

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, January 29, 2013
10:15 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN BOBBY HENON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN JAMES KENNEY
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILWOMAN MARIAN B. TASCO

BILLS 120821, 120958, 121033, 121034 and
121035

- - -

1

2

COUNCILMAN GREENLEE: Good

3

morning, everyone. Sorry for the delay.

4

This is the Committee on Rules.

5

For the record, we have a

6

quorum with Councilman Kenney, our Vice

7

Chair of the Committee; Councilman Henon;

8

Councilwoman Tasco; and Councilman Jones,

9

a member of all committees.

10

Ms. Marconi, will you please

11

read the first bill on the record.

12

THE CLERK: Bill No. 121035, an

13

ordinance to amend the Philadelphia

14

Zoning Maps by changing the zoning

15

designations of certain areas of land

16

located within an area bounded by

17

Orthodox Street, Garden Street, Lefevre

18

Street, Richmond Street, Buckius Street

19

and the Delaware River.

20

COUNCILMAN GREENLEE: The Chair

21

recognizes Councilman Henon.

22

COUNCILMAN HENON: Thank you,

23

Mr. Chairman. Good morning, Chairman

24

Greenlee and fellow members of the Rules

25

Committee. I will be withdrawing Bill

1 1/29/13 - RULES - BILL 120821, etc.
2 No. 121034 today -- 035. My apology.
3 121035 I will be withdrawing from the
4 Committee today.

5 COUNCILMAN GREENLEE: Thank
6 you, Councilman. The record will reflect
7 that Bill No. 121035 is being withdrawn
8 at the request of the sponsor.

9 Ms. Marconi, will you please
10 read the next bill.

11 THE CLERK: Bill No. 121034, an
12 ordinance to amend the Philadelphia
13 Zoning Maps by changing the zoning
14 designations of certain areas of land
15 located within an area bounded by Miller
16 Street, Madison Street, Belgrade Street
17 and Allegheny Avenue.

18 COUNCILMAN GREENLEE: Once
19 again, Councilman Henon.

20 COUNCILMAN HENON: Good morning
21 again. Thank you, Mr. Chairman and
22 fellow members of the Rules Committee. I
23 will be holding Bill No. 121034 today.
24 Holding Bill No. 121034 today.

25 COUNCILMAN GREENLEE: Thank

1 1/29/13 - RULES - BILL 120821, etc.
2 you, Councilman.

3 The record will reflect that
4 Bill No. 121034 is going to be held to
5 the call of the Chair at the request of
6 the sponsor.

7 The record would also reflect
8 that Councilwoman Bass, a member of the
9 Committee, is present.

10 Ms. Marconi, please read the
11 title of the next bill.

12 THE CLERK: Bill No. 121033, an
13 ordinance to amend the Philadelphia
14 Zoning Maps by changing the zoning
15 designations of certain areas of land
16 located within an area bounded by Grant
17 Avenue, Lavender Street, Primrose Road,
18 Holyoke Road, and Academy Road.

19 (Witness approached witness
20 table.)

21 COUNCILMAN GREENLEE:
22 Mr. Kramer, you could have just stayed
23 there.

24 MR. KRAMER: You never know,
25 sir.

1 1/29/13 - RULES - BILL 120821, etc.

2 Good morning, Chairman Greenlee
3 and members of the Rules Committee. I'm
4 William Kramer with the Philadelphia City
5 Planning Commission. I am here to
6 testify on Bill No. 121033, which was
7 introduced into City Council on December
8 15th, 2012.

9 Bill No. 121033 will rezone the
10 area bounded by Grant Avenue, Lavender
11 Street, Primrose Road, Holyoke Road, and
12 Academy Road from its current "RSA-3"
13 Residential Single Attached use to "CA-2"
14 Commercial Auto use.

15 This bill will rezone 3366
16 Grant Avenue from an "RSA-3" Residential
17 Single Attached use to a "CA-2"
18 Commercial Auto use. The site was built
19 as a commercial property for use as an
20 auto parts store and minor auto repairs,
21 but has been vacant for the past few
22 years. The owner, Realty Income
23 Corporation, has been attempting to
24 market this property for that period of
25 time unsuccessfully and has requested a

1 1/29/13 - RULES - BILL 120821, etc.
2 zoning change from residential to
3 commercial in order to assist in their
4 marketing efforts. The adjoining parcels
5 to the west are currently zoned "CA-2"
6 Commercial Auto use and are being used as
7 a shopping center with parking.

