUNCILMAN GREENLEE: Thank

1 12/2/15 - RULES - BILL 150649, etc.

2 you. And as I understand, the amendment,
3 as I said to Mr. Gregorski, severely --

4 MS. GITTER: Shrunk totally,
5 yes, just to our block.

6 COUNCILMAN GREENLEE: Okay. I
7 got you.

8 MS. GITTER: Thank you.

9 COUNCILMAN GREENLEE: You want
10 to add something? Please just identify
11 yourself and proceed.

12 MR. GRANT: My name is Gordon
13 Grant. I also live on the 2000 block of
14 Rittenhouse Square. I just wanted to
15 reiterate to Councilman Greenlee and the
16 other Councilpersons present about a few
17 specific issues related to Council
18 President Clarke's bill.

19 Of course we want to emphasize
20 again the overwhelming community support
21 for the bill, and I think that we need to
22 emphasize that this is, as Ann Gitter
23 said, a quality-of-life issue. It is not
24 intended to discriminate against any
25 particular class, and it is dealing with

1 12/2/15 - RULES - BILL 150649, etc.
2 the exigent circumstances of an imminent
3 development completion, which will, if
4 unhindered, triple the density of the
5 block.

6 And so what we're really
7 looking at here is a scenario where we,
8 the residents of the block, have
9 continuously worked with all members of
10 the community around us, CCRA, some of
11 the realtors and other people who have
12 voiced concerns about the bill's fitness
13 for them, and it has been, as you said,
14 trimmed down to a measure and manner that
15 really seems to look after the interest
16 of the residents of the block.

17 If there is any remaining
18 opposition, I would like it noted for the
19 record that it is of our opinion that the
20 Center City Residents Association seems
21 to be promoting the interest of realtors
22 and entities renting only and not being
23 concerned about the residents of the
24 block, and we think that that is the most
25 important thing to do here and we should

1 12/2/15 - RULES - BILL 150649, etc.
2 not overlook quality-of-life concerns for
3 special interest groups of a commercial
4 nature.

5 And we thank you for your
6 support for this bill, and we hope that
7 if it is enacted in a sufficiently timely
8 manner, it will have a positive effect on
9 use, occupancy, and completion of these
10 development projects, Councilman. Thank
11 you.

12 COUNCILMAN GREENLEE: Let me
13 ask you something real quick. As I'm
14 looking at these bills and I'm kind of
15 familiar with that area, those buildings
16 are a little unusual in their size.

17 MR. GRANT: Yes, they are.

18 COUNCILMAN GREENLEE: I mean,
19 for the most part, you have like three-
20 and four-story kind of row house type
21 thing?

22 MR. GRANT: That's right. In
23 fact, I would say even less. We have
24 two- to three-story buildings on this
25 block. And whereas you are looking at

1 12/2/15 - RULES - BILL 150649, etc.
2 three- and four-story buildings here,
3 it's the footprint and also the total
4 square footage. The smaller garage in
5 its finished form will have about 5,200
6 square feet and the larger garage in its
7 finished form will have between 13,000 to
8 14,000 square feet. So you're looking at
9 density or -- let's just talk about
10 square footage of dwelling area per
11 occupant. If unhindered, it will be a
12 meager 350 square feet of dwelling area
13 per occupant. This is approximately 50
14 percent less than even dormitory dwelling
15 area per occupant for Drexel, Temple, and
16 University of Pennsylvania.

17 COUNCILMAN GREENLEE: So you
18 think they might spend a little time on
19 that deck they're talking about?

20 MR. GRANT: Yeah, I think so.
21 And I think that in a realistic sense, we
22 can expect that there will be
23 quality-of-life issues for people living
24 on the block with students out on roof
25 decks, with trash, with parking and so

1 12/2/15 - RULES - BILL 150649, etc.
2 on. And so taking that into account, the
3 group living provisions within this bill
4 I think will do a lot to assist the
5 quality-of-life issues that we foresee.

6 COUNCILMAN GREENLEE: Okay.

7 Thank you, sir.

8 Any other questions?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, thank you.

12 Anyone else here that would
13 like to speak?

14 Sir, please.

15 (Witness approached witness
16 table.)

17 COUNCILMAN GREENLEE: You know
18 how this works. Just identify yourself
19 and proceed.

20 MR. GOODWIN: Charles Goodwin,
21 President, Center City Residents
22 Association. I am testifying as to the
23 revised bill, which we understand limits
24 the applicability of the bill to this
25 single block of Rittenhouse Square

1 12/2/15 - RULES - BILL 150649, etc.
2 Street. We just received the text of the
3 revised bill last night -- or yesterday
4 afternoon. Pardon me. Our Executive
5 Committee has considered this, and we are
6 split right down the middle and,
7 therefore, express no opinion. Half of
8 our Executive Committee is very
9 sympathetic to the residents of this
10 block who are faced with what seems to be
11 an incredibly inappropriate development
12 for what is a block of small, fully
13 occupied single-family homes for the most
14 part and is now being, as Ms. Gitter
15 testified, threatened with a building or
16 with buildings that will double or
17 triple, if not quadruple perhaps, the
18 residential population of what is a small
19 street.

20 On the other hand, the other
21 half of our Executive Committee is still
22 deeply troubled by singling out students
23 as a class, just because we are judging
24 people based solely on their demographics
25 rather than on their individual conduct,

1 12/2/15 - RULES - BILL 150649, etc.

2 and we/they are uncomfortable with that.

3 So having -- we have a clash of
4 the goods. Both sides are right. And we
5 have been unable, in the short time
6 allotted, to reach consensus amongst
7 ourselves as to how we should come down.

8 We hope that the Council will be
9 considering some density regulation
10 perhaps more generally for Rittenhouse
11 Square or the Rittenhouse Square area,
12 Center City area perhaps later, and the
13 only thought -- I should note this is
14 significantly different from the prior
15 legislation, which we opposed, which is
16 why we did reconsider it.

17 And my final point, I would
18 actually -- or we should actually express
19 some real gratitude to Councilman Clarke,
20 his staff, his office, this Committee,
21 and the Council. This is really the kind
22 of micro-focusing on important details of
23 quality of life for people who live in
24 Philadelphia, and it is very reassuring
25 to see that our legislative body takes

1 12/2/15 - RULES - BILL 150649, etc.
2 that attention and takes so seriously the
3 quality of life of the citizens of this
4 city.

5 COUNCILMAN GREENLEE: Okay. We
6 like compliments. Thank you,
7 Mr. Goodwin. Appreciate that. And I
8 understand the dilemma, as you say. I
9 just say -- look, I was a student a long
10 time ago and I was young a long time ago,
11 and I know what students do. I have just
12 a single-family house on my block, and
13 depending on who is in there at that
14 particular semester, it can be a little
15 tough. They don't mean it. They
16 probably are going to graduate to be
17 great people, but, you know, when you're
18 20, 21 years old and you have a few too
19 many Coca-Colas and that caffeine gets to
20 you, it can be a little problematic. And
21 I think when you look at those buildings
22 and, as I pointed out, I think they are
23 significantly different -- and I think
24 you said that -- of a lot of that
25 immediate area, it just seems that

1 12/2/15 - RULES - BILL 150649, etc.
2 this -- just saying that you can't
3 directly promote this as student housing
4 seems like a fairly reasonable
5 compromise. Again, it's not kicking
6 people out. It's not if you're a
7 student, they're going to throw you out
8 of the neighborhood, but it's just the
9 way a building is promoted. And it seems
10 to me a very reasonable compromise, and
11 as you said, this was worked on for a
12 long time. Give Mr. Young and other
13 people in Council President Clarke's
14 office a lot of credit, because I know
15 you folks aren't really the easiest to
16 deal with all the time. Can I say that?

17 MR. GOODWIN: Well, yeah. I
18 might have my opinion, but I am here as
19 the representative of the organization
20 and --

21 COUNCILMAN GREENLEE: No. I
22 got you. I'm just throwing that out for
23 the record.

24 MR. GOODWIN: We have two very
25 valid points on either side and I really

1 12/2/15 - RULES - BILL 150649, etc.
2 have a lot of -- as a homeowner in this
3 footprint and someone who lives with
4 students, I have sincere concern, and I
5 certainly wouldn't want somebody to be
6 packing people in like sardines in the
7 building next to me. I mean, I take
8 great exception to that.

