

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, March 29, 2012
2:15 p.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BILL GREEN
COUNCILMAN BOBBY HENON
COUNCILMAN JAMES KENNEY
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN

BILL 120015 - An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street...

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COUNCILMAN GREENLEE: Good
afternoon, everyone. Sorry for the
delay. This is the Committee on Rules.

For the record, we have a
quorum with Councilman Kenney, the Vice
Chair, Councilman Henon, Councilman Goode
and Councilman Green and myself, Bill
Greenlee as the Chair.

Ms. Marconi, will you please
read the title of the bill before us
today, please.

THE CLERK: Bill No. 120015, an
ordinance to amend the Philadelphia
Zoning Maps by changing the zoning
designations of certain areas of land
located within an area bounded by Broad
Street, Master Street, Carlisle Street,
and Thompson Street; and amending Section
14-305 of The Philadelphia Code, entitled
"C-4" Commercial and "C-5" Commercial
District; all under certain terms and
conditions.

COUNCILMAN GREENLEE: Thank
you.

1 3/29/12 - RULES - BILL 120015

2 And let the record reflect that
3 Councilwoman Reynolds Brown is also
4 present.

5 Mr. Gregorski, please.
6 Identify yourself for the record and
7 proceed.

8 MR. GREGORSKI: Good afternoon,
9 Councilman Greenlee and members of the
10 Rules Committee. I'm Marty Gregorski, a
11 Zoning Planner in the Development
12 Division of the Philadelphia City
13 Planning Commission. I am here to
14 testify on Bill No. 120015, which was
15 introduced into City Council on January
16 26th of this year.

17 Bill No. 120015 amends the
18 Philadelphia Zoning Maps in the area
19 generally bounded by Broad Street, Master
20 Street, Carlisle Street, and Thompson
21 Street. Specifically, the bill will
22 rezone the Blue Horizon site at 1314 to
23 16 North Broad Street from its current
24 designation of "C-2" Commercial to a new
25 zoning designation of "C-4" Commercial.

1 3/29/12 - RULES - BILL 120015

2 Bill No. 120015, in addition to
3 rezoning the property, will make text
4 amendments to allow certain uses such as
5 a restaurant with a beer distillery, sale
6 of take-out food and beverages, a day spa
7 and an entertainment venue, which will be
8 accessory to the hotel. Also, Bill No.
9 120015 will authorize off-site parking
10 for the hotel development and permit
11 certain technical exemptions from the
12 Zoning Code regarding setbacks above
13 grade and legally required windows.

14 All of these changes would
15 enable the adaptive reuse and
16 preservation of the legendary Blue
17 Horizon boxing venue. The proposal is
18 for an eight-story hotel with 87 rooms, a
19 restaurant/nightclub, an entertainment
20 venue for events, an accessory day spa
21 and off-site parking.

22 The City Planning Commission
23 supports the proposed uses, the change of
24 zoning classification and the expected
25 activity generated by this proposal. Our

1 3/29/12 - RULES - BILL 120015

2 staff has worked with the representatives
3 of the developers to craft some
4 amendments to Bill 120015 which meet the
5 needs of both the developer and the City
6 Planning Commission. However, the
7 Commission recommends amending Bill
8 120015 to extend the proposed zoning to
9 the entire block bounded by Broad,
10 Master, Carlisle and Thompson Streets. A
11 comprehensive review of zoning along this
12 portion of North Broad Street corridor
13 will also be undertaken as part of the
14 Philadelphia 2035 Lower North District
15 Plan in 2013.

16 The City Planning Commission at
17 its meeting of March 20th, 2012
18 recommends that Bill No. 120015 be
19 approved as amended.

20 Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 And please let the record
24 reflect that Councilman O'Brien is also
25 present.

1 3/29/12 - RULES - BILL 120015

2 And I assume this amendment
3 that we've already been given is the
4 amendment you're referring to, correct?

5 MR. GREGORSKI: I believe so.

6 COUNCILMAN GREENLEE: So we all
7 have that in our packet.

8 Any questions for
9 Mr. Gregorski?

10 Councilman Green.

11 COUNCILMAN GREEN: Does the
12 bill sponsor support the change of zoning
13 for the entire block?

14 MR. GREGORSKI: No.

15 COUNCILMAN GREEN: Thank you.

16 COUNCILMAN GREENLEE: That's a
17 good question. I did not know that. All
18 right. I'll let him speak. He should be
19 coming here soon.

20 What is the -- maybe explain
21 why you feel that that's necessary.

22 MR. GREGORSKI: The maps as
23 proposed is a mid-block rezoning, so just
24 the site that's mid block is going to be
25 rezoned from "C-2" to "C-4." What we're

1 3/29/12 - RULES - BILL 120015

2 asking for is that the entire block be
3 rezoned "C-4." It's a more comprehensive
4 approach. It would be basically a boon
5 to anyone who is on the block. There are
6 five property owners in all on the block,
7 and it would stop any possible spot
8 zoning allegations before they start.

9 COUNCILMAN GREENLEE: And the
10 folks that are there, of the properties
11 that are there, do you know, are they
12 supportive of this change?

13 MR. GREGORSKI: We have not
14 contacted them yet because we wanted to
15 come here and see if it was something
16 that would be received by Council.

17 COUNCILMAN GREENLEE:
18 Councilman Kenney.

19 COUNCILMAN KENNEY: Thank you.

20 Just from a term of art, aren't
21 what we're -- I support this proposal.
22 Isn't that spot zoning? I mean, spot
23 zoning is used when you want to put a
24 negative spin on it, but what we're being
25 asked to do now is, we're taking a spot

1 3/29/12 - RULES - BILL 120015

2 and we're rezoning it.

3 MR. GREGORSKI: Generally
4 speaking -- I'm not a lawyer, first of
5 all. For planning in terms of --

6 COUNCILMAN KENNEY: Neither am
7 I.

8 MR. GREGORSKI: Spot zoning,
9 what we consider is where you have a
10 property bounded with some natural
11 boundaries, being streets. You could
12 take a whole block. It's not generally
13 considered spot zoning because the
14 natural boundaries of the streets stop
15 that case from being made.

16 COUNCILMAN KENNEY: But even
17 with the entire block being, at your
18 suggestion, being rezoned, I can still
19 make an argument it's spot zoning, but
20 why would you rezone something without a
21 proposal? If you don't have a proposal,
22 why would you need it rezoned? The
23 reason we're changing it from "C-2" to
24 "C-4" here is because this renovation
25 hotel proposal needs the "C-4." Why

1 3/29/12 - RULES - BILL 120015

2 would you make it "C-4" if you don't need
3 it "C-4"?

4 MR. GREGORSKI: You're correct.
5 Generally we are rezoning properties in
6 response to a development proposal.
7 However, in this block, it could enable
8 other developments to spring up. They're
9 at "C-2" now, which is basically a strip
10 commercial kind of zoning classification.
11 The addition of this eight-story hotel
12 may provide an opportunity for others on
13 the block to --

14 COUNCILMAN KENNEY: But then
15 theoretically why stop there? Why not
16 just do "C-4" the whole Broad Street?

17 MR. GREGORSKI: That may be
18 considered as part of the district plans.
19 We're in the process of doing the
20 district planning process for the City
21 right now. We've had a couple -- just
22 completed, and we are going to be going
23 back and looking at the zoning for the
24 entire city.

25 COUNCILMAN KENNEY: But doesn't

1 3/29/12 - RULES - BILL 120015

2 what you're suggesting take community
3 input out of it? Because right now, I'm
4 sure before Council President Clarke got
5 to this position on the Blue, that there
6 had to be some discussions with the
7 community. So they say, We think it's a
8 good idea, go ahead, we have our blessing
9 to go from "C-2" to "C-4." If we do the
10 rest of the street "C-4," there's no more
11 input.

12 MR. GREGORSKI: To accommodate
13 the community, I would go out and have a
14 meeting with them and notify the property
15 owners. As there's only five, it's easy
16 for us to notify them.