8 The Philadelphia City Planning
9 Commission at its meeting of January
10 15th, 2013 recommended that Bill No.
11 121033 be approved.

12 If you have any questions, I'll
13 be happy to answer them for you.

14 COUNCILMAN GREENLEE: Just one
15 second, Mr. Kramer.

16 Are there any questions from
17 members of the Committee?

18 (No response.)

19 COUNCILMAN GREENLEE: The
20 record will reflect that Councilwoman
21 Reynolds Brown, a member of the
22 Committee, is also present.

23 Being no questions, is there
24 anyone else here to testify on Bill No.
25 121033?

1 1/29/13 - RULES - BILL 120821, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, Ms. Marconi, will you please read
5 the title of the next bill before us.

6 THE CLERK: Bill No. 120821, an
7 ordinance continuing the Roxborough
8 District, a neighborhood improvement
9 district, beyond its termination date in
10 an area that generally includes both
11 sides of Ridge Avenue from Main Street to
12 7220 Ridge Avenue and certain blocks of
13 streets that intersect that portion of
14 Ridge Avenue; continuing the designation
15 of the Roxborough Development
16 Corporation, a Pennsylvania nonprofit
17 corporation, as the Neighborhood
18 Improvement District Management
19 Association for the District; approving a
20 plan for the District, including a list
21 of proposed improvements and their
22 estimated cost, and providing for
23 assessment fees to be levied on property
24 owners within the District; authorizing
25 the Director of Commerce, on behalf of

1 1/29/13 - RULES - BILL 120821, etc.
2 the City, to execute an agreement with
3 the Roxborough Development Corporation
4 relating to the District; and authorizing
5 the Roxborough Development Corporation to
6 assess property owners within the
7 District a special property assessment
8 fee to be used in accordance with the
9 approved plan; all in accordance with the
10 provisions of the Community and Economic
11 Improvement Act, and under certain terms
12 and conditions.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 Before we take any testimony,
16 Councilman Jones, did you want to say
17 something on this?

18 COUNCILMAN JONES: Yes. First
19 of all, I want to thank my colleague
20 Councilman Kenney, surprisingly so, but
21 he stepped up for the bike race, which
22 covers part of our community, sir.

23 COUNCILMAN GREENLEE: He looked
24 surprised there.

25 COUNCILMAN JONES: I wanted to

1 1/29/13 - RULES - BILL 120821, etc.
2 put that on the record, that he along
3 with Congressman Brady, Councilman
4 Squilla, Senator Hughes, Senator Williams
5 have really come to the assistance of the
6 bike race, which comes through
7 Roxborough, Manayunk, and East Falls, and
8 I wanted to put that on the record
9 thanking you.

10 Secondly, I want to say that in
11 the 4th District, this corridor is one of
12 our small towns and maintains a
13 small-town character because of the work
14 of Bernard, who will testify to that
15 effect; that this is a successful BID,
16 one that should be replicated around the
17 City and particularly in my district.
18 But I want to say that it is a good
19 example of using limited resources in a
20 coordinated manner through the Commerce
21 Department's efforts to work with the CDC
22 to take a little bit from each budget to
23 make a meaningful impact along a
24 commercial corridor. We still have our
25 challenges. We have vacancies. We

1 1/29/13 - RULES - BILL 120821, etc.
2 aren't recession proof. But I guess some
3 of the measurements are what would it
4 have been going through this last
5 five-year downturn in the economy but for
6 the resources and efforts of our CDC.

7 So we're thankful for having
8 them. I want to renew I support
9 wholeheartedly renewing their
10 certification.

11 Thank you, Mr. Chairman.

12 COUNCILMAN GREENLEE: Thank
13 you, Councilman.

14 Our first witness we'll have
15 Karen Fegely from the Commerce
16 Department, please.

17 (Witness approached witness
18 table.)

19 MS. FEGELY: Good morning,
20 Chairman Greenlee, members of City
21 Council. My name is Karen Fegely. I'm
22 the Director of the Office of
23 Neighborhood Economic Development within
24 the Department of Commerce. You have my
25 written testimony in support of this bill

1 1/29/13 - RULES - BILL 120821, etc.
2 reauthorizing the Roxborough District.
3 So if it's okay with you, I'll just
4 summarize our support.