9 COUNCILMAN GREENLEE: And,
10 again, when they're students, often times
11 they have friends over, girlfriends,
12 boyfriends, whatever. It adds to the --
13 and I would think in that area if you're
14 in Rittenhouse Square, it's a nice area
15 to go party a little bit, you know, if
16 you have a nice --

17 MR. GOODWIN: I'll reserve
18 comment on that. Thank you.

19 COUNCILMAN GREENLEE: Okay.
20 Thank you.

21 Any other questions or
22 comments?

23 (No response.)

24 COUNCILMAN GREENLEE: Anyone
25 else here to testify on Bill No. 150649?

1 12/2/15 - RULES - BILL 150649, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, just for the record, we have a
5 written testimony from Christine
6 Young-Gertz of the Pennsylvania Apartment
7 Association, who remains opposed to this
8 bill.

9 That being the end of that one,
10 Ms. Marconi, our next bill, please.

11 THE CLERK: Bill No. 150814, an
12 ordinance amending Title 14 of The
13 Philadelphia Code, entitled "Zoning and
14 Planning," by adding requirements related
15 to the provision of electric vehicle
16 supply wiring in connection with certain
17 accessory parking, all under certain
18 terms and conditions.

19 COUNCILMAN GREENLEE: Before we
20 hear from Mr. Gregorski, Councilwoman
21 Reynolds Brown, the sponsor of this bill,
22 please.

23 COUNCILWOMAN BROWN: Thank you.
24 Thank you, Mr. Chairman.

25 Good morning, gentlemen. On

1 12/2/15 - RULES - BILL 150649, etc.
2 October 2015, my office and I were proud
3 to introduce Bill No. 150814. This bill
4 will require that new developments -- I
5 repeat, new developments -- with a
6 residential use that are providing 20 or
7 more parking spaces also provide electric
8 vehicle infrastructure to a small
9 percentage of those parking spaces. This
10 is a simple, low-cost approach to
11 encourage electric vehicle adoption and
12 use.

13 Electric vehicles are not the
14 wave of the future. They are
15 increasingly becoming a popular choice
16 for today's consumers. Thus, it behooves
17 our city to get in front of the trend
18 given that Philadelphia parking lots
19 currently are not equipped to charge
20 electric vehicles.

21 This ordinance is not a
22 retrofit bill. I repeat, this ordinance
23 is not a retrofit bill. No existing
24 buildings or those currently under
25 development are affected. No existing

1 12/2/15 - RULES - BILL 150649, etc.
2 buildings or those currently under
3 development are affected. Neither does
4 this ordinance require that the actual
5 charging station be installed. This
6 ordinance also exempts all mechanical and
7 valet parking from its requirements.
8 This ordinance only requires that during
9 the construction phase of a development,
10 that electrical wiring be provided to a
11 small percentage of provided parking
12 spaces.

13 My homework tells me that in
14 October 2015, the New York Times ran an
15 article titled, "In California, Electric
16 Cars Outpace Plugs, and Sparks Fly." For
17 Philadelphia to avoid the same fate, it
18 is imperative that we begin to build our
19 electric vehicle infrastructure now in a
20 low-cost and efficient way.

21 I'm pleased to say that this
22 legislation is another step in the
23 direction to reduce our carbon footprint
24 and, therefore, is supported by the
25 Delaware Valley Building Council, which

1 12/2/15 - RULES - BILL 150649, etc.
2 is in the business of adopting
3 sustainable business practices and
4 actually encourages the use of
5 alternative fuel vehicles as well.

6 If the legislation passes,
7 Philadelphia will join a growing list of
8 cities -- always West Coast is ahead of
9 us, in this case Palo Alto, California
10 and Los Angeles and Oregon, but we have a
11 couple of cities on the East Coast
12 already doing this, Boston and New York
13 City. We want Philadelphia to be ahead
14 of the curve among cities with electric
15 vehicle infrastructure. And for these
16 reasons and more, I'm asking for serious
17 consideration and support of this
18 legislation this morning.

19 I want to thank both my staff,
20 the Administration whom we worked very
21 closely with, the Planning Commission,
22 the Mayor's Office of Sustainability, a
23 number of developers -- and we'll be
24 hearing from the Building Industry
25 Association -- and for all of those who

1 12/2/15 - RULES - BILL 150649, etc.
2 worked to come up with a better bill
3 around this new sustainability practice.

4 Thank you, Mr. Chairman.

5 COUNCILMAN GREENLEE: Thank
6 you, Councilwoman. As I understand, you
7 may have mentioned this, I'm sorry,
8 there's an amendment being put in that
9 more like even clearly defines the
10 regulations.

11 COUNCILWOMAN BROWN: That is
12 correct. We made a number of changes to
13 try to capture legitimate concerns raised
14 by all the stakeholders to make this a
15 better bill. Thank you.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Mr. Gregorski, let's start with
19 you.

20 MR. GREGORSKI: Good morning,
21 Councilman Greenlee, members of the Rules
22 Committee. I'm Marty Gregorski, Division
23 Director with the Development Division of
24 the Philadelphia City Planning
25 Commission, here to testify on Bill No.

1 12/2/15 - RULES - BILL 150649, etc.
2 150814, which was introduced into City
3 Council on October 29th, 2015 by
4 Councilmember Reynolds Brown.

5 Bill No. 150814 amends the
6 Philadelphia Zoning Code by amending
7 Section 14-803 (Motor Vehicle Parking
8 Standards) by adding a requirement that
9 developers provide pre-wiring for
10 electric vehicles when providing parking
11 for a development with a residential
12 component. The amended bill creates a
13 chart that correlates the number of
14 pre-wired branch circuits to the number
15 of parking spaces. The branch circuits
16 shall provide the ability to host 208 to
17 240 volt 40 ampere grounded AC abutting
18 the designated parking spaces.

19 The Philadelphia City Planning
20 Commission considered Bill No. 150814 at
21 its meeting of November 17th, 2015 and
22 recommended to support the bill in
23 concept, and with the current amendments,
24 the staff believes that the objections to
25 the text have been removed.

1 12/2/15 - RULES - BILL 150649, etc.

2 I'd be happy to answer any
3 questions at this time.

4 COUNCILMAN GREENLEE: Thank
5 you, Mr. Gregorski.

6 Before I move on, please let
7 the record reflect Councilman Squilla, a
8 member of the Committee, is present.

9 Any questions first for Mr.
10 Gregorski?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, sir, please identify yourself and
14 proceed.

15 MR. SHARP: Good morning,
16 Chairman Greenlee and members of the
17 Rules Committee. I'm Andrew Sharp. I'm
18 the Deputy Director at the Office of
19 Sustainability. I'm here to testify on
20 behalf of the Administration in support
21 of Bill No. 150814, which requires that
22 new residential developments with a
23 common parking area of 20 or more spaces
24 pre-wire a small number of those spaces
25 for electric vehicle charging sites in

1 12/2/15 - RULES - BILL 150649, etc.
2 the future. I would like to thank
3 Councilwoman Reynolds Brown for her
4 continued partnership on sustainability
5 and alternative fuel vehicles in general.

6 The Mayor's Office of
7 Sustainability is responsible for the
8 implementation of Greenworks, the City's
9 comprehensive sustainability plan. As
10 part of Greenworks, the City set a goal
11 to reduce greenhouse gas emissions by 20
12 percent from 1990 baselines. It's a key
13 sustainability indicator that we track.
14 Despite utility incentive programs and
15 increased public awareness, Philadelphia
16 has not reached our carbon reduction
17 goals. To meet local climate goals, much
18 more aggressive action will be necessary
19 in the future. It's clear that in order
20 to see meaningful reductions in
21 greenhouse gas emissions, we must address
22 our transportation sector and our vehicle
23 fleet, which account for 19 percent of
24 the City's emissions.