17 COUNCILMAN KENNEY: That's not
18 my point. My point is, if it's "C-4,"
19 there are certain activities by-right
20 that the community will have nothing to
21 say about. I mean, to me -- so, look, as
22 Frank DiCicco taught me, there's always a
23 balance between development and community
24 input. You got to find that balance.
25 But if you're going to create a wider

1 3/29/12 - RULES - BILL 120015

2 opening for a developer to do something
3 without community input, that to me is
4 not the best policy.

5 All right.

6 COUNCILMAN GREENLEE: And did
7 the Planning Commission say if these
8 amendments were not adopted what their
9 position would be?

10 MR. GREGORSKI: They did not.
11 They did not say it must be zoned -- the
12 entire block zoned "C-4" or no. They
13 basically support the development and we
14 would prefer to see the entire block
15 rezoned.

16 COUNCILMAN GREENLEE:
17 Councilman Green.

18 COUNCILMAN GREEN: Thank you.

19 When is the North Broad
20 corridor up for the ZCC -- the zoning
21 change process that will have the whole
22 neighborhood go through the process that
23 will change the zoning everywhere?

24 MR. GREGORSKI: It's slated for
25 2013. I'm not sure if it's the beginning

1 3/29/12 - RULES - BILL 120015

2 of the year or the end.

3 COUNCILMAN GREEN: Isn't that
4 really the best time to zone things that
5 aren't up for development, and in 2013,
6 you can have the discussion with the
7 neighbors in the context of all of North
8 Broad and then make decisions then?

9 MR. GREGORSKI: It would
10 certainly be a better time. We'd have a
11 chance to look at it comprehensively.

12 COUNCILMAN GREEN: Thank you.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 The record will reflect that
16 Councilwoman Bass is also present.

17 Any other questions or
18 comments?

19 (No response.)

20 COUNCILMAN GREENLEE: I have to
21 say, Mr. Gregorski, I kind of agree.
22 It's like you -- I'm not saying you, but
23 the Planning Commission is requesting to
24 fix something that doesn't appear to be a
25 problem right now. So I guess what are

1 3/29/12 - RULES - BILL 120015

2 we fixing --

3 MR. GREGORSKI: I understand.

4 COUNCILMAN GREENLEE: -- would
5 be my off-the-cuff thought. But thank
6 you.

7 Council President, would you
8 like to say something first? We just had
9 a discussion on the position on the
10 amendment that the Planning Commission is
11 putting forth. Are you aware of that
12 amendment?

13 COUNCIL PRESIDENT CLARKE:
14 Well, we were working on a number of
15 them.

16 COUNCILMAN GREENLEE: This
17 would be making the whole block "C-4" or
18 the whole section of that --

19 COUNCIL PRESIDENT CLARKE:
20 Sorry, Mr. Chair. I was actually getting
21 ready to go over to my old seat.

22 COUNCILMAN GREENLEE: Habits
23 die hard.

24 COUNCIL PRESIDENT CLARKE:
25 Yeah.

1 3/29/12 - RULES - BILL 120015

2 Mr. Chair, we were having a
3 conversation in the office and I'm not
4 sure what the conclusion was. There was
5 one amendment dealing with some of the
6 language on take-out provisions where
7 we're going to delete the pre-packaged
8 alcoholic beverages. That comes out.
9 Then there's an issue with respect to the
10 parking that I know that the Law
11 Department has some concerns about, and
12 we didn't really come to a conclusion on
13 that. I think the question was License
14 and Inspection apparently has some
15 policy-related issues that could
16 conceivably reference double counting
17 parking, because the concern is that if
18 another facility, say, for instance,
19 Freedom Theatre, which is adjacent,
20 decided to have a hotel or some other
21 development that required significant
22 parking in the neighborhood, they would
23 say that they have parking available and
24 essentially double counting that parking.

25 I think what we agreed to do is

1 3/29/12 - RULES - BILL 120015

2 just proceed for now until -- and confirm
3 that L&I would not -- well, would require
4 that any additional development would
5 require additional parking, so there
6 would not be a double count of the space
7 created by Blue Horizon.

8 COUNCILMAN GREENLEE: Let me
9 ask a basic question. Are you in support
10 of the amendment that the Planning
11 Commission put forth? The Planning
12 Commission, as I said, is talking
13 about -- Mr. Gregorski, if I'm saying
14 this wrong -- making from Thompson to
15 Master all "C-4."

16 COUNCIL PRESIDENT CLARKE:
17 Yeah. There is some concern about spot
18 zoning, not necessarily by me but by the
19 Planning Commission. The block is
20 currently a commercial block. I
21 understand that the one concern we had
22 was Freedom Theatre. I understand that
23 Freedom Theatre is currently "C-2." This
24 particular designation would actually not
25 hurt their current operation, so we're

1 3/29/12 - RULES - BILL 120015

2 comfortable with designating the entire
3 block from Carlisle to Broad for "C-2."

4 COUNCILMAN GREENLEE: So
5 you're --

6 COUNCIL PRESIDENT CLARKE: I'm
7 okay with it.

8 COUNCILMAN GREENLEE: You're
9 okay with the amendment that the Planning
10 Commission is proposing?

11 COUNCIL PRESIDENT CLARKE: For
12 that provision, correct.

13 COUNCILMAN GREENLEE: Okay.
14 Any other? Councilman Henon.

15 COUNCILMAN HENON: I just had a
16 question.

17 In the amendment, it goes from
18 "C-2" to "C-4" and "C-5." Is that a
19 standard or is it just going to --

20 COUNCILMAN GREENLEE:
21 Mr. Gregorski, maybe you can come back
22 up. I'm sorry.

23 (Witness approached witness
24 table.)

25 MR. GREGORSKI: We would be

1 3/29/12 - RULES - BILL 120015

2 suggesting only "C-4."

3 COUNCILMAN HENON: Only "C-4"?

4 MR. GREGORSKI: It's included
5 in the Zoning Code in the same district,
6 but it's separate. It's called "C-4" and
7 "C-5" districts in the Zoning Code, but
8 we're only suggesting "C-4." I have some
9 maps here, if you'd like me to submit
10 them.

11 COUNCILMAN GREENLEE: You have
12 what? I'm sorry.

13 MR. GREGORSKI: I have some
14 maps showing what the new designation
15 would look like.

16 COUNCILMAN GREENLEE: Yeah,
17 maybe just so everybody understands. If
18 you could give those out, I'd appreciate
19 it.

20 It looks pretty
21 straightforward. Just becoming "C-4,"
22 the whole thing would become "C-4."

23 All right.

24 Councilman, are you all right?

25 COUNCILMAN HENON: I have no

1 3/29/12 - RULES - BILL 120015

2 further -- I just needed a clarity on the
3 "C-4" and "C-5."

4 COUNCILMAN GREENLEE: Thank
5 you.

6 Any other questions or
7 comments?

8 (No response.)

9 COUNCILMAN GREENLEE: Thanks,
10 Mr. Gregorski, once again.

11 Mr. Beauvais and Ms.
12 Smallwood-Lewis and Mr. Reaves, please.

13 (Witnesses approached witness
14 table.)

15 MR. BEAUVAIS: Good afternoon,
16 Mr. Chairman, members of the Committee.
17 My name is Darwin Beauvais. I represent
18 Mosaic Development Partners, who is here
19 with you today. I have Mr. Greg Reaves
20 and Ms. Leslie Smallwood.

21 COUNCILMAN GREENLEE: Good to
22 see you again. Hello.

23 MR. BEAUVAIS: As you can tell,
24 we're here before you for the
25 redevelopment of the Blue Horizon Hotel,

1 3/29/12 - RULES - BILL 120015

2 and part of it -- and you'll see in a
3 presentation -- is that we're looking to
4 actually put a hotel component and
5 revitalize the use. We think that the
6 Blue Horizon has a great history and we
7 want to try to preserve that history, but
8 we also want to add other things as well,
9 hence the reason for the ordinance.

10 I am in the process of having
11 my staff deliver you packages. In that
12 package you'll have an overview of the
13 project.

14 COUNCILMAN GREENLEE: This?

15 MR. BEAUVAIS: Yes, but also
16 you will get a copy of our executed EOP.

17 COUNCILMAN GREENLEE: I was
18 going to ask that.

19 MR. BEAUVAIS: Also will have a
20 copy of letters of support that we have.
21 And I believe in the slides that you have
22 in your package right now, you will see
23 that we have a letter from the
24 Pennsylvania Bureau of Historic
25 Preservation illustrating their support

1 3/29/12 - RULES - BILL 120015

2 on their efforts in making the Blue
3 Horizon a designated property on the
4 National Registry.