5 COUNCILMAN GREENLEE: Sure.

6 MS. FEGELY: The Roxborough
7 Business Improvement District has been
8 providing services for ten years. From
9 our view, they've been successful at
10 litter removal, beautification projects,
11 landscaping, and they've successfully
12 attracted new businesses to this
13 neighborhood commercial corridor.
14 Additionally, they have followed best
15 practices, as recommended by the Commerce
16 Department through this reauthorization
17 process, and we believe they're well
18 positioned to continue to provide the
19 high-quality services to the businesses.

20 So we support the
21 reauthorization. I'm happy to answer any
22 questions.

23 COUNCILMAN GREENLEE: Thank you
24 very much.

25 Any questions from members of

1 1/29/13 - RULES - BILL 120821, etc.
2 the Committee?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing
5 none, that was easy. Thank you very
6 much, Ms. Fegely.

7 THE CLERK: Bernard Guet, Jack
8 Wheeler, Dale Klein.

9 MR. GUET: Jack Wheeler isn't
10 here.

11 COUNCILMAN GREENLEE: Okay.
12 Fine.

13 (Witnesses approached witness
14 table.)

15 COUNCILMAN GREENLEE: If you'd
16 like to please state your name for the
17 record and proceed with your testimony.

18 MR. GUET: My name is
19 Bernard --

20 COUNCILMAN GREENLEE: Speak
21 into the microphone, please. We all want
22 to hear you.

23 MR. GUET: Good morning. My
24 name is Bernard Guet. I'm the Executive
25 Director for the Roxborough Development

1 1/29/13 - RULES - BILL 120821, etc.
2 Corporation. My address is 2127 Spruce
3 Street.

4 Members of Council, thank you
5 for listening to us. I need to be short,
6 as we have a number of people who are
7 going to talk on behalf of the renewal of
8 the BID.

9 What I want to do is just go
10 along with what Councilman Jones was
11 saying, and I'm just going to cover that.
12 It's economic development. Very, very
13 small resources. Over the past five
14 years, not including 2012, the total
15 economic development on Ridge Avenue has
16 been \$62 million. I know, it's not
17 Comcast. We are not talking about
18 billions, but it's still 600 jobs, and
19 with our limited resources, I think it
20 was very good. It was a very successful
21 five years, the past five years of the
22 BID.

23 I have here all the testimony
24 signed and we have letters of support.
25 We have over 40 letters of support coming

1 1/29/13 - RULES - BILL 120821, etc.
2 from the businesses, residential
3 association. Mr. Wheeler, who is the
4 Chair of the Steering Committee, wanted
5 to come. However, for him he has yet to
6 close his business, and he couldn't do
7 that. So he apologizes. His testimony
8 is here. And I don't know what I do. I
9 leave it to you.

10 Do you have any question for
11 me?

12 COUNCILMAN GREENLEE: Let's
13 hear from Mr. Klein and then if there's
14 any -- let the record also reflect
15 Councilman O'Brien, a member of the
16 Committee, is present.

17 Mr. Klein, please identify
18 yourself.

19 MR. KLEIN: Dale Klein,
20 President of the Roxborough Development
21 Corporation.

22 We continue to maintain the
23 Ridge, make improvements, create jobs,
24 and bring in new business. Without the
25 support of the RDC along Ridge Avenue,

1 1/29/13 - RULES - BILL 120821, etc.

2 I'd be afraid that the decline could
3 start happening along there. And it just
4 continues to be an improvement for the
5 entire neighborhood.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Any questions from members of
9 the Committee?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, just for the record, just so you
13 know -- you may know this already -- we
14 have to by law have to continue this. We
15 have to have one more hearing on this. I
16 think we have 45 days later. But it
17 sounds like you all are doing a great job
18 up there. A lot of times we have
19 somebody -- well, we'll find out.

20 Is there anybody else here to
21 testify on this bill before I make my
22 last statement? You do? Okay. Please.

23 (Audience member saying
24 "testifying for.")

25 COUNCILMAN GREENLEE: The

1 1/29/13 - RULES - BILL 120821, etc.
2 record will reflect that other members in
3 the audience express support. And that's
4 what I was going to say, because usually
5 there's somebody here that has some
6 problem with something, and it's
7 noteworthy that there's nobody here today
8 opposing this bill. But, again, we'll
9 have to continue it for another hearing.