25 An important strategy to

1 12/2/15 - RULES - BILL 150649, etc.
2 reducing those emissions now and over the
3 coming years is increasing the adoption
4 of electric vehicles and moving away from
5 traditional gasoline-powered engines.
6 Electric vehicles improve air quality,
7 decrease harmful asthma-causing
8 pollution, and rely on secure,
9 domestically produced energy. We know
10 that our vehicle fleet will become
11 increasingly electrified over the coming
12 decades, and it is essential that
13 Philadelphia have the electric vehicle
14 charging infrastructure in place to
15 support that growth. While current
16 demand for EV's is increasing, the aim of
17 this bill is to prepare for the coming
18 generation of EV's by building out
19 necessary charging infrastructure. This
20 legislation is a small and sensible step
21 to improve the City's EV readiness and
22 begin to plan to meet the future needs in
23 a strategic, cost-effective way.
24 Pre-wiring at the time of
25 construction is the least expensive

1 12/2/15 - RULES - BILL 150649, etc.
2 option and will be a long-term cost saver
3 for building owners and tenants. This
4 bill aligns EV infrastructure growth with
5 residential projects where parking spaces
6 are already included, meaning that no
7 spaces in the public right-of-way will be
8 impacted.

9 This legislation does not
10 require the installation of electric
11 vehicle charging stations; simply the
12 wiring that could support a charger.
13 This is --

14 COUNCILWOMAN BROWN: Excuse me,
15 Mr. Sharp. Can you repeat that just to
16 clear the noise and the misunderstandings
17 that continue to percolate?

18 MR. SHARP: Sure. This
19 legislation does not require the
20 installation of electric vehicle charging
21 stations; simply the wiring that could
22 support a charger in the future.

23 This is a forward-thinking step
24 that we can take now that will help to
25 streamline and simplify our transition to

1 12/2/15 - RULES - BILL 150649, etc.
2 an increasingly electrified vehicle fleet
3 in the years to come.

4 In new residential development,
5 the cost of wiring a parking space during
6 initial construction ranges from between
7 \$100 to \$500, according to local
8 estimates. In contrast, that same wiring
9 installed after a building or a parking
10 lot is complete could cost up to ten
11 times more, as it would necessitate
12 opening up walls and digging up parking
13 lots. With wiring in place, it will be
14 much easier in the future for residents
15 to replace their conventional vehicles
16 with electric vehicles.

17 Several municipalities around
18 the country, including Los Angeles,
19 already have EV pre-wiring laws in place.
20 In Philadelphia, there are an increasing
21 number of electric vehicles on our road,
22 and we know that number will continue to
23 grow probably exponentially over the next
24 years and decades. We acknowledge the
25 need for thoughtful planning as

1 12/2/15 - RULES - BILL 150649, etc.
2 Philadelphia builds out its EV
3 infrastructure, not simply one-off
4 policies or programs. To this end, in
5 2016, our office will be developing a
6 comprehensive EV plan, and we look
7 forward to working with City Council,
8 PECO, SEPTA, the building industry, and
9 other partners on this effort.

10 The Mayor's Office of
11 Sustainability supports this legislation
12 because it is a smart, low-cost way to
13 encourage EV adoption and prepare for
14 coming EV use.

15 Thank you for the opportunity
16 to testify, and I'd be happy to answer
17 any questions.

18 COUNCILMAN GREENLEE: Thank
19 you, Mr. Sharp.

20 Any questions, comments?

21 Councilwoman Reynolds Brown.

22 COUNCILWOMAN BROWN: I'm
23 pleased to hear that you're going to take
24 a very comprehensive wide umbrella look
25 and working with partners like SEPTA and

1 12/2/15 - RULES - BILL 150649, etc.
2 others that would have an interest in the
3 future, which is now.

4 Speak to us a little bit about
5 and fill in some of the blanks about the
6 number of considerations your office
7 captured that was shared by those who
8 have some trepidation around this
9 legislation.

10 MR. SHARP: Sure. So we worked
11 with your office and other stakeholders
12 in the building community really to hear
13 their legitimate concerns. We increased
14 the floor of the threshold from this bill
15 by 100 percent, from a threshold of 10 to
16 20. So this project only applies now to
17 projects with 20 or more parking spaces
18 in a common area, which essentially are
19 on the larger end of some of these
20 residential projects. We've also
21 exempted valet and mechanical garages
22 from this law, and we've also altered
23 some of the percentages in the table that
24 you'll see included in the bill. They
25 initially started at around 10 percent;

1 12/2/15 - RULES - BILL 150649, etc.
2 now mostly around 5 percent.

3 So we heard legitimate
4 concerns, and this bill has changed
5 significantly since it was originally
6 proposed, and we're happy with where we
7 are and we're thankful for the thoughtful
8 input from stakeholders, including in the
9 building community.

10 COUNCILWOMAN BROWN: Very good.
11 Thank you very, very much, very much for
12 your testimony. And you just presented
13 us another opportunity, hearing that you
14 all -- the department of -- I mean, the
15 Mayor's Office of Sustainability is now
16 going to take a real comprehensive
17 look-see at this new world order of
18 electric vehicles.

19 Thank you very much.

20 MR. SHARP: Thank you.

21 COUNCILMAN GOODE: Thank you,
22 Councilwoman.

23 Any other questions for these
24 witnesses?

25 (No response.)

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GOODE: Thank you.

3 If there are other witnesses
4 for this bill, please come forward.

5 (Witnesses approached witness
6 table.)

7 COUNCILMAN GOODE: Please state
8 your name for the record and proceed with
9 your testimony.

10 MR. EMMONS: Thank you. My
11 name is Brian Emmons and I am the
12 incoming President of the Building
13 Industry Association of Philadelphia.
14 The BIA represents the Philadelphia
15 region's residential home builders,
16 residential contractors, and suppliers.
17 We would like to thank Chairman Greenlee
18 and the members of the Committee on Rules
19 for the opportunity to speak before you
20 today.

21 I am here today to testify
22 regarding Bill No. 150814, introduced by
23 Councilwoman Reynolds Brown, to require a
24 certain amount of parking for electric
25 vehicles in new private developments. We

1 12/2/15 - RULES - BILL 150649, etc.
2 appreciate the Councilwoman's interest in
3 the issue, and we have worked very well
4 with her on many issues regarding
5 sustainable development in the past and
6 we look forward to continuing to do so in
7 the future.

8 The BIA supports this
9 legislation's premise and, in fact,
10 several of our members have been
11 encouraging and facilitating electric car
12 usage in our developments for some time
13 now. We have seen firsthand that less
14 and less of our home buyers and renters
15 are traditional car owners, and certainly
16 encouraging electric car use makes sense
17 for both developers and the City as a
18 whole.

19 It is important to note,
20 however, that we have not seen the demand
21 for electric car parking despite our
22 willingness to provide it. We surveyed
23 our members, and in even the largest
24 developments, there was never more than a
25 couple residents that wanted to be able

1 12/2/15 - RULES - BILL 150649, etc.
2 to charge an electric vehicle even when
3 we offered it to them. We understand the
4 need for the City to plan for the future
5 and encourage infrastructure that it sees
6 as beneficial, but we are not necessarily
7 convinced that the future would involve
8 the infrastructure used by today's
9 electric cars.

10 Certainly our greatest concern
11 about this legislation is that it does
12 not appropriately relate the realities of
13 building condominiums in contrast with
14 apartments. If I build a condo project
15 with a certain number of units and its
16 required number of parking spaces, each
17 of those specific spaces is actually
18 deeded to a specific unit owner. The
19 intent of the bill is clearly to
20 encourage that all residents of a
21 development should have a potential
22 opportunity for electric car parking, but
23 not in a condo development. I would
24 instead have to sell some of these units
25 with parking with electric car wiring

1 12/2/15 - RULES - BILL 150649, etc.
2 regardless of their desire to have it.
3 This would also mean that required wiring
4 would have to further be connected to a
5 specific unit, which greatly increases
6 the cost of this mandate.

7 Again, we don't have any
8 problem regarding apartments. It's
9 condominiums with specific deeded parking
10 spaces that we're concerned about.

11 There is a big difference
12 between building parking for condo buyers
13 instead of renters. This could be
14 addressed by an amendment that would
15 exempt condo developments from these
16 provisions, but instead require that
17 every single condo developer offer an
18 electrical car infrastructure as a
19 purchasable option. Please don't force
20 me to install an electric outlet for
21 someone's private parking spot unless
22 they ask for it.

23 Regardless of the type of
24 development, requiring developers to
25 install this wiring without the demand

1 12/2/15 - RULES - BILL 150649, etc.
2 for it creates financial hardships for
3 the developer, which also makes
4 Philadelphia housing less affordable.
5 The BIA believes that the City and
6 Council should instead continue to focus
7 on streamlining and improving the process
8 of residential construction in the City,
9 not adding unnecessary and time-consuming
10 steps which do not offer a tangible
11 benefit that encourages development.