5 You will also see a letter from
6 the Temple School of Hospitality where
7 they are eager to partner with Mosaic
8 Development in order to put together what
9 I believe the program is called "Diamond
10 Dollars," as well as have their students
11 come and be partners with the hotel
12 operations there.

13 And I also believe the most
14 important part of the letters of support
15 is also in the package you'll see a
16 letter from Governor Corbett
17 acknowledging a \$6 million RACP grant
18 dedicated for this project.

19 Just getting back to the
20 economic opportunity plan for a moment, I
21 have to celebrate, because I believe this
22 might be the first project coming before
23 the Rules Committee whereas you actually
24 have a development, owner, that's
25 actually a certified MBE. So with that,

1 3/29/12 - RULES - BILL 120015

2 there is actual equity that's going to a
3 certified company. They were eager to
4 execute an EOP in order to focus on
5 subcontractors. With that, they have
6 followed the spirit that this Council has
7 put together in developing the entire EOP
8 process, because even though that someone
9 like myself is not a certified minority
10 enterprise, I am a minority at a law
11 firm, but yet they decided to seek me out
12 as well as other partners and
13 stakeholders in other types of firms. I
14 believe they actually reached out to have
15 a woman, who is the preservationist, who
16 is their historic consultant. She's a
17 partner at her firm, and I believe even
18 the architect there is minority, who is a
19 partner at their firm.

20 So with that, we actually -- in
21 my practice, I think our EOP wasn't
22 timely executed because we wanted to
23 discuss those issues with the Office of
24 Economic Opportunity, and just yesterday
25 they actually got it, they understood it,

1 3/29/12 - RULES - BILL 120015

2 that this is something to be celebrated.

3 So with that said, I want to
4 turn it over so they can introduce
5 themselves. They have a great story to
6 tell, will go over the project, and we
7 can open ourselves up for any questions.

8 COUNCILMAN GREENLEE: Okay. If
9 I could just ask, you said about
10 distributing a package. I'm not clear.
11 Are we talking about this or is there
12 something else coming?

13 MR. BEAUVAIS: There's
14 something else coming.

15 COUNCILMAN GREENLEE: Oh, okay.
16 Which has the executed EOP?

17 MR. BEAUVAIS: Yes.

18 COUNCILMAN GREENLEE: Okay.
19 Please identify yourself for
20 the record and proceed, please.

21 MS. SMALLWOOD-LEWIS: Good
22 afternoon. Leslie Smallwood-Lewis, one
23 of the principals of Mosaic Development
24 Partners.

25 MR. REAVES: Gregory Reaves,

1 3/29/12 - RULES - BILL 120015

2 principal for Mosaic Development
3 Partners.

4 COUNCILMAN GREENLEE: Good
5 afternoon.

6 MS. SMALLWOOD-LEWIS: Good
7 afternoon. We'd also like to acknowledge
8 our team members that are here as well.
9 We have a representative from Orange
10 Brothers, who is our partner in this
11 project, and we have David Schmauk from
12 Wulff Architects, Derrick Kennedy from
13 Orth Rodgers. Thank you again for giving
14 us this opportunity to talk to you about
15 what we think is a very exciting project
16 on North Broad.

17 We have been very interested in
18 this building now for a little bit over
19 three years, and we think we have reached
20 a point that we have a viable project in
21 a very, as we all know, challenging
22 economic time. It's an iconic building
23 on North Broad, which we all believe
24 needs to be saved and revitalized, and we
25 think that the historic component of this

1 3/29/12 - RULES - BILL 120015

2 building is a very important component
3 that needs to be celebrated. So we do
4 have the intentions of maintaining the
5 building, rehabbing it and bringing it
6 back to its, I guess we should say, its
7 contemporary glory. We will be honoring
8 its history in the process.

9 We are working with a historic
10 consultant, who has confirmed its
11 eligibility for the Federal Register, and
12 we are now working on the Part 2
13 submission to get clearance to proceed
14 with the project.

15 We are requesting "C-2" to
16 "C-4" because we do need the additional
17 density to be able to create the mass
18 that we need to make sure that this
19 project is sustainable going forward. It
20 is going to be an 85- to 87-room boutique
21 hotel. It will be -- we're joining the
22 Choice Hotel international brand. We
23 will be the first Ascend Collection in
24 their portfolio here in Philadelphia. We
25 actually just met the President of the

1 3/29/12 - RULES - BILL 120015

2 company at Temple University today, and
3 the entire organization is just thrilled
4 to be able to have another one of their
5 hotels opening in the City of
6 Philadelphia.

7 In addition to a hotel, we are
8 acquiring the building right to the south
9 of the Blue Horizon, 1310-1312, to be
10 able to incorporate habitable windows in
11 this project and also to be able to
12 provide ADA compliance for the project.

13 The owner of that building will
14 be a part of the future project. He will
15 be operating his jazz club/banquet
16 facility in the lower level of the new
17 development. And I might add, I think
18 he's very excited about the prospect for
19 his business and being able to service
20 the patrons that are visiting the hotels,
21 that there will be a real synergy between
22 the growth of his business and it
23 supporting the hotel for us. So we think
24 it's a win-win all the way around.

25 We're also excited that this is

1 3/29/12 - RULES - BILL 120015

2 supporting a young African American
3 entrepreneur on North Broad who has been
4 very successful thus far, but can be even
5 more successful in the future.

6 It will also consist of -- the
7 auditorium space for the boxing has been
8 held historically, will continue to be a
9 multi-use event center. We are working
10 tirelessly to find out what is the best
11 fit, but we think that we need to remain
12 fluid, that it could continue to have
13 some boxing. We've been approached by
14 many promoters saying that there is not
15 available space for exhibitions and
16 amateur fights here in the City. The one
17 in South Philly is just closing, so
18 they're hoping that there will be some
19 possibility of fights, theatre, live
20 entertainment, independent film. It will
21 be a mixture of uses.

22 We are partnering with Temple
23 University. We will be utilizing their
24 students as interns so that they will
25 have a practical lab or a learning lab to

1 3/29/12 - RULES - BILL 120015

2 be able to hone their skills from the
3 School of Hospitality and Tourism. We
4 are also going to be partnering with OIC,
5 who has a program where they train local
6 residents and actually residents, I
7 guess, citywide in hotel management,
8 hotel operations. So we have met with
9 them, and they are going to be taking
10 advantage of the proximity and the fact
11 that there now will be a hotel right in
12 their backyard in North Philadelphia.

13 So we feel as if we have kind
14 of put several components together that
15 makes this a very strong project. We are
16 committed to hiring local residents.
17 We've done it on our other projects. We
18 are committed to doing it on this
19 project. We just feel as if we want to
20 be a good neighbor. We want everyone to
21 benefit in this project and the value
22 that we think that it will bring to North
23 Broad.

24 Greg, if you...

25 MR. REAVES: Yes. Again, I'm

1 3/29/12 - RULES - BILL 120015

2 Greg Reaves.

3 Just to add, I don't know if
4 you mentioned the restaurant component.
5 We're also working on bringing forth a
6 destination restaurant that can serve the
7 broad community, including the Temple
8 community. Part of that, we expect it
9 will be kind of American bistro, but it
10 needs to be something that can bring
11 people up to North Broad Street and not
12 just a regular mom-and-pop type of place.
13 We don't think that that will work for
14 this development. We have an LOI out
15 from an operation outside of Chicago that
16 we're very excited about. We're working
17 in terms of our conversation with respect
18 to them, and hopefully we'll be able at
19 the next time to be able to talk to you
20 about it in greater detail, but we've
21 been working really actively.

22 This program is also very much
23 in keeping with the whole Avenue of the
24 Arts North activity in terms of what's
25 happening with Temple moving south,

1 3/29/12 - RULES - BILL 120015

2 what's happening with the Convention
3 Center moving north, and this is really
4 what we consider to be one of the key
5 anchor buildings. There's a lot of talk
6 about the Divine Lorraine, and we would
7 agree that that's a very important
8 building on North Broad Street, but we
9 also believe that the Blue Horizon, given
10 its history and the feelings that you've
11 had -- I've seen many fights there and I
12 fell in love with the building. What we
13 can do will be every bit as magical if
14 done well.