10 Thank you all for coming.
11 Again, no one else here to testify on
12 this bill?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, before we read the last bill, I'm
16 going to recognize Councilman Henon
17 again. Just a little mistake -- oh, you
18 want to testify? I'm sorry. I thought
19 you were just saying you were for it.
20 All right. Please come on up. Sorry
21 about that.

22 (Witnesses approached witness
23 table.)

24 COUNCILMAN GREENLEE: Please
25 identify yourself for the record and

1 1/29/13 - RULES - BILL 120821, etc.
2 proceed.

3 MS. SYKORA: Good morning and
4 thanks so much for taking the time with
5 us. My name is Kay Sykora. I was
6 formerly the head of Manayunk Development
7 Corporation, now the head of the
8 Schuylkill Project, and a neighbor, that
9 I live in the first block of Green Lane
10 off of Ridge Avenue. I have worked with
11 Roxborough Development Corporation for
12 several years in efforts to revitalize
13 the District. The work being done by RDC
14 has changed Ridge Avenue, which is the
15 face of Roxborough. And I want to make
16 that clear, because everyone sort of sees
17 these districts as just serving the core
18 area, but the reality is, the face of the
19 District is how the neighborhood actually
20 evolves. So as Ridge Avenue has evolved,
21 so has the community.

22 So when we talk about the
23 businesses that have come, the
24 cleanliness up there, it has invited
25 newer people to join in to the

1 1/29/13 - RULES - BILL 120821, etc.
2 neighborhood and to move in and bring
3 families, and this is so valuable for
4 this community. It is the stabilization.

5 There was actually an article
6 done by Al Heavens about a week ago in
7 the Inquirer, which talks about the
8 changes, the quiet changes, in
9 Roxborough, and it really has a lot to do
10 with the work being done on Ridge Avenue.

11 So what Bernard is now doing is
12 besides doing the work up there, he is
13 actually working within the community to
14 kind of foster sort of responsible change
15 that helps continue the work of the RDC.

16 So I have testimony and I have
17 attached the article to the back, so...

18 COUNCILMAN GREENLEE: Thank
19 you.

20 Please identify yourself and
21 proceed.

22 MS. DESPER: Good morning,
23 Chairman Greenlee, members of the Rules
24 Committee. My name is JoAnn Desper. I'm
25 Vice President of the Roxborough

1 1/29/13 - RULES - BILL 120821, etc.
2 Development Corporation. I'm also a
3 Ridge Avenue business owner. I've lived
4 in the community for over 20 years now,
5 moving in in 1989. I've been active in a
6 lot of the local community civic groups,
7 including serving as the Chairperson for
8 the Northern Home Committee for the
9 Wissahickon Interested Citizens
10 Association, as well as being a founding
11 member of Neighbors Enhancing
12 Wissahickon, the new group, and the
13 Hermit Street Neighbors Group. I live on
14 Hermit Street, just a few houses down
15 from Councilman Jones' new local office,
16 and we're very happy to have him in the
17 neighborhood again.

18 Since 1992, the Roxborough
19 Development Corporation has been working
20 towards making Ridge Avenue appear as a
21 quality main street location, and they've
22 been doing a great job with that. With
23 the introduction of the BID/NID laws in
24 Pennsylvania, RDC was presented with an
25 opportunity to impact Ridge Avenue by

1 1/29/13 - RULES - BILL 120821, etc.
2 hiring full-time staff members. Since
3 that point, RDC has been leading many
4 development projects, beautification
5 programs, advocacy and branding
6 initiatives that all help make Roxborough
7 an ideal neighborhood in which to live,
8 work, play, and shop. Without the BID,
9 the RDC could no longer function and the
10 community would begin to deteriorate, as
11 Kay has mentioned.

12 There's a lot that's changed in
13 the last five years since we were here
14 before. I just want to touch on a few of
15 those things.

16 Ridge Avenue commercial
17 corridor received the Main Street
18 certification from the National Trust for
19 Historic Preservation. We were also
20 awarded the Roxborough -- the Blue Ribbon
21 Award for Community Development
22 Excellence for our block facade project.

23 This is the second year now
24 that we're publishing a Roxborough
25 resource guide. It's a booklet for

1 1/29/13 - RULES - BILL 120821, etc.
2 neighbors and visitors, and we hand that
3 out to anyone who is interested. It
4 lists all of the businesses and a lot of
5 civic associations, contacts for elected
6 officials, and our recreation facilities
7 within the neighborhood also.