12 Instead, we ask you to
13 encourage electrical vehicle parking by
14 creating an incentive for us to do so.
15 Currently, the code gives a reduced
16 parking requirement to developers who set
17 aside parking for car sharing. A similar
18 incentive would reach the same goals of
19 this legislation without adding costs and
20 making housing in Philadelphia more
21 expensive.

22 From the beginning,
23 Councilwoman Reynolds Brown and her staff
24 have expressed willingness to work with
25 us on this legislation, and we have

1 12/2/15 - RULES - BILL 150649, etc.
2 graciously offered several amendments.
3 While this is greatly appreciated, the
4 bill as currently proposed is still
5 problematic, and so the BIA asks that
6 these concerns be considered for possible
7 amendment.

8 Thank you for your time.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 Any questions or comments?
12 Councilwoman.

13 COUNCILWOMAN BROWN: Good
14 morning.

15 MR. EMMONS: Good morning.

16 COUNCILWOMAN BROWN:
17 Congratulations on your new leadership
18 position.

19 MR. EMMONS: Thank you.

20 COUNCILWOMAN BROWN: So I have
21 a number of comments and questions here,
22 and I would like the Mayor's Office of
23 Sustainability to please come back to the
24 table to help us get through this.

25 You do raise an important

1 12/2/15 - RULES - BILL 150649, etc.
2 consideration with regards to the
3 distinction between condominiums and
4 apartments, and so I need -- I would like
5 the Mayor's Office, if you would, to
6 comment, if you would, because it seems
7 like we're splitting hairs. And so just
8 help me find out where there might be
9 some middle ground with that, because the
10 reality is that there's some developers
11 that are already doing this. I mean,
12 this is not my bright idea. I've gone
13 into a few apartment buildings versus
14 condos where the developer is ahead of
15 the City and putting in wiring and actual
16 infrastructure for electric vehicles. So
17 could you comment for me.

18 MR. SHARP: Sure. And I would
19 just add the recommendation to offer an
20 EV charging spot or EV wiring upon any
21 purchase I think is a good suggestion,
22 and we would certainly be amenable to
23 that. I think that is something that we
24 would certainly be supportive of.

25 We don't necessarily see a

1 12/2/15 - RULES - BILL 150649, etc.
2 distinction between apartments and
3 condos. We believe that given the need
4 to scale this infrastructure at the level
5 that we need to do, given the progress
6 that we're going to need to make over the
7 next 5, 10, 15 years, we really need to
8 start building that infrastructure now.
9 And, again, this does not require
10 builders to install expensive charging
11 stations. This is just the wiring --

12 COUNCILWOMAN BROWN: The
13 wiring.

14 MR. SHARP: -- the wiring to
15 support that, which according to local
16 estimates -- we've talked to Local 98 --
17 would be about \$100 to \$500 per spot, and
18 we're talking maybe a handful of spots in
19 a very large project. So I think we have
20 common ground on potentially offering
21 this as an opportunity for each condo
22 owner.

23 But big picture, this is not
24 just about current demand and what buyers
25 today want. Given that these projects

1 12/2/15 - RULES - BILL 150649, etc.
2 are going to be around for the next 40,
3 50, 100 years, we can't just be thinking
4 about the here and now and market
5 conditions currently. We need to be
6 thinking and planning about what our
7 energy future is going to look like in
8 10, 15, 20 years. And, frankly, if we
9 build it now, it's much cheaper to
10 install this EV wiring as opposed to in
11 15 or 20 years when somebody wants an EV
12 charger in their space, it could cost
13 \$10,000, \$15,000 at that point to rip up
14 walls and dig under pavement. So we
15 think this is a smart, low-cost way to
16 start to build and scale that
17 infrastructure that we're going to need
18 over the coming years.

19 COUNCILWOMAN BROWN: Would you
20 like to comment, please.

21 MR. EMMONS: Yeah, absolutely.
22 I wish that --

23 COUNCILWOMAN BROWN: Is this
24 the first time the two of you are
25 meeting?

1 12/2/15 - RULES - BILL 150649, etc.

2 MR. EMMONS: Yes.

3 COUNCILWOMAN BROWN: That's not
4 good. Okay.

5 MR. EMMONS: I can tell you
6 this: I believe the estimates for the
7 wiring is completely understated. My
8 personal experience has been the company
9 that I work for besides the BIA, we've
10 actually offered this as a purchasable
11 option, and we have since 2005. We fully
12 believe there's a need for it. We
13 believe that we need to plan for the
14 future, and one of the things that we do
15 is, we've given people the ability to
16 purchase that. And we built nearly a
17 thousand homes and we've only had two
18 people actually purchase this option. Do
19 we think that people will actually want
20 to do it in the future? Yeah,
21 absolutely. But in a condominium, this
22 creates a couple of issues.

23 Number one, when you do it
24 right now, like the estimate of \$500,
25 four months ago we actually installed one

1 12/2/15 - RULES - BILL 150649, etc.
2 of these -- and you got to remember now,
3 we're talking about condominiums. So
4 this building is a ground floor parking
5 and it's got four floors of condominiums
6 above it. Thankfully for us, the person
7 that bought this option lived directly
8 above on the second floor in a location
9 that's near, very near, to the parking
10 space that they're assigned to, because
11 you got to remember, this parking space
12 is a design. And in order to eliminate
13 the condominium association from actually
14 paying for the electricity for this
15 person, we have to go to their home, we
16 have to run electrical line and conduit
17 and wiring from their unit down to their
18 parking space. The expensive part is,
19 number one, you actually have to -- in
20 condominiums, it's actually got to be in
21 metal conduit. So they've got to run the
22 metal conduit, then they've got to run
23 the wiring. The actual outlet is
24 actually very, very small. So we agree
25 with that. But my cost on that option

1 12/2/15 - RULES - BILL 150649, etc.
2 alone, using Local 98, was over \$2,000,
3 and that was the most simple of ways. If
4 this person would have been on the fourth
5 floor or the fifth floor on the other
6 side of the building from the parking
7 space, we're literally talking it could
8 take two men two to three days just in
9 order to run the piping alone from Point
10 A to Point B.

11 COUNCILWOMAN BROWN: In that
12 instance, the wiring is being run to the
13 condo versus not running to -- not having
14 the wiring run to the condo?

15 MR. EMMONS: In that instance,
16 that's running the conduit and the
17 wiring -- just the conduit and the
18 wiring -- from the condominium owner's
19 electrical service panel to their parking
20 space.

21 COUNCILWOMAN BROWN: And so --

22 MR. EMMONS: That way, they can
23 pay for their parking -- their
24 electricity.

25 COUNCILWOMAN BROWN: So help me

1 12/2/15 - RULES - BILL 150649, etc.
2 understand, when the City is about to --
3 now a particular measure has become law
4 and it impacts a particular industry, in
5 this case BIA, what type of internal
6 protocols does the organization go
7 through to, A, inform your membership
8 that, B, it's a new day and, C, you have
9 to comply?

10 MR. EMMONS: What kind of
11 things do we go through?

12 COUNCILWOMAN BROWN: Yes.

13 MR. EMMONS: Well, first of
14 all, we talk about it at our Board
15 meetings and then we distribute e-mails
16 and packages to all of our membership, if
17 not on a weekly, on a biweekly basis.

18 COUNCILWOMAN BROWN: Because we
19 went through a similar conversation,
20 discussion, and friendly debate, quite
21 frankly, around a couple of other
22 measures out of my office, and ultimately
23 the industry caught up, and it's better
24 for everybody.

25 MR. EMMONS: Agreed.

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILWOMAN BROWN: So
3 factoring in that this really is not
4 about today at all. I mean, on national
5 news, President Obama is talking about
6 climate change, and it's really more
7 about how not getting our program
8 together is going to affect the economies
9 around the world.

10 MR. EMMONS: Let me take you
11 through a real-life example real quick.

12 COUNCILWOMAN BROWN: Please.

13 MR. EMMONS: The majority of
14 time when you're talking about a
15 condominium, the condominium design is
16 actually completed well before we open up
17 for sale. So we hire an architect, we
18 hire mechanical and electrical engineers
19 to design the building. At that point,
20 we go in for permitting. If this was a
21 requirement, we need to, before we even
22 open for sale, we need to select how many
23 of our parking spaces in that development
24 are required to actually have these
25 spaces and we need to have the engineer

1 12/2/15 - RULES - BILL 150649, etc.
2 of record actually show these documents
3 on the record, not knowing who wants
4 them.