15 And so we're very excited about
16 the prospect of working with that, with
17 working with the Promenade of Lights,
18 which is also coming, as far as we know,
19 very soon. And we will be really in
20 keeping with all of the activity that's
21 going and really helping with the vision
22 that's been borne by the City as well as
23 the Commonwealth.

24 COUNCILMAN GREENLEE: Thank
25 you. Councilman Kenney had a question.

1 3/29/12 - RULES - BILL 120015

2 COUNCILMAN KENNEY: Thank you.

3 Could you tell me what impact
4 during the due diligence to determine
5 that this hotel would work did the new
6 Convention Center, its completion and
7 opening play? I know the answer to the
8 question, but I'd like it on the record,
9 because I think it's important that when
10 people complain about large public
11 investments like the new expansion, that
12 it does actually affect people and the
13 creation of businesses and the like and,
14 again, full diversity and participation.
15 It's not just that big white elephant out
16 there that the people complained about
17 spending too much money on, but it does
18 trickle down to real people who can start
19 businesses and expand their own.

20 MR. REAVES: It certainly
21 played an important role in our thinking
22 about what was the right use on North
23 Broad and really the lack of appropriate
24 hotel activity with Temple. So we
25 thought that part of it was Temple, but a

1 3/29/12 - RULES - BILL 120015

2 lot of it was really the Convention
3 Center. And we do have a hotel operator
4 who is working with us, and he believes
5 actually most of it is from the pent-up
6 demand that's coming from the Convention
7 Center and the activities there.

8 COUNCILMAN KENNEY: And the
9 fact that the Convention Center expanded
10 to the face of Broad Street North as
11 opposed to anywhere else has created this
12 synergy going north.

13 MR. REAVES: There's no
14 question about it. We actually conducted
15 a market study when we had to obviously
16 with respect to what's going on in the
17 hotel market, and there's significant
18 demand that's available there. One of
19 the problems, as you're probably all
20 aware, is financing a hotel in this
21 environment is almost impossible. So you
22 have to really think about how do you put
23 together the capital stack, and we've
24 been very aggressive with our partners,
25 Orange Brothers, talking every day about

1 3/29/12 - RULES - BILL 120015

2 how do we make this happen.

3 The RACP dollars were
4 significant, and that being a key for us
5 to be able to move this project forward
6 as well as historic dollars and the
7 others. But if there was adequate
8 financing for hotels today, you'd see
9 more hotels being built in this economy
10 given what's happening with the
11 Convention Center.

12 COUNCILMAN KENNEY: Thank you.

13 COUNCILMAN GREENLEE: Could you
14 address the parking situation, what your
15 plans are with that?

16 MS. SMALLWOOD-LEWIS: I believe
17 you do have in your packets --

18 COUNCILMAN GREENLEE: Is that
19 the first packet or the second packet?

20 MS. SMALLWOOD-LEWIS: Sorry.
21 Second packet. There is a slide in the
22 packet that indicates that we are very
23 focused on acquiring lots on Carlisle
24 Street, which is directly to the rear of
25 the building. We now have a few of the

1 3/29/12 - RULES - BILL 120015

2 lots under control, under agreement of
3 sale. We are in discussions now with one
4 of the owners of the larger lot in the
5 back for leasing spaces from him. And
6 we've talked to Progress Plaza to be able
7 to utilize their parking deck above Fresh
8 Grocers, which is, they've admitted,
9 underutilized. Most shoppers don't want
10 to go up to the parking deck to have to
11 come down. And that would be an ideal
12 situation for them to generate some
13 additional dollars for that partnership
14 at that location. And then for major
15 events, Temple would be supportive of
16 providing parking at their Liacouras
17 Garage, and we would shuttle people back
18 and forth to that garage for major events
19 of eight, nine hundred patrons coming to
20 the site.

21 COUNCILMAN GREENLEE: And just
22 maybe most people know, but the Fresh
23 Grocer is, what, about a block on the
24 other side of the street north?

25 MS. SMALLWOOD-LEWIS: Yes.

1 3/29/12 - RULES - BILL 120015

2 That's correct. And all of our parking
3 will be valet. We know -- we understand
4 that that's because there is not enough
5 parking in North Philadelphia. There's
6 no structured parking garages. It's very
7 difficult to accommodate it in any other
8 way but valet, but we've designed the
9 building to accommodate for that.

10 There is a curb cut being
11 provided on Broad Street and an entrance
12 into a covered area, lay-down lanes, to
13 be able to drop off your cars, your
14 luggage and the valet would take your car
15 and then take it to the rear to park it
16 on Carlisle.

17 MR. REAVES: Underground.

18 MS. SMALLWOOD-LEWIS: Yes.
19 It's all under cover.

20 COUNCILMAN GREENLEE: And you
21 talk about lots on Carlisle. How many
22 are there; do you know?

23 MS. SMALLWOOD-LEWIS: There is
24 now -- I think we have under control six
25 lots, but we do intend on, as I said,

1 3/29/12 - RULES - BILL 120015

2 valeting, so you can double park your
3 parking with valet to be able to maximize
4 your space. And then the lot that we are
5 going to be leasing spaces has about 50
6 spaces. So total we should be able to
7 accommodate about 100 spaces in the rear.

8 COUNCILMAN GREENLEE: So when
9 you're saying "control," you mean you own
10 them or you're renting?

11 MS. SMALLWOOD-LEWIS: Under
12 agreement of sale.

13 COUNCILMAN GREENLEE: Okay.
14 Great. Thank you.

15 Any other questions or
16 comments?

17 (No response.)

18 COUNCILMAN GREENLEE: Is there
19 anything else? Mr. Beauvais, do you have
20 anything else?

21 MR. BEAUVAIS: I would like to
22 wrap up.

23 COUNCILMAN GREENLEE: Okay.
24 Fine.

25 MR. BEAUVAIS: I do know that

1 3/29/12 - RULES - BILL 120015

2 City Planning Commission did mention an
3 amendment, remapping the entire block to
4 "C-4." I just want to put on the record
5 that we have no involvement with that.
6 That is up to the Committee and that's up
7 to the sponsor of the bill.

8 COUNCILMAN GREENLEE: Okay.

9 MR. BEAUVAIS: There is another
10 amendment and I think -- it was just
11 given to me, and if I can just take a
12 moment to look at it.

13 COUNCILMAN GREENLEE: Sure.
14 Sure.

15 COUNCILMAN GREEN: While we're
16 waiting for -- I'm sorry, Mr. Chairman.

17 COUNCILMAN GREENLEE: Sure. Go
18 ahead. Councilman Green.

19 COUNCILMAN GREEN: Thank you,
20 Mr. Chairman.

21 While we're waiting, I see you
22 have pictures of mechanical parking. So
23 when you say 100 spots, does that include
24 mechanical parking?

25 MS. SMALLWOOD-LEWIS: Yes, it

1 3/29/12 - RULES - BILL 120015

2 does.

3 COUNCILMAN GREEN: Are you
4 aware that mechanical parking is
5 prohibited under the Zoning Code in the
6 City of Philadelphia?

7 MS. SMALLWOOD-LEWIS: No.

8 MR. BEAUVAIS: We can use
9 mechanical -- I've seen mechanical
10 parking.

11 COUNCILMAN GREEN: Well,
12 wherever it is, it's illegal.

13 MR. REAVES: 640 North has it.

14 MR. BEAUVAIS: We'll try to
15 address that with the Streets Department.

16 COUNCILMAN GREEN: I'm looking
17 for my provision of the Zoning Code.

18 It's Chapter 14-800 (3),
19 mechanical access parking lots are
20 prohibited in all zoning districts.

21 MS. SMALLWOOD-LEWIS: Does that
22 mean uncovered or external like that
23 or --

24 COUNCILMAN GREEN: It's not
25 specified. So how many spots do you have

1 3/29/12 - RULES - BILL 120015

2 without -- are you required to have a
3 certain number of spots for this
4 development?