8 We have built a website to show
9 Roxborough to the Internet world, and
10 it's www.roxborough.us, if you haven't
11 had a chance to take a look at that yet.

12 One of the things we're
13 particularly proud of is a partnership
14 with the Manayunk Roxborough Art Center.
15 We've now opened the Rox Art Gallery in
16 the RDC offices, and we have an
17 ever-changing display of local artists'
18 work. So it brings people into our
19 office and they find out about other
20 things that the RDC is involved in also.

21 One last thing. The
22 beautification initiatives that the RDC
23 has implemented along the Ridge have
24 really made a change in the way Ridge
25 Avenue looks to the outside world. We've

1 1/29/13 - RULES - BILL 120821, etc.
2 collected over 10,000 gallons of trash
3 just in the past year. We have an
4 ambassador, Anthony Cleveland, who is out
5 there every day walking the neighborhood
6 and collecting the trash and talking to
7 the visitors and the business people.
8 We've added landscaping, pedestrian
9 lights, cleaned up the City parking lot,
10 and we decorate the street for different
11 holidays. We've really been working on
12 branding Roxborough, and we recently held
13 a contest among the neighbors to come up
14 with a new slogan, which I'll end with:
15 Family, Community, and Nature Since 1690.

16 Thank you for this opportunity
17 to testify.

18 COUNCILMAN GREENLEE: I like
19 that. Very good. Thank you.

20 Sir, please identify yourself
21 and proceed.

22 MR. MCGOVERN: Good morning,
23 Chairman Greenlee and members of the
24 Committee. My name is Jack McGovern.
25 I'm a CPA and owner of McGovern and

1 1/29/13 - RULES - BILL 120821, etc.

2 Associates. I'm also involved in other
3 businesses; namely, All Seasons Car Wash
4 and Lube, Ridge Village, Green Ridge
5 Ventures. I'm a member of the Board of
6 Directors of East River Bank. I'm also
7 the Chairman of Intercommunity Action
8 known as Interac and was involved in a
9 project with Kay and others called World
10 on a Turtle. We helped put the big mural
11 up on Ridge Avenue.

12 I stand before you today as an
13 advocate for the revitalization of Ridge
14 Avenue, led by the business and property
15 owners of Ridge Avenue through the
16 Roxborough Development Corporation. A
17 lack of diverse retail and restaurant
18 options along Ridge Avenue is currently a
19 missed opportunity and ultimately is
20 affecting economic conditions in
21 Roxborough.

22 The development of vacant
23 properties along Ridge Avenue will play
24 an important role in shaping the future
25 character of Roxborough and Ridge Avenue

1 1/29/13 - RULES - BILL 120821, etc.
2 in particular. The development and
3 redevelopment of these sites will greatly
4 impact the employment opportunities for
5 residents.

6 In the past, RDC has created
7 and attracted Crossroads Coffee House and
8 the Foodery Restaurant to the
9 neighborhood as well as our business.
10 The RDC also serves as a visionary leader
11 for the District with the development of
12 the Ridge Avenue Master Plan, which has
13 resulted in the recent Roxborough
14 streetscape program.

15 In addition to planning for the
16 corridor, RDC has also secured funds to
17 assist business and property owners like
18 myself. Their facade program has
19 assisted me in renovating several of my
20 buildings and to make them more
21 attractive for commercial tenants. In
22 the future, RDC promises to continue to
23 increase property values in the District,
24 improve the quality of life, and attract
25 other anchor tenants and businesses.

1 1/29/13 - RULES - BILL 120821, etc.

2 Thank you for your time.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Are there any questions or
6 comments from members of the Committee?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, again, I repeat, it's clear you
10 folks are doing a really good job up
11 there. So thank you for all you do.

12 Anyone else here to testify on
13 Bill 120821?

14 Seeing none, before we go to
15 our final bill, I just want to let
16 Councilman Henon make just an adjustment
17 in his earlier statement.

18 Councilman.

19 COUNCILMAN HENON: Thank you,
20 Mr. Chairman. And I do apologize to the
21 Committee here, but I mistakenly held and
22 withdrew the two bills. So I want to
23 swap them around. I am going to withdraw
24 Bill No. 121034. I am going to withdraw
25 Bill No. 121034, and I am going to hold

1 1/29/13 - RULES - BILL 120821, etc.
2 at the call of the Chair Bill No. 121035.
3 So I had that in reverse order.