5 COUNCILWOMAN BROWN: So let me
6 ask you to pause right there. I believe
7 this does not go into effect until July
8 2016, if I'm --

9 MR. EMMONS: That's correct.

10 COUNCILWOMAN BROWN: I hate to
11 rely on my memory.

12 MR. EMMONS: You're correct.

13 COUNCILMAN GREENLEE:
14 Councilwoman, let me jump in here. I was
15 going to add that. It's another six
16 months before this will take effect. So
17 I think it certainly, to the
18 Councilwoman's point, gives you time to
19 get the word out and also --

20 MR. EMMONS: Well --

21 COUNCILMAN GREENLEE: Wait a
22 minute. Hold on. And also if, if -- and
23 I just throw this out, Councilwoman,
24 because I know you're very open to always
25 have discussion -- if this bill passes

1 12/2/15 - RULES - BILL 150649, etc.

2 now, there is time next year, if there
3 needs to be some adjustments, another
4 bill could be put in to make those
5 adjustments.

6 Now, that may not be necessary
7 or may not be desired --

8 COUNCILWOMAN BROWN: We're
9 certainly open to that.

10 COUNCILMAN GREENLEE: -- by the
11 sponsor, but I think -- again, speaking
12 for myself, because I think this is a
13 good concept, if we're going to pass it
14 in this term, we've got to move it today.

15 COUNCILWOMAN BROWN: And we
16 still have an opportunity to amend prior
17 to next -- no, we don't -- next Thursday.

18 COUNCILMAN GREENLEE: No.

19 COUNCILWOMAN BROWN: We do not.

20 COUNCILMAN GREENLEE: Well, you
21 could amend it tomorrow at first reading.
22 You wouldn't have a lot of time to do
23 that.

24 MR. SHARP: I'd also like to
25 add, Philadelphia is not the first

1 12/2/15 - RULES - BILL 150649, etc.
2 municipality to deal with this issue.
3 We've spoken with folks in LA and Palo
4 Alto who have dealt with both apartments,
5 condos. Concerns about exorbitant costs
6 were expressed at the outset. What they
7 found in reality is that they have not
8 borne fruit in terms of these \$5,000 and
9 \$10,000 and \$15,000 costs. What we've
10 heard from our folks in LA, who have
11 similar labor conditions, anywhere from
12 \$100 to \$400 on a huge project. It's not
13 nothing, but it's certainly a nominal
14 amount of money, and I think it's smart
15 planning given that it's also an asset
16 for a condo owner. A condo owner now has
17 this as something that they can either
18 sell or use themselves and make their
19 condo more valuable in the future.

20 So other cities have gotten
21 around this. Condos have certainly been
22 built. And I would add there are also
23 models here. Some electric vehicle
24 charging stations, instead of having to
25 run the wiring up through to the

1 12/2/15 - RULES - BILL 150649, etc.
2 apartment, it's more of like a
3 coin-operated laundromat system, as you
4 would imagine, where you could pay as you
5 go with your credit card at the charging
6 port itself. So that would not
7 necessitate running the wire four stories
8 up into the condo owner's electrical
9 panel.

10 COUNCILWOMAN BROWN: Thank you
11 for articulating that in a way that I was
12 struggling with right here looking at my
13 notes.

14 Are you aware of that model?

15 MR. EMMONS: Yes, I am. The
16 problem becomes when you have a condo
17 development that's got 70 units and 120
18 parking spaces --

19 COUNCILWOMAN BROWN: We're
20 talking about going forward. We're not
21 talking about anything right now on the
22 books between now and July 2016.

23 MR. EMMONS: I completely
24 understand that. My previous message is
25 getting confused. If this got adopted

1 12/2/15 - RULES - BILL 150649, etc.
2 today, we could get an e-mail out. So
3 we're not concerned about notifying our
4 members. What we're concerned about is
5 the time after we submit the plans. We
6 actually have to sell those spaces. So
7 we would have to pre-determine which
8 spaces actually are going to get that in
9 order for the project documents to be
10 approved by Licensing and Inspections.
11 So then those spaces are pre-determinedly
12 assigned to the units. So we have to
13 decide, okay, Unit 101 is going to get
14 electric parking, Unit 102, Unit 103,
15 Unit 104.

16 Now, if nobody else picks a
17 parking space, then those people get it.
18 We understand that. But what happens is,
19 if Unit 405, 406, we have other people
20 that come and actually choose to purchase
21 this, which we hope is the case, then we
22 deal with a situation where we're then
23 going to remove the required spaces from
24 other spaces, and it creates complexities
25 that we haven't thought through. And

1 12/2/15 - RULES - BILL 150649, etc.

2 we're not saying --

3 COUNCILWOMAN BROWN: Who is
4 "we"? Who is "we"?

5 MR. EMMONS: The BIA. The BIA.
6 I mean, we're not saying that there's not
7 a solution to all these problems, because
8 there's apparently a lot of technology
9 that we're not aware of because we
10 haven't seen the demand as other markets.
11 LA is a very green city compared to what
12 we're seeing. A lot of their -- the
13 technology apparently is out there. We
14 just don't know about it because we
15 haven't had to know about it.

16 COUNCILWOMAN BROWN: And so
17 with that reality, does it not behoove us
18 as a city to get with the new programs of
19 the future and adapt and change our
20 paradigm so that we can be in step and
21 not be behind the eight ball, which is
22 currently what's happening in LA? The
23 problem caught up to them and they
24 weren't quite ready, because they simply
25 did not have enough charging stations to

1 12/2/15 - RULES - BILL 150649, etc.
2 capture the consumer market.

3 MR. EMMONS: Well, that's why
4 we're totally for this on apartments.
5 Apartments are completely different. We
6 believe so. And we believe that every
7 developer should do the responsible thing
8 and offer this as an option for their
9 buyers to purchase it. That way, every
10 single person that wants it can have it,
11 but we're not forcing developers to
12 provide a space for somebody that doesn't
13 want it.

14 MR. SHARP: I would just say,
15 our concern is we can't just simply rely
16 on current market demand for this. This
17 is something we need to plan for for the
18 future. We know that our vehicle fleet
19 is going to be increasingly electrified,
20 perhaps exponentially, over the coming
21 years. This is a small step, simply just
22 requiring a 240 volt wire to a few
23 parking spaces in big projects. So we
24 think this is a smart and sensible step
25 that will take us to sort of lead us on

1 12/2/15 - RULES - BILL 150649, etc.
2 that bridge to our energy future, because
3 we know our future is going to look much
4 different than it does today and we're
5 going to have maybe 40 or 50 percent of
6 our vehicles as EV's over the next 20,
7 30, 40 years, and what we need to do now
8 as a city is start thinking and planning
9 for that future, and we think this bill
10 is a small step in that right direction.

11 COUNCILWOMAN BROWN: So with
12 that said and my last comment, having
13 heard from the Office of Sustainability,
14 where is the financial hardship for a
15 developer to wrap his head around a small
16 step that -- and I will quote you --
17 requires a 240 foot wire?

18 MR. EMMONS: The estimate that
19 we're being given today of \$100 to \$400
20 is nowhere remotely being accurate. We
21 pay over \$100 an hour for a union
22 electrician. We can't even get them to
23 get a ladder out for \$100. So that's
24 where the hardship comes down. I mean,
25 if this were a different market where we

1 12/2/15 - RULES - BILL 150649, etc.
2 don't have -- if it's a wood frame
3 construction and we can actually secure
4 the wiring inside the wall, that's fine.
5 But the majority of these condominiums
6 are concrete and block construction where
7 the wiring has to be ran actually in
8 conduit, and when it's 12 to 14 feet up
9 in the air and they've got to run it
10 across a parking garage, they've got to
11 actually mount the metal conduit
12 beforehand and they've got to get it from
13 Point A to Point B and it could be
14 hundreds of feet, the expense is much,
15 much more than \$400, unfortunately. We
16 would be --

17 COUNCILWOMAN BROWN: So the
18 follow-up question would be -- and this
19 is a rhetorical question -- how much does
20 that project cost? So here's my bottom
21 line. It's a simple small step towards
22 the future. The good news is that there
23 is another opportunity to amend the bill
24 further after it's passed, like most
25 pieces of legislation, and I am going to

1 12/2/15 - RULES - BILL 150649, etc.
2 rest on knowing that we worked with all
3 the stakeholders. If a survey was taken
4 of BIA members and you told me that 75
5 percent were against it, then that would
6 be very compelling for me. Having spoken
7 with a couple of developers that do this
8 already, I'm not persuaded that that's
9 the case.