5 MR. BEAUVAIS: We're required
6 to have 44.

7 MS. SMALLWOOD-LEWIS: Which we
8 have that without the mechanical.

9 COUNCILMAN GREEN: Without
10 mechanical. Great.

11 MS. SMALLWOOD-LEWIS: We're
12 just trying to get as much density of
13 parking as possible.

14 COUNCILMAN GREEN: I'm not sure
15 what sense that restriction makes, but it
16 is the law. So thank you.

17 MR. BEAUVAIS: I believe copies
18 of the amendment are being made right
19 now.

20 COUNCILMAN GREENLEE: Okay.
21 Now, do you have concern with these
22 amendments or do you have any comments on
23 it? Do you agree with them?

24 MR. BEAUVAIS: We agree to the
25 amendments. I believe the Council

1 3/29/12 - RULES - BILL 120015

2 President made it clear that the original
3 ordinance required the sale of
4 pre-packaged alcoholic beverages. That's
5 being removed. And the issue with the
6 parking count where --

7 COUNCILMAN GREENLEE: Could you
8 speak into the microphone a little bit.

9 MR. BEAUVAIS: And the issue
10 with the parking count is going to be
11 addressed in the amendment.

12 COUNCILMAN GREENLEE: The
13 parking count, you're saying?

14 MR. BEAUVAIS: Yes.

15 COUNCILMAN GREENLEE: How many
16 spots? Okay.

17 MR. BEAUVAIS: Well, and how
18 they get counted.

19 COUNCILMAN GREENLEE: All
20 right.

21 I just got confirmation that
22 the sponsor, the Council President,
23 supports these amendments. Just give us
24 a second for us to look at it too.

25 MR. BEAUVAIS: Now, if I may --

1 3/29/12 - RULES - BILL 120015

2 COUNCILMAN GREENLEE: Go ahead.

3 MR. BEAUVAIS: -- just to go
4 over the amendments. We're asking that
5 the uses be in conjunction to a hotel.
6 We're removing the sale of pre-packaged
7 alcohol. We are requesting that -- we
8 had a technical change in the language
9 when it comes to legally required windows
10 and yards and courts. We also had an
11 additional bump, if you will, with the
12 gross floor area.

13 I believe there were comments
14 in some of the unofficial or the quiet
15 conversations that I've had that some of
16 these uses should be considered a main
17 and principal use. However, because
18 given the light that the entire block is
19 being remapped to "C-4," these uses
20 technically would apply to the other lots
21 on the property -- in that zoning
22 district. As a result, it's better to be
23 more restrictive and make these accessory
24 to the project itself.

25 COUNCILMAN GREENLEE: So just

1 3/29/12 - RULES - BILL 120015

2 limit it to what you're talking about
3 here?

4 MR. BEAUVAIS: Yes.

5 COUNCILMAN GREENLEE: Not the
6 other part of that block?

7 MR. BEAUVAIS: That's correct.
8 That's correct. So if the other block --
9 so the other lots in that zoning
10 district, they can't now have a
11 nightclub. They can't now have a
12 restaurant. They can't now have these
13 other carve-outs.

14 COUNCILMAN GREENLEE: Okay.
15 Because we wouldn't have had to do that
16 if we didn't have the amendment, right?

17 Mr. Gregorski, you're making it
18 much more complicated.

19 Councilman Green.

20 COUNCILMAN GREEN: Thank you.

21 I'm not sure I understand the
22 need for the amendments in 17(a). Under
23 "C-4," aren't all of those uses permitted
24 of right and not as an accessory use?

25 MR. BEAUVAIS: I went back and

1 3/29/12 - RULES - BILL 120015

2 forth with the Planning Commission with
3 that, and just, for example, day spa.
4 There's no definition, clear definition,
5 under the old code and new code, and the
6 closest thing if you were to describe
7 what a day spa is, the kneading and using
8 oils and lotions on another person, that
9 is a regulated use.

10 COUNCILMAN GREEN: So do we
11 want to citywide for any hotel create --
12 I mean, this is an accessory use to
13 hotels or is this limited to this lot?

14 MR. BEAUVAIS: This will be
15 limited to this lot and for a hotel.

16 COUNCILMAN GREEN: So this does
17 not affect the code citywide at all?

18 MR. BEAUVAIS: That's correct.

19 COUNCILMAN GREEN: This affects
20 this block.

21 MR. BEAUVAIS: That's correct.

22 COUNCILMAN GREEN: Okay. But
23 in "C-4," you can have a restaurant with
24 or without a beer distillery, right?

25 MR. BEAUVAIS: I'm not a

1 3/29/12 - RULES - BILL 120015

2 hundred percent certain. When I sat down
3 with L&I, they believe that that may
4 require an additional permit. I know --

5 COUNCILMAN GREEN: For live
6 entertainment, for example.

7 MR. BEAUVAIS: And with live
8 entertainment, the goal there is to
9 preserve the uses that are there. The
10 boxing arena is live entertainment.
11 However, when I sat down with L&I, they
12 actually do not have a permit for boxing
13 at that site. So I'd rather err on the
14 side of caution and make it clear that
15 live entertainment will be allowed.

16 COUNCILMAN GREEN: So what do
17 you mean by "live entertainment"? I
18 mean, because we're talking about oils
19 and live entertainment and at a hotel on
20 a -- I just want to be very clear.

21 MR. BEAUVAIS: We don't mean
22 that. That would be a public day spa.
23 That would be a viewable day spa.

24 COUNCILMAN GREEN: I just want
25 to be very clear about what we are

1 3/29/12 - RULES - BILL 120015

2 permitting on the record. So there is a
3 license required for live entertainment
4 where alcohol is served. Do you still
5 have to get that license?

6 MR. BEAUVAIS: Yes. You would
7 still have to get that public assembly
8 license in order to still -- but the
9 basis for that public assembly license is
10 whether or not there's a zoning -- the
11 zoning allows for it. So I cannot
12 have -- I will not be able to have a
13 cabaret in my house because it's not
14 zoned -- it's only zoned for residential.

15 COUNCILMAN GREEN: Under the
16 new code, all of these are clearly
17 permitted primary uses for "C-4"; would
18 you agree with that?

19 MR. BEAUVAIS: Yes. When I
20 reviewed this project under the new code,
21 I believe the only refusal that we would
22 get will be an issue with side yards
23 based on the bulk and probably with the
24 gross floor area.

25 COUNCILMAN GREEN: But in terms

1 3/29/12 - RULES - BILL 120015

2 of the uses --

3 MR. BEAUVAIS: The usage will
4 be okay, and I've had that discussion
5 with the Planning Commission as to
6 whether or not the uses would be able to
7 follow, and it's an issue of timing. We
8 need to be able to pull permits and get
9 in the ground as soon as possible.

10 COUNCILMAN GREEN: These are
11 all permitted under Chapter 14-600, use
12 regulations of the new code?

13 MR. BEAUVAIS: Yes. But that
14 doesn't happen until August 22nd.

15 COUNCILMAN GREEN: So why is
16 there a savings -- did you get rid of the
17 savings clause?

18 MR. BEAUVAIS: Yes.

19 COUNCILMAN GREEN: Okay.
20 Great. So when the new code goes into
21 effect, it will take over and this will
22 not be needed?

23 MR. BEAUVAIS: That is true.
24 There was an additional concern about it
25 becoming a non-conforming building and

1 3/29/12 - RULES - BILL 120015

2 whether or not we can allow for it, but
3 the Planning Commission has given us
4 assurances that they will work with us
5 and continue to work with us as the new
6 code is implemented.

7 COUNCILMAN GREEN: Thank you
8 very much.

9 Thank you, Mr. Chair.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Mr. Beauvais, did I hear you
13 say that technically boxing was never
14 permitted there?

15 MR. BEAUVAIS: That's correct.

16 COUNCILMAN GREENLEE: So all
17 those guys that I beat up all those
18 years, they were illegal?

19 MR. BEAUVAIS: That is correct.

20 COUNCILMAN GREENLEE: They were
21 technically street fights, I guess.

22 MR. BEAUVAIS: That is correct.

23 Just in terms of my practice,
24 what I like to do, as we know we're
25 coming before Council, I always want to

1 3/29/12 - RULES - BILL 120015

2 make sure that I have the communication
3 or at least have discussions with all the
4 agencies, not only Planning but with L&I,
5 and when I sat down with L&I, they
6 actually they said to me, Show me the
7 permit for boxing.