4 Thank you.

5 COUNCILMAN GREENLEE: Thank
6 you, Councilman. And the record will
7 reflect that will be repeated at the
8 public meeting so everything is clear.

9 I understand -- did somebody
10 else want to testify? I'm sorry. Were
11 you here? I didn't see you. All right.
12 Please.

13 (Witness approached witness
14 table.)

15 COUNCILMAN GREENLEE: Please
16 just identify -- this was on 121028.
17 Please identify yourself for the record
18 and proceed.

19 MR. TORRES: My name is Bob
20 Torres, an architect. My business is on
21 5150 Ridge Avenue in Philadelphia.

22 Good morning, Chairman Greenlee
23 and members of the Rules Committee. I'm
24 past President of the Roxborough
25 Development Corporation, a current Board

1 1/29/13 - RULES - BILL 120821, etc.
2 member. I've lived in Roxborough for
3 many years, and I work in Roxborough, as
4 I mentioned. My architectural firm is
5 Studio Torres. I'm located within the
6 Roxborough Improvement District, and I'm
7 in full support of the Roxborough renewal
8 district.

9 I support the continuation of
10 the BID not only for what it has
11 accomplished thus far, but for the impact
12 it will have on the District in the
13 future. Since the last BID renewal in
14 2008, the Roxborough Development
15 Corporation has met many challenges and
16 accomplished great feats. I will speak
17 to you today regarding three major
18 initiatives, including advocacy and
19 planning, business enhancement, and
20 economic development.

21 Ridge Avenue Master Plan: A
22 master plan of Ridge Avenue is created to
23 describe development activities for the
24 commercial corridor and covers many
25 design topics, including signage,

1 1/29/13 - RULES - BILL 120821, etc.
2 building setbacks, fencing, and
3 landscaping. Adhering to the master plan
4 guidelines was created for the following
5 developments: Roxborough Commons located
6 at Ridge and Lyceum, Wachovia at Ridge
7 and Paoli, Wawa and CVS Pharmacy at Ridge
8 and Cinnaminson, and the TD Bank at Ridge
9 and Hermit.

10 The business enhancement
11 initiative facade improvement program:
12 In the past seven years, more than 70
13 properties have improved their facades.
14 There has been a result of over \$750,000
15 in investment along Ridge Avenue.

16 The storefront improvement
17 program in 2011 and '12: There were 12
18 storefronts on Ridge Avenue from Main
19 Street to Domino Lane renovated with new
20 signs, awnings, paint, and lighting.
21 Over \$240,000 was invested in the facades
22 for local business.

23 The block facade project in
24 2009 and '10: There were 37 storefronts
25 on Ridge Avenue from Leverington to

1 1/29/13 - RULES - BILL 120821, etc.

2 Lyceum was renovated with new signs,
3 awnings, painting, and lighting. And the
4 City of Philadelphia granted \$200,000 for
5 the targeted block facade grant. The
6 entire project yielded \$317,000 on
7 improvements to Ridge Avenue business
8 facades.

9 The economic development
10 initiatives: The Crossroads Coffee
11 House, the Roxborough Development
12 Corporation purchased at 6156 Ridge
13 Avenue formerly the Foster Shoe Store to
14 create the Crossroads Coffee House. It's
15 the first coffee shop in the
16 neighborhood, and they also have live
17 music events on certain evenings.

18 Lofts on the Ridge: Roxborough
19 Development Corporation installed two
20 loft condominiums along Ridge Avenue to
21 encourage residential development and to
22 entice more people to live in the
23 community corridor -- in the commercial
24 corridor. Excuse me.

25 The Foodery: Roxborough

1 1/29/13 - RULES - BILL 120821, etc.
2 Development Corporation rehabilitated and
3 sold 6148 Ridge Avenue, formerly the
4 farmers' market, to the Foodery, a
5 well-known Center City restaurant
6 offering deli sandwiches and the like.

7 Historic preservation:
8 Roxborough Development Corporation
9 secured funding through the Historic
10 Preservation Alliance vital neighborhood
11 initiative. The Historic Preservation
12 grant project will invest funds into
13 historic homes in the Roxborough
14 neighborhood.

15 The renewal of the Roxborough
16 District will ensure that many
17 properties, and my property included,
18 continue to increase in value in the
19 future along Ridge Avenue and will
20 continue to be a positive shape by the
21 RDC.