10 So we want to keep the lines of
11 communication open and make sure as we
12 sit down and engage in future
13 sustainability matters that affect
14 buildings, that our conversation starts
15 early in the process, as we typically try
16 to do.

17 So I thank you both for your
18 testimony.

19 MR. EMMONS: Thank you.

20 COUNCILMAN GREENLEE: Thank
21 you, Councilwoman.

22 Stay here a second.

23 Councilman Jones.

24 COUNCILMAN JONES:

25 Mr. Chairman, I've been around long

1 12/2/15 - RULES - BILL 150649, etc.
2 enough now that I know some of the styles
3 of my colleagues, and one thing I can say
4 about Councilwoman Blondell Reynolds
5 Brown is, she's methodical in seeking
6 compromise, patient as Job trying to find
7 the common space to make good
8 legislation.

9 I remember this conflict when
10 it came to menu labeling, and it became a
11 national model. I remember this conflict
12 when it came to lead paint, protecting
13 children, and then it became something
14 that the City touted around after the
15 hours of negotiations and dialogue.

16 COUNCILWOMAN BROWN: A couple
17 years.

18 COUNCILMAN JONES: I sense this
19 is one of those pieces of legislation.
20 And I say that from having worked with
21 folk in Sustainability about the
22 potential for natural gas cars and
23 electric cars, and if we don't build
24 infrastructure to kind of move us and
25 push us dragging and screaming and

1 12/2/15 - RULES - BILL 150649, etc.
2 kicking sometimes into the future, we
3 will never take the baby steps to get
4 there. So sometimes as a city, we don't
5 want to seem like Big Brother and being
6 onerous to you, but when you start
7 looking at your rate of returns some ten
8 years from now and people have developed
9 a demand for it and you are better off
10 for it, it will be because of legislation
11 like this that kind of made us move
12 incrementally into the future and develop
13 an infrastructure. It's like build it,
14 they shall come. You have to build the
15 infrastructure in order to create the
16 demand for such project. And I just
17 applaud you for your patience.

18 COUNCILMAN GREENLEE: Thank
19 you, Councilman.

20 Any other questions or comments
21 for either of these two witnesses?

22 (No response.)

23 COUNCILMAN GREENLEE: Thank
24 you. Thank you both.

25 MR. EMMONS: Thank you.

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GREENLEE: I should
3 note for the record there is a written
4 testimony from Alex Dews, Delaware Valley
5 Green Building Council, in support of
6 this bill. That will be made part of the
7 record.

8 Anyone else here to testify on
9 Bill No. 150814?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, our final bill of the day, Ms.
13 Marconi, please.

14 THE CLERK: Bill No. 150858, an
15 ordinance amending Title 14 of The
16 Philadelphia Code, entitled "Zoning and
17 Planning," by creating a new Ridge Park
18 Roxborough /NCO for the area generally
19 bounded by Ridge Avenue, Paoli Avenue,
20 Umbria Street, and Leverington Avenue.

21 COUNCILMAN GREENLEE: Mr.
22 Gregorski, please.

23 MR. GREGORSKI: Good morning,
24 Councilman Greenlee, members of the Rules
25 Committee. I'm Marty Gregorski, Division

1 12/2/15 - RULES - BILL 150649, etc.
2 Director with the Development Division of
3 the Philadelphia City Planning
4 Commission. I'm here to testify on Bill
5 No. 150858, which was introduced into
6 City Council on November 12th, 2015 by
7 Councilmember Jones.

8 Bill No. 150858 amends Title 14
9 of The Philadelphia Code, entitled
10 "Zoning and Planning," by creating a new
11 Ridge Park Roxborough /NCO, Neighborhood
12 Conservation Overlay, for the area
13 generally bounded by Ridge Avenue, Paoli
14 Avenue, Umbria Street, and Leverington
15 Avenue. This overlay seeks to preserve
16 the existing character of the Ridge Park
17 section of Roxborough in the face of a
18 high volume of new single-family
19 residential construction. This can be
20 achieved by legislating context-sensitive
21 design and maintaining neighborhood
22 walkability. The overlay reflects the
23 recommendations of the Lower Northwest
24 District Plan adopted by the City
25 Planning Commission in December 2014.

1 12/2/15 - RULES - BILL 150649, etc.

2 The Philadelphia City Planning
3 Commission will consider Bill No. 150858
4 at its meeting of December 8th, 2015 with
5 a staff recommendation for approval.

6 I'd be happy to answer any
7 questions at this time.

8 COUNCILMAN GREENLEE: Thank
9 you. Thank you very much.

10 Any questions for Mr. Gregorski
11 on this?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, Ms. Marconi, I think we have two
15 people that had asked to testify.

16 THE CLERK: Marlene Schleifer
17 and William O'Brien.

18 COUNCILMAN GREENLEE:
19 Mr. O'Brien, why don't you come forward
20 also.

21 (Witnesses approached witness
22 table.)

23 COUNCILMAN GREENLEE: Ms.
24 Schleifer.

25 MS. SCHLEIFER: Schleifer.

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GREENLEE: Sorry.

3 MS. SCHLEIFER: Good morning,

4 Councilman Greenlee and members of the

5 Rules Committee. My name is Marlene

6 Schleifer. I am a longtime member of

7 Ridge Park Civic. I'm currently serving

8 as its Vice President, its corresponding

9 Secretary, and its RCO rep.

10 We have quite a bit of

11 testimony, but I will elect to read not

12 my own but one of my neighbor's, Jennie

13 Tis, who lives on Mitchell Street.

14 COUNCILMAN GREENLEE: And yours

15 will be made part of the record. We have

16 it already.

17 MS. SCHLEIFER: Correct.

18 Thank you to Councilman Jones

19 for introducing this bill on behalf of

20 the Ridge Park Civic Association. I am

21 here -- or not here, as the case may

22 be -- to express support for its passage.

23 I have lived in the area for 15 years

24 now, moving first to Manayunk post

25 college and then settling in Roxborough

1 12/2/15 - RULES - BILL 150649, etc.
2 to start our family. I serve on the
3 Board for Ridge Park Civic Association,
4 which has opened my eyes to concerns of
5 fast-paced over-development in an area
6 with many tree-lined streets and
7 well-kept and inviting front yards. The
8 Neighborhood Conservation Overlay would
9 provide much-needed protection to these
10 streets, not by stopping development of
11 them but by guiding development with a
12 few common sense principles.

13 Over the past six months, I
14 have analyzed, questioned, and evaluated
15 all of these principles carefully. I
16 live in a relatively newly constructed
17 house and questioned any rule I felt
18 would have denied me my perfectly
19 suburban house that allows me to walk to
20 stores, playgrounds, libraries, schools,
21 and restaurants, allowing me to be in the
22 city I love. But after much reflection
23 and countless walks around my
24 neighborhood spent evaluating the
25 landscape, I realized the NCO simply

1 12/2/15 - RULES - BILL 150649, etc.
2 bridges existing Roxborough with new
3 construction in a way that makes sense.
4 Houses that are 20 years older have
5 off-street parking, but you don't notice
6 it because it's around the back or on the
7 side. The NCO would return us to that.
8 This idea that people are the first
9 priority and cars are secondary, once
10 common sense, now needs to be spelled
11 out, and we desperately need Council's
12 support to do that. Developers, the only
13 opposition we have encountered, have
14 threatened that people will not continue
15 moving here. I disagree. Speaking as
16 someone who purchased a newly constructed
17 house, I will admit I searched for homes
18 with off-street parking, but will also
19 point out it did not need to be in front
20 of the house. Maybe the NCO will prevent
21 certain developers from building, but I
22 believe that would be short-lived and
23 that our beautiful neighborhood, close to
24 so many things, will always be built on,
25 but with housing that better matches its

1 12/2/15 - RULES - BILL 150649, etc.
2 surroundings. I believe that with this
3 NCO, developers and builders will find
4 ways to build new homes that attract
5 families to stay in our area, but will do
6 so where cars are secondary to the
7 families they are built for. One thing
8 is for sure, without the NCO, the
9 fast-paced over-development is sure to
10 continue in a way that will forever
11 change the landscape of this
12 neighborhood.