8 And I said, You show me.

9 COUNCILMAN GREENLEE: Okay.
10 How about that. Okay.

11 And timeframe, when do you, I
12 mean, ideally would you like to be open
13 on this?

14 MS. SMALLWOOD-LEWIS: First
15 quarter of 2014.

16 COUNCILMAN GREENLEE: First
17 quarter of 2014. Okay. Very good.
18 Well, good luck. Overall I think this is
19 a great addition to Avenue of the Arts
20 North. To keep Blue Horizon as a venue I
21 think is very important. I was there
22 many times, as I think I told you. I
23 thought a few times George Raft and
24 Humphrey Bogart would come walking out.
25 It seemed like such a throwback. But I

1 3/29/12 - RULES - BILL 120015

2 didn't know I was at an illegal event, by
3 the way.

4 But anyway, any other questions
5 or comments?

6 (No response.)

7 COUNCILMAN GREENLEE: Thank you
8 very much.

9 MS. SMALLWOOD-LEWIS: Thank
10 you.

11 MR. BEAUVAIS: Thank you.

12 COUNCILMAN GREENLEE:
13 Ms. Vanstory, you would like to...

14 (Witness approached witness
15 table.)

16 COUNCILMAN GREENLEE: Good
17 afternoon. Please identify yourself for
18 the record and proceed.

19 MS. VANSTORY: Good afternoon.
20 My name is Vivian Vanstory, and this is
21 my story.

22 We'd like to thank Councilman
23 Clarke for having me at the meeting
24 Monday night to introduce me to this
25 proposal, which the community appreciates

1 3/29/12 - RULES - BILL 120015

2 and we hope that it works. The problems
3 that we do have I see that you have
4 corrected; that is, the take-out piece.
5 And the "C-4" zoning for Thompson Street,
6 I think the Planning Commission should
7 have consulted the community, because I
8 live exactly at 1500 Thompson Street.
9 I've been living there for 29 years, and
10 it has been -- they just closed the bar
11 called "Here It Is" at 15th and Stiles.
12 Now it's being rehabbed into two houses.
13 It was a drug-infested area with selling
14 alcohol or whatever.

15 We're not not in agreement with
16 the proposal, as I said before, but the
17 "C-4" for Thompson Street would not be
18 good for 120015 ordinance. The community
19 itself will petition the Planning
20 Commission, because they did not include
21 us in that decision.

22 You have, Councilman Clarke.

23 And I heard nothing about the
24 community here, the Planning Commission,
25 L&I, Temple, et cetera, but we're there,

1 3/29/12 - RULES - BILL 120015

2 and so we would like to be included in
3 these decisions.

4 And I appreciate each and every
5 one of your thoughts here today, because
6 I see that you did ask the questions that
7 needed to be asked here. So we are being
8 represented. But we oppose the "C-4" for
9 Thompson Street.

10 COUNCILMAN GREENLEE: Council
11 President.

12 COUNCIL PRESIDENT CLARKE:
13 Thank you, Mr. Chair.

14 Good afternoon --

15 MS. VANSTORY: Good afternoon.

16 COUNCIL PRESIDENT CLARKE: --
17 Ms. Vanstory. And, again, thank you for
18 your continued commitment to the
19 community.

20 You reference the "C-4"
21 requirement, and I think about the fact
22 that in my understanding, that City
23 Planning actually requested and, to a
24 degree, required that the developer have
25 a community meeting prior to this

1 3/29/12 - RULES - BILL 120015

2 particular public hearing, and as I hear
3 you today, you're now saying that the
4 Planning Commission should have been
5 involved in the public process. So my
6 question is, since the Planning
7 Commission is requesting and recommending
8 as opposed to the developer's request to
9 simply zone "C-4" the Blue Horizon, that
10 maybe the Planning Commission should be
11 responsible to meet with the same
12 community to talk about the "C-4"
13 provisions for the entire block.

14 MS. VANSTORY: Thank you,
15 Councilman.

16 COUNCIL PRESIDENT CLARKE:
17 Because this is an idea raised by the
18 Planning Commission.

19 So I guess -- as I see you
20 shaking your head.

21 MS. VANSTORY: Yes.

22 COUNCIL PRESIDENT CLARKE: So
23 after you finish, Ms. Vanstory, I'd
24 actually like the Planning Commission
25 representative to come up and talk about

1 3/29/12 - RULES - BILL 120015

2 the request made by the local community.

3 MS. VANSTORY: Thank you.

4 COUNCIL PRESIDENT CLARKE:

5 You're welcome.

6 COUNCILMAN GREENLEE: Thank

7 you.

8 Any other questions for

9 Ms. Vanstory?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing

12 none, thank you.

13 Mr. Gregorski, could you come

14 back up.

15 (Witness approached witness

16 table.)

17 COUNCILMAN GREENLEE: I think

18 you heard the Council President's

19 concerns.

20 MR. GREGORSKI: We'd be willing

21 to have a meeting with the community.

22 Basically what happened was, the staff

23 had a recommendation to City Planning

24 Commission. The City Planning Commission

25 agreed with the staff's recommendation,

1 3/29/12 - RULES - BILL 120015

2 but at this point, other than the
3 Planning Commission's open meeting, we
4 had not met with any of the community.
5 We weren't sure how Council received the
6 amendment. We didn't want to start
7 alerting people to rezonings that weren't
8 necessarily going to happen. But we're
9 willing to have community meetings.

10 COUNCILMAN GREENLEE: Council
11 President.

12 COUNCIL PRESIDENT CLARKE:
13 Thank you, Mr. Chair.

14 Well, there's a timing issue, I
15 understand, from the development
16 perspective. So in terms of you meeting
17 with the community to get them at a
18 comfort level with the "C-4" request and
19 recommendation by the Planning, are you
20 talking about relatively soon?

21 MR. GREGORSKI: We could
22 have --

23 COUNCIL PRESIDENT CLARKE:
24 Because this was at your request. We
25 were prepared to proceed with "C-4" just

1 3/29/12 - RULES - BILL 120015

2 for the Blue Horizon.

3 MR. GREGORSKI: That's correct.

4 COUNCIL PRESIDENT CLARKE: I
5 know we kind of caught you off guard by
6 agreeing with you.

7 COUNCILMAN GREENLEE: Before
8 you got here, Council President, he said
9 you did not agree. You really did catch
10 him off guard.

11 COUNCIL PRESIDENT CLARKE:
12 Actually, up until about 45 minutes ago
13 we didn't.

14 So I'm just concerned that any
15 delayed conversation with the community
16 may delay the development and their
17 process. And they went out and had a
18 good meeting in the community, addressed
19 the issues. So if you can expedite any
20 community conversation as it relates to
21 the "C-4" request for the entire block.

22 MR. GREGORSKI: We can do so.
23 We can have meetings relatively quickly
24 and make staff available.

25 COUNCIL PRESIDENT CLARKE:

1 3/29/12 - RULES - BILL 120015

2 Thank you. And you can talk to
3 Ms. Vanstory, because she lives about,
4 what, 40 feet from the development.

5 MS. VANSTORY: That's correct.

6 COUNCIL PRESIDENT CLARKE:

7 Thank you.

8 MR. GREGORSKI: Thank you.

9 COUNCIL PRESIDENT CLARKE:

10 Thank you, Mr. Chair.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Thank you, Mr. Gregorski.

14 Anyone else here to testify on
15 this bill?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, that concludes the hearing of the
19 Committee on Rules and the -- oh, you
20 want to say something else?

21 MR. BEAUVAIS: Yeah. I just
22 ask that the amendment be entered in and
23 if we could have -- I believe -- if we
24 could have suspension of the rules.

25 COUNCILMAN GREENLEE: Council

1 3/29/12 - RULES - BILL 120015

2 President is fine with that. Thank you.

3 That concludes the hearing.

4 The meeting will commence momentarily.

5 (Pause.)

6 COUNCILMAN GREENLEE: This is
7 now the meeting of the Committee on
8 Rules. We have maintained a quorum, and
9 the Chair recognizes Council President
10 Clarke.