22 And I thank you for your time.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 Any questions or comments?

1 1/29/13 - RULES - BILL 120821, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, thank you very much.

5 One more time, is there anyone
6 else here to testify on Bill 120821?

7 (No response.)

8 COUNCILMAN GREENLEE: Going
9 once, twice. Okay. Ms. Marconi, will
10 you please read the title of our last
11 bill before us today.

12 THE CLERK: Bill No. 120958, an
13 ordinance to amend the Philadelphia
14 Zoning Maps by changing the zoning
15 designations of certain areas of land
16 located within an area bounded by
17 Allegheny Avenue, American Street,
18 Lippincott Street, 2nd Street, a railroad
19 right-of-way and 5th Street.

20 COUNCILMAN GREENLEE: Thank
21 you.

22 Mr. Kramer.

23 MR. KRAMER: Good morning,
24 Chairman Greenlee and members of the
25 Rules Committee. I'm William Kramer,

1 1/29/13 - RULES - BILL 120821, etc.
2 Division Director of the Development
3 Planning Division of the Philadelphia
4 City Planning Commission. I'm here to
5 testify on Bill No. 120958, which was
6 introduced into City Council November
7 29th, 2012.

8 Bill No. 120958 amends the
9 Philadelphia Zoning Maps by rezoning an
10 area of land within the block bounded by
11 Allegheny Avenue, American Street,
12 Lippincott Street, 2nd Street, a railroad
13 right-of-way and 5th Street from a
14 current zoning designation of "I-2"
15 Medium Industrial to "CA-2" Auto Oriented
16 Commercial. The site currently houses a
17 variety of scrap yards and junkyards as
18 well as vacant land. The developer plans
19 to transform the eight and a half acre
20 site into a commercial center with
21 approximately 71,000 square feet of
22 commercial space and approximately 290
23 parking spaces. This development is in
24 context with the surrounding community
25 and will provide much-needed commercial

1 1/29/13 - RULES - BILL 120821, etc.
2 opportunities for the area residents.

3 The Philadelphia City Planning
4 Commission at its meeting of December
5 11th, 2012 recommended that Bill No.
6 120958 be approved.

7 If you have any questions, I'd
8 be happy to answer them for you.

9 COUNCILMAN GREENLEE: Thank
10 you, Mr. Kramer.

11 Any questions?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, thank you.

15 Is there anyone else here to
16 testify on Bill No. 120958?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, that will conclude the hearing of
20 the Committee on Rules. We will now go
21 into the public meeting in 30 seconds.

22 Now we're going to go into our
23 public meeting of the Rules Committee.
24 For the record, Bill No. 121034 is being
25 withdrawn at the request of the sponsor.

1 1/29/13 - RULES - BILL 120821, etc.
2 Bill No. 121035 is being held to the call
3 of the Chair, again, at the request of
4 the sponsor. Bill No. 120821 is also to
5 be held to the call of the Chair per the
6 rules. And now the Chair recognizes
7 Councilman Henon.

8 COUNCILMAN HENON: Thank you,
9 Mr. Chairman. I move that Bill No.
10 121033 be voted out with a favorable
11 recommendation with the suspension of the
12 rules at the next Stated Council meeting.

13 (Duly seconded.)

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

16 All in favor?

17 (Aye.)

18 COUNCILMAN GREENLEE: Opposed?

19 (No response.)

20 COUNCILMAN GREENLEE: Hearing
21 none, Bill No. 121033 is reported out of
22 this Committee favorably with a rules
23 suspension for first reading at our next
24 session of Council.

25 Councilman Kenney.

1 1/29/13 - RULES - BILL 120821, etc.

2 COUNCILMAN KENNEY: Thank you,
3 Mr. Chairman. I move that Bill No.
4 120958 be reported out of this Committee
5 with a favorable recommendation and a
6 request made for rules suspension to
7 allow first reading at our next Council
8 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, Bill No. 120958 reported out of
18 this Committee with a favorable
19 recommendation with a rules suspension to
20 allow for first reading at our next
21 session of Council.

22 Having no further business
23 before this Committee today, that
24 concludes our meeting.

25 Thank you very much for your

1 1/29/13 - RULES - BILL 120821, etc.

2 participation.

3 (Committee on Rules concluded

4 at 10:45 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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direct control and/or supervision of the
certifying reporter.)

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