13 Thank you.

14 COUNCILMAN GREENLEE: Thank
15 you, ma'am. Thank you.

16 Mr. O'Brien, please identify
17 yourself and proceed.

18 MR. O'BRIEN: Yes. William
19 O'Brien.

20 COUNCILMAN GREENLEE: Speak
21 into the microphone, please.

22 MR. O'BRIEN: Excuse me. Good
23 morning, Chairman Greenlee, members of
24 the Committee, Councilman Jones. William
25 O'Brien.

1 12/2/15 - RULES - BILL 150649, etc.

2 I don't object to the purpose
3 of the bill. My concern is that some of
4 the provisions present problems.

5 Regarding the building height,
6 I believe that that is poorly drafted and
7 should apply to attached or semi-detached
8 homes only.

9 COUNCILMAN GREENLEE: To what?
10 I'm sorry.

11 MR. O'BRIEN: To semi-detached
12 or to attached homes only. Much of this
13 neighborhood is rural in character, large
14 front yards, large side yards, large
15 backyards. So if you have -- if you buy
16 a house and it's an older house and you
17 want to build something the code will
18 allow but the house next door, which may
19 be 30 or 40 feet away, is two stories,
20 this code would require you to put your
21 third story back. Now, that makes sense
22 in some of the areas where you've got row
23 homes and you don't want to have two
24 large 38-foot buildings with pilot houses
25 towering over a two-story house. But

1 12/2/15 - RULES - BILL 150649, etc.
2 when you have such separation, as there
3 is in much of this neighborhood, I think
4 that provision could be better drafted.

5 With regard to the requirement
6 for a window facing the front with a
7 habitable room, that's going to require
8 additional plans to be presented to the
9 Zoning Review Unit. Right now there's a
10 limit to the number of plans that unit
11 will accept. So if this bill passes,
12 hopefully the L&I will be instructed to
13 accept additional pages for zoning
14 review.

15 The requirement limiting
16 impervious coverage, again, I believe can
17 be better drafted. This city allows
18 pervious asphalt. So you could have as
19 much asphalt as you want in front of your
20 house, because it doesn't count as
21 impervious coverage if it's pervious
22 asphalt. So, again, I think it could be
23 better drafted.

24 And then, finally, if I could
25 hand up some packages regarding the final

1 12/2/15 - RULES - BILL 150649, etc.
2 provision of the bill, which prohibits
3 front-loaded garages, the first 14
4 photographs show buildings -- show
5 single-family detached homes in the
6 western side of the Ridge Park
7 neighborhood. None of these houses could
8 be built. Now, many of them have the
9 elements that this bill endorses. They
10 have porches. They have first floor
11 living rooms. They have windows that
12 face the street. But none of these could
13 be built, because they also have a garage
14 that faces the street.

15 Now, when Matt Wysong appeared
16 at a community meeting to explain the
17 purpose of this restriction, he showed up
18 a photograph that depicted the type of
19 buildings that are in the final two
20 photographs labeled O and P. These
21 developments are across the street from
22 each other on Delmar Street.

23 Now, this is a case where
24 you've got a 16-foot-wide building lot
25 and the developer is trying to have his

1 12/2/15 - RULES - BILL 150649, etc.
2 cake and eat it too. It's completely
3 over-the-counter permitting, and now
4 they've got a garage and an entrance and
5 nothing that adds character to the
6 street.

7 COUNCILMAN GREENLEE: Nothing
8 is what?

9 MR. O'BRIEN: Nothing that adds
10 character to the street. We don't --
11 walkability is not a defined term in our
12 Zoning Code. It's a concept described,
13 but this is the type of development that
14 I think was intended to be prohibited,
15 not the type of development depicted, for
16 example, on Photograph A or B. I mean,
17 these houses have, as I said, porches,
18 first floor living, and windows.

19 So, again, I think this could
20 be better drafted, for example,
21 restricting front-loaded garages on lots
22 less than 21 feet wide.

23 COUNCILMAN GREENLEE: Were you
24 through? I'm sorry, sir.

25 MR. O'BRIEN: That's really it.

1 12/2/15 - RULES - BILL 150649, etc.
2 I guess I just wanted to mark for the
3 record that there's been no inventory
4 taken to support this bill. My
5 familiarity with the neighborhood goes
6 back 30 years now. Most of the garages
7 are front-loaded, not just recently but
8 many of the houses have front-loaded
9 garages. So this is a significant
10 departure from the character of the
11 neighborhood.

12 COUNCILMAN GREENLEE: Okay.
13 Mr. O'Brien, just so I'm clear for the
14 record, are you speaking as a resident of
15 the area representing just yourself or
16 representing somebody?

17 MR. O'BRIEN: Well, as a
18 resident of the 21st Ward. This
19 provision was first introduced with the
20 Central Roxborough Civic. Now it's
21 migrating to Ridge Park. I live in the
22 next neighborhood, so before the wildfire
23 continues, I wanted to get on the record
24 that I don't oppose what is trying to be
25 accomplished. I think it could be done

1 12/2/15 - RULES - BILL 150649, etc.

2 much better.

3 COUNCILMAN GREENLEE: Okay.

4 Let me just say before I recognize

5 Councilman Jones, I do know as a

6 Councilman at-large, I hear from all over

7 the City. The whole idea of front-loaded

8 garages seems to be something that a lot

9 of communities are opposing. Now, I hear

10 what you're saying, that there is already

11 a lot of these in the area, but it does

12 seem that that is something that a lot of

13 people now -- I know in the area near me,

14 Francisville, is a lot different from

15 this area. I get it. But that is

16 something that the community is adamant

17 about, that they don't want front-loaded

18 garages. They just think it takes away

19 from -- I know the word "walkability" was

20 used and just neighborhood feeling, if

21 you will, you know.

22 So I understand where the

23 proponents of this are coming from,

24 because we hear that a lot of places

25 around the City. And I'm not arguing

1 12/2/15 - RULES - BILL 150649, etc.
2 with you. I'm just saying it's
3 something, in all fairness, we do hear a
4 lot.

5 But Councilman Jones.

6 COUNCILMAN JONES: Yes,
7 Mr. Chairman. In the spirit of Blondell
8 Reynolds Brown, you know, compromises is
9 the best of all things in government.
10 We'd like to take a look at the -- and
11 keep in mind, this is an evolution of --
12 this bill doesn't just deal with
13 front-loaded parking. It deals with the
14 types of materials that are used, and
15 what we are attempting to do is not lose
16 the small town character of Roxborough.
17 And what happens when you're discovered,
18 as you well know in other parts of the
19 City --

20 COUNCILMAN GREENLEE: I know
21 all about that.

22 COUNCILMAN JONES: -- people
23 start putting up things that totally take
24 away from what people moved up there 20
25 years ago.

1 12/2/15 - RULES - BILL 150649, etc.

2 So we'd like to pass the bill.

3 We have struck the part about the
4 front-load parking for the moment. We
5 may revisit it in January, but we want
6 enough time to talk about the differences
7 and subtleties of the restriction.

8 COUNCILMAN GREENLEE:

9 Councilman, I have so much paper up here,
10 I can't find the bill itself. When does
11 this take effect? Is this immediate?

12 COUNCILMAN JONES: This would
13 be immediate, the 10th.

14 MR. O'BRIEN: Did the
15 Councilman say he's withdrawing the
16 provision regarding front-loaded garages
17 for now?

18 COUNCILMAN JONES: Temporarily,
19 to allow for discussion.

20 MR. O'BRIEN: And to that
21 end --

22 COUNCILMAN GREENLEE: Excuse me
23 a second. So just so I'm clear, is that
24 what the amendment is?

25 COUNCILMAN JONES: Yes.

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GREENLEE: That's
3 the amendment, to take that part out?

4 COUNCILMAN JONES: Yes, sir.

5 COUNCILMAN GREENLEE: Okay.

6 MR. O'BRIEN: And to that end,
7 I also wanted to point out Photograph H,
8 443 Parker Avenue, it's a corner
9 property, and under the Zoning Code, this
10 would have two street frontages, and
11 though the front of the building that
12 faces Mitchell Street, I believe, where
13 the front door is, that is, quote,
14 walkable in the sense that it has first
15 floor living, it has an entrance, it has
16 a window, and then the side on Parker
17 Avenue has a garage, but that would also
18 be prohibited because a corner property
19 has two fronts. So, again, these are
20 issues that I think need to be addressed
21 and can be done and should be addressed.