11 COUNCIL PRESIDENT CLARKE:
12 Thank you, Mr. Chairman. I know we're in
13 a public meeting, but I just want to
14 clarify what I'm proposing as it relates
15 to the amendment offered by the
16 developer.

17 The provision that requires the
18 entire parcel -- the entire block to be
19 zoned "C-4," we would like to delete that
20 from this amendment. There has been a
21 conversation currently taking place
22 actually between representatives of the
23 community and the Planning Commission,
24 and if and when they have some consensus
25 on expanding that provision to

1 3/29/12 - RULES - BILL 120015
2 incorporate the entire block, we will do
3 so at the appropriate time, but right now
4 we would like to just delete that
5 language and the "C-4" provision would be
6 solely for purposes of the Blue Horizon
7 development.

8 COUNCILMAN GREENLEE: Okay.
9 Just so we follow all the technicalities
10 here, how do we do that in this amendment
11 as we have before us? I just want to be
12 clear. I don't want anything bouncing
13 back here.

14 COUNCIL PRESIDENT CLARKE: We
15 would have to delete, I believe it would
16 be, 17. Seventeen references the new
17 provision, references the new boundaries
18 as it relates to "C-4."

19 COUNCILMAN GREENLEE: Take a
20 momentary delay here.

21 (Pause.)

22 COUNCILMAN GREENLEE: Sorry for
23 the delay. We're just making sure we
24 have the language all right. It will
25 just be a few minutes. I don't want you

1 3/29/12 - RULES - BILL 120015

2 folks nervous back there. Thank you.

3 (Pause.)

4 COUNCILMAN GREENLEE: Good
5 afternoon one more time. This again is
6 the meeting of the Committee on Rules. I
7 think we finally have everything worked
8 out here, and the Chair recognizes
9 Councilman Goode for an amendment to the
10 bill.

11 COUNCILMAN GOODE: Thank you,
12 Mr. Chairman. I move that the amendment
13 just recently circulated to all members
14 of the Committee be adopted.

15 COUNCILMAN GREENLEE: Is there
16 a second?

17 (Duly seconded.)

18 COUNCILMAN GREENLEE: It's been
19 moved and seconded.

20 All in favor of the adoption of
21 the amendment, please say aye.

22 (Aye.)

23 COUNCILMAN GREENLEE: Opposed?

24 (No response.)

25 COUNCILMAN GREENLEE: Hearing

1 3/29/12 - RULES - BILL 120015

2 none, the amendment passes.

3 Again, Councilman Goode.

4 COUNCILMAN GOODE: Thank you,
5 Mr. Chairman. I move that Bill No.
6 120015, as amended, be reported out of
7 this Committee with a favorable
8 recommendation and the rules of Council
9 be suspended so as to permit first
10 reading at our next Council session.

11 COUNCILMAN GREENLEE: Is there
12 a second?

13 (Duly seconded.)

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

16 All in favor please say aye.

17 (Aye.)

18 COUNCILMAN GREENLEE: Opposed?

19 (No response.)

20 COUNCILMAN GREENLEE: Hearing
21 none, Bill No. 120015, as amended, is
22 reported out of Committee with a
23 favorable recommendation with a rules
24 suspension to allow for first reading at
25 our next session of Council.

1 3/29/12 - RULES - BILL 120015

2 That concludes the business of
3 the Rules Committee today.

4 I was promised this was going
5 to be a short committee. Somebody did
6 not tell me the truth, but anyway, the
7 meeting is now adjourned.

8 Thank you.

9 (Committee on Rules adjourned
10 at 3:25 p.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 on March 29, 2012, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this
transcript does not apply to any reproduction
of the same by any means, unless under the
direct control and/or supervision of the
certifying reporter.)

A				
able 24:17 25:4 25:10,11,19 27:2 28:18,19 32:5 33:6 34:13 35:3,6 44:12 45:6,8 access 37:19 accessory 4:8,20 40:23 41:24 42:12 accommodate 10:12 34:7,9 35:7 accurately 61:5 acknowledge 23:7 acknowledging 20:17 acquiring 25:8 32:23 actively 28:21 activities 10:19 31:7 activity 4:25 28:24 29:20 30:24 actual 21:2 ADA 25:12 adaptive 4:15 add 19:8 25:17 28:3 addition 4:2 9:11 25:7 47:19 additional 15:4,5 24:16 33:13 40:11 43:4 45:24 address 32:14 37:15 addressed 39:11 54:18 adequate 32:7 adjacent 14:19 adjourned 60:7,9 admitted 33:8 adopted 11:8 58:14	adoption 58:20 advantage 27:10 affect 30:12 42:17 African 26:2 afternoon 2:3 3:8 18:15 22:22 23:5,7 48:17,19 50:14,15 58:5 agencies 47:4 aggressive 31:24 ago 54:12 agree 12:21 29:7 38:23,24 44:18 54:9 agreed 14:25 52:25 agreeing 54:6 agreement 33:2 35:12 49:15 ahead 10:8 36:18 40:2 alcohol 40:7 44:4 49:14 alcoholic 14:8 39:4 alerting 53:7 allegations 7:8 allow 4:4 46:2 59:24 allowed 43:15 allows 44:11 amateur 26:16 amend 1:15 2:14 amended 5:19 59:6,21 amending 2:19 5:7 amendment 6:2,4 13:10,12 14:5 15:10 16:9,17 36:3,10 38:18 39:11 41:16 53:6 55:22 56:15,20 57:10 58:9,12,21 59:2 amendments 4:4 5:4 11:8 38:22	38:25 39:23 40:4 41:22 amends 3:17 American 26:2 28:9 anchor 29:5 and/or 61:22 answer 30:7 anyway 48:4 60:6 apparently 14:14 appear 12:24 apply 40:20 61:20 appreciate 17:18 50:4 appreciates 48:25 approach 7:4 approached 16:23 18:13 26:13 48:14 52:15 appropriate 30:23 57:3 approved 5:19 architect 21:18 Architects 23:12 area 1:17 2:17 3:18 34:12 40:12 44:24 49:13 areas 1:16 2:16 arena 43:10 argument 8:19 art 7:20 Arts 28:24 47:19 Ascend 24:23 asked 7:25 50:7 asking 7:2 40:4 assembly 44:7,9 assume 6:2 assurances 46:4 auditorium 26:7 August 45:14 authorize 4:9 available 14:23 26:15 31:18 54:24 Avenue 28:23	47:19 aware 13:11 31:20 37:4 aye 58:21,22 59:16,17	believes 31:4 benefit 27:21 best 11:4 12:4 26:10 better 12:10 40:22 beverages 4:6 14:8 39:4 big 30:15 bill 1:12,15 2:8,11 2:13 3:1,14,17 3:21 4:1,2,8 5:1 5:4,7,18 6:1,12 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1,7 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 55:15 56:1 57:1 58:1,10 59:1,5 59:21 60:1 bistro 28:9 bit 23:18 29:13 39:8 blessing 10:8 block 5:9 6:13,24 7:2,5,6 8:12,17 9:7,13 11:12,14 13:17 15:19,20 16:3 33:23 36:3 40:18 41:6,8 42:20 51:13 54:21 56:18 57:2 BLONDELL 1:14