22 COUNCILMAN GREENLEE: I got
23 you. And as Councilman Jones said, it's
24 something that's going to -- discussion
25 will continue.

1 12/2/15 - RULES - BILL 150649, etc.

2 But that amendment will be
3 offered, Councilman, at the meeting,
4 which we're almost here.

5 Any other questions, comments?

6 (No response.)

7 COUNCILMAN GREENLEE: Thank you
8 both very much. Thank you.

9 Is there anyone else here to
10 testify on this bill, Bill 150858?

11 Yes? Come on up.

12 While the person is coming up,
13 we also have written testimony from a
14 number of people in the area. I believe
15 in support; am I right? So they will all
16 be made part of the record. And she is
17 one of them? Okay.

18 (Witness approached witness
19 table.)

20 MS. SORLIEN: Yes.

21 Thank you. My name is Sandy
22 Sorlien. I live in the Ridge Park Civic
23 area, and I just want to read a little
24 part of the written testimony that I
25 submitted. Is that okay?

1 12/2/15 - RULES - BILL 150649, etc.

2 COUNCILMAN GREENLEE: Sure.

3 MS. SORLIEN: Thank you.

4 COUNCILMAN GREENLEE: I like
5 the "little" part.

6 MS. SORLIEN: More density is
7 coming and I, for one, welcome it. It
8 will bring new, younger residents and
9 more diversity in Roxborough. It will
10 bring more rooftops to support the kind
11 of retail requested by our residents in
12 surveys. However, the location and form
13 of that density is critically important.
14 It doesn't belong in the patches of woods
15 on our steep slopes. Those woods are
16 protecting our drinking water supply and
17 so forth. Density with suburban form -
18 garage fronts, paved front yard parking,
19 blank walls - which is what we've been
20 getting in Ridge Park, is an
21 environmental disaster because it relies
22 only on cars. Density with urban form,
23 on the other hand, frees us to also walk,
24 bike, and ride transit.

25 In Northwest Philadelphia,

1 12/2/15 - RULES - BILL 150649, etc.
2 urban form, so to speak, includes not
3 just the shop front corridors but also
4 our varied residential pattern of
5 singles, twins, and row houses with their
6 safe and friendly porches, stoops, and
7 front gardens. In addition to being
8 walkable, such a pattern gives newcomers
9 more choices in dwelling types. For
10 example, renovating beautiful Victorians
11 for apartments makes more sense than
12 raising them for blank-faced townhomes.
13 We could be conservationists and
14 urbanists at the same time. The NCO
15 supports these matched goals.

16 That said, I agree with
17 Mr. O'Brien.

18 This is not in my submitted
19 testimony, so I'm adding it now that I've
20 heard Mr. O'Brien's testimony.

21 I agree with him on certain
22 points and welcome the opportunity to
23 work with him on this. For the -- I also
24 worked on the Central Roxborough NCO, and
25 we had a local developer working with us

1 12/2/15 - RULES - BILL 150649, etc.
2 to craft language that would work for
3 everyone. I think it made it a better
4 ordinance, and we were not approached by
5 developers to help us with that
6 previously. So that's not necessarily a
7 problem.

8 However, in terms of the
9 front-loaded parking, that's the most
10 important, serious aspect of the
11 ordinance, and in my mind, a compromise
12 would involve where the placement --
13 maybe certain streets known as B streets
14 could be a compromise rather than taking
15 out that provision entirely.

16 Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you. And as Councilman Jones said, this
19 will be a discussion that will keep
20 going.

21 Anyone else here to testify on
22 Bill No. 150858?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, that completes our hearing for

1 12/2/15 - RULES - BILL 150649, etc.
2 today, but before we go into a public
3 meeting, since this is our last hearing
4 of the Rules Committee for this term, I
5 just want to go on record thanking all
6 members of the Committee. I do think,
7 without trying to toot our own horn here,
8 I think we got through -- and today was
9 an example -- of some -- we did a lot of
10 development, for those critics who try to
11 say we're anti-development, but we also,
12 I think, listen to communities, make
13 changes when necessary, and certainly
14 work with the District Councilpeople to
15 try to get the best things done for this.
16 And I'd be remiss if I didn't mention my
17 Legislative Director, Noelle Marconi, who
18 pulls every hearing together, harasses
19 people to get testimony, and somehow
20 keeps me in line, which is a full-time
21 job, and totally not paid enough for
22 that. And I also should recognize
23 Michele, who is the stenographer at most
24 of our hearings, and somehow has gotten
25 through this without getting carpal

1 12/2/15 - RULES - BILL 150649, etc.
2 tunnel. I don't know how she did that.

3 So with all that, that
4 completes our hearing. Anybody have any
5 comments? If not, we will now go into
6 our public meeting, and the Chair
7 recognizes Councilman Goode.

8 COUNCILMAN GOODE: Thank you,
9 Mr. Chairman. I move the amendments to
10 Bills 150667, 150859, 150863, 150649,
11 150814, and 150858 be approved.

12 (Duly seconded.)

13 COUNCILMAN GREENLEE: It's been
14 moved and seconded.

15 All in favor?

16 (Aye.)

17 COUNCILMAN GREENLEE: Opposed?

18 (No response.)

19 COUNCILMAN GREENLEE: Hearing
20 none, the amendments to the bills
21 presented by Councilman Goode are
22 approved.

23 The Chair recognizes again
24 Councilman Goode.

25 COUNCILMAN GOODE: Thank you,

1 12/2/15 - RULES - BILL 150649, etc.

2 Mr. Chairman. I move that Bills 150667,
3 150859, 150863, 150649, 150814, 150858,
4 all as amended, be reported out of this
5 Committee with a favorable
6 recommendation, that the rules of Council
7 be suspended so as to permit first
8 reading at our next Council session.

9 (Duly seconded.)

10 COUNCILMAN GREENLEE: It's been
11 moved and seconded.

12 All in favor?

13 (Aye.)

14 COUNCILMAN GREENLEE: Opposed?

15 (No response.)

16 COUNCILMAN GREENLEE: Hearing
17 none, the bills just read by Councilman
18 Goode, as amended, will be reported out
19 of this Committee favorably with a rules
20 suspension.

21 Councilman Goode.

22 COUNCILMAN GOODE: I move that
23 Bills 150844, 150857, 150861, 150862,
24 150843, and 150864 be reported out of
25 this Committee with a favorable

1 12/2/15 - RULES - BILL 150649, etc.
2 recommendation, that the rules of Council
3 be suspended so as to permit first
4 reading at our next Council session.

5 (Duly seconded.)

6 COUNCILMAN GREENLEE: It's been
7 moved and seconded.

8 All in favor?

9 (Aye.)

10 COUNCILMAN GREENLEE: Opposed?

11 (No response.)

12 COUNCILMAN GREENLEE: Hearing
13 none, again, the bills just read by
14 Councilman Goode have been reported out
15 of this Committee favorably with a rules
16 suspension.

17 That completes the meeting --
18 hold on one second. I'm screwing up
19 again.

20 Hold on one second. We're not
21 quite finished.

22 The Chair recognizes once again
23 Councilman Goode.

24 COUNCILMAN GOODE: Thank you,
25 Mr. Chairman. I move that we reconsider

1 12/2/15 - RULES - BILL 150649, etc.

2 the vote on Bill 150862.

3 (Duly seconded.)

4 COUNCILMAN GREENLEE: It's been
5 moved and seconded.

6 All in favor we reconsider the
7 vote on Bill No. 150862?

8 (Aye.)

9 COUNCILMAN GREENLEE: Opposed?

10 (No response.)

11 COUNCILMAN GREENLEE: Hearing
12 none, and the record will reflect
13 Councilman Henon, a member of the
14 Committee, is present.

15 The reconsideration has been
16 approved.

17 Councilman Goode.

18 So Bill No. 150862 as
19 previously mentioned is being held at the
20 request of the sponsor to the call of the
21 Chair.

22 That now completes the
23 Committee on Rules and the meeting of the
24 Committee on Rules. And, again, I
25 appreciate everybody's cooperation

1 12/2/15 - RULES - BILL 150649, etc.
2 throughout these four years.

3 Thank you very much.

4 (Committee on Rules concluded
5 at 11:55 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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