Blue 3:22 4:16 10:5 15:7 18:25 19:6 20:2 25:9 29:9 47:20 51:9 54:2 57:6	by-right 10:19	7:12 11:21,23 40:8	46:6	10:7,13,20,23 11:3 28:7,8 48:25 49:7,18 49:24 50:19,25 51:12 52:2,21 53:4,9,17 54:15 54:18,20 56:23
BOBBY 1:12	C	changes 4:14	Collection 24:23	company 21:3 25:2
Bogart 47:24	cabaret 44:13	changing 1:16 2:15 8:23	come 7:15 14:12 16:21 20:11 33:11 47:24 51:25 52:13	complain 30:10
boon 7:4	called 17:6 20:9 49:11	Chapter 37:18 45:11	comes 14:8 40:9	complained 30:16
borne 29:22	capital 31:23	Chicago 28:15	comfort 53:18	completed 9:22
bouncing 57:12	car 34:14	Choice 24:22	comfortable 16:2	completion 30:6
boundaries 8:11 8:14 57:17	Carlisle 1:17 2:18 3:20 5:10 16:3 32:23 34:16,21	CINDY 1:11	coming 6:19 20:22 22:12,14 29:18 31:6 33:19 46:25	compliance 25:12
bounded 1:17 2:17 3:19 5:9 8:10	cars 34:13	circulated 58:13	commence 56:4	complicated 41:18
boutique 24:20	carve-outs 41:13	city 1:2,6 3:12,15 4:22 5:5,16 9:20 9:24 25:5 26:16 29:22 36:2 37:6 50:22 52:23,24	comments 12:18 18:7 35:16 38:22 40:13 48:5	component 19:4 23:25 24:2 28:4
boxing 4:17 26:7 26:13 43:10,12 46:13 47:7	case 8:15	citywide 27:7 42:11,17	commercial 2:21 2:21 3:24,25 9:10 15:20	components 27:14
brand 24:22	catch 54:9	clarify 56:14	Commission 3:13 4:22 5:6,7,16 11:7 12:23 13:10 15:11,12 15:19 16:10 36:2 42:2 45:5 46:3 49:6,20,24 51:4,7,10,18,24 52:24,24 56:23	comprehensive 5:11 7:3
bring 27:22 28:10	caught 54:5	clarity 18:2	Commission's 53:3	comprehensively 12:11
bringing 24:5 28:5	caution 43:14	Clarke 1:10 10:4 13:13,19,24 15:16 16:6,11 48:23 49:22 50:12,16 51:16 51:22 52:4 53:12,23 54:4 54:11,25 55:6,9 56:10,11 57:14	commitment 50:18	conceivably 14:16
broad 1:17 2:17 3:19,23 5:9,12 9:16 11:19 12:8 16:3 23:16,23 26:3 27:23 28:7 28:11 29:8 30:23 31:10 34:11	celebrate 20:21	classification 4:24 9:10	committed 27:16 27:18	concern 14:17 15:17,21 38:21 45:24
Brothers 23:10 31:25	celebrated 22:2 24:3	clause 45:17	committee 1:3 2:4 3:10 18:16 20:23 36:6 55:19 56:7 58:6 58:14 59:7,22 60:3,5,9	concerned 54:14
Brown 1:14 3:3	center 26:9 29:3 30:6 31:3,7,9 32:11	clear 22:10 39:2 42:4 43:14,20 43:25 57:12	Commonwealth 29:23	concerns 14:11 52:19
building 23:18,22 24:2,5 25:8,13 29:8,12 32:25 34:9 45:25	certain 1:16 2:16 2:22 4:4,11 10:19 38:3 43:2	clearance 24:13	communication 47:2	concludes 55:18 56:3 60:2
buildings 29:5	certainly 12:10 30:20	clearly 44:16	community 10:2	conclusion 14:4 14:12
built 32:9	CERTIFICATE 61:2	CLERK 2:13		conditions 2:23
bulk 44:23	certification 61:19	closed 49:10		conducted 31:14
bump 40:11	certified 20:25 21:3,9	closest 42:6		confirm 15:2
Bureau 19:24	CERTIFY 61:3	closing 26:17		confirmation 39:21
business 25:19,22 60:2	certifying 61:23	club/banquet 25:15		confirmed 24:10
businesses 30:13 30:19	cetera 49:25	code 2:20 4:12 17:5,7 37:5,17 42:5,5,17 44:16 44:20 45:12,20		conjunction 40:5
	Chair 1:10 2:7,9 13:20 14:2 46:9 50:13 53:13 55:10 56:9 58:8			consensus 56:24
	Chairman 18:16 36:16,20 56:12 58:12 59:5			consider 8:9 29:4
	challenging 23:21			considered 8:13 9:18 40:16
	chance 12:11			consist 26:6
	change 4:23 6:12			

consultant 21:16 24:10 consulted 49:7 contacted 7:14 contained 61:5 contemporary 24:7 context 12:7 continue 26:8,12 46:5 continued 50:18 control 33:2 34:24 35:9 61:22 Convention 29:2 30:6 31:2,6,9 32:11 conversation 14:3 28:17 54:15,20 56:21 conversations 40:15 copies 38:17 copy 19:16,20 Corbett 20:16 correct 6:4 9:4 16:12 34:2 41:7 41:8 42:18,21 46:15,19,22 54:3 55:5 61:8 corrected 49:4 corridor 5:12 11:20 Council 1:2,10 3:15 7:16 10:4 13:7,13,19,24 15:16 16:6,11 21:6 38:25 39:22 46:25 50:10,12,16 51:16,22 52:4 52:18 53:5,10 53:12,23 54:4,8 54:11,25 55:6,9 55:25 56:9,11 57:14 59:8,10 59:25	Councilman 1:10 1:11,12,12,13 1:13 2:2,6,7,7,8 2:24 3:9 5:21,24 6:6,10,11,15,16 7:9,17,18,19 8:6 8:16 9:14,25 10:17 11:6,16 11:17,18 12:3 12:12,13,20 13:4,16,22 15:8 16:4,8,13,14,15 16:20 17:3,11 17:16,24,25 18:4,9,21 19:14 19:17 22:8,15 22:18 23:4 29:24,25 30:2 31:8 32:12,13 32:18 33:21 34:20 35:8,13 35:18,23 36:8 36:13,15,17,18 36:19 37:3,11 37:16,24 38:9 38:14,20 39:7 39:12,15,19 40:2,25 41:5,14 41:19,20 42:10 42:16,19,22 43:5,16,24 44:15,25 45:10 45:15,19 46:7 46:10,16,20 47:9,16 48:7,12 48:16,22 49:22 50:10 51:15 52:6,11,17 53:10 54:7 55:11,17,25 56:6 57:8,19,22 58:4,9,11,15,18 58:23,25 59:3,4 59:11,14,18,20 Councilwoman 1:11,14 3:3 12:16	count 15:6 39:6 39:10,13 counted 39:18 counting 14:16,24 couple 9:21 courts 40:10 cover 34:19 covered 34:12 craft 5:3 create 10:25 24:17 42:11 created 15:7 31:11 creation 30:13 curb 34:10 current 3:23 15:25 currently 15:20 15:23 56:21 cut 34:10 C-2 3:24 6:25 8:23 9:9 10:9 15:23 16:3,18 24:15 C-4 2:21 3:25 6:25 7:3 8:24,25 9:2,3,16 10:9,10 10:18 11:12 13:17 15:15 16:18 17:2,3,6,8 17:21,22 18:3 24:16 36:4 40:19 41:23 42:23 44:17 49:5,17 50:8,20 51:9,12 53:18 53:25 54:21 56:19 57:5,18 C-5 2:21 16:18 17:7 18:3	dealing 14:5 decided 14:20 21:11 decision 49:21 decisions 12:8 50:3 deck 33:7,10 dedicated 20:18 definition 42:4,4 degree 50:24 delay 2:4 54:16 57:20,23 delayed 54:15 delete 14:7 56:19 57:4,15 deliver 19:11 demand 31:6,18 DENNIS 1:13 density 24:17 38:12 Department 14:11 37:15 Derrick 23:12 describe 42:6 designated 20:3 designating 16:2 designation 3:24 3:25 15:24 17:14 designations 1:16 2:16 designed 34:8 destination 28:6 detail 28:20 determine 30:4 developer 5:5 11:2 50:24 56:16 developers 5:3 developer's 51:8 developing 21:7 development 3:11 4:10 9:6 10:23 11:13 12:5 14:21 15:4 18:18 20:8,24 22:23 23:2	25:17 28:14 38:4 53:15 54:16 55:4 57:7 developments 9:8 Diamond 20:9 DiCicco 10:22 die 13:23 difficult 34:7 diligence 30:4 direct 61:22 directly 32:24 discuss 21:23 discussion 12:6 13:9 45:4 discussions 10:6 33:3 47:3 distillery 4:5 42:24 distributing 22:10 district 2:22 5:14 9:18,20 17:5 40:22 41:10 districts 17:7 37:20 diversity 30:14 Divine 29:6 Division 3:12 doing 9:19 27:18 dollars 20:10 32:3 32:6 33:13 double 14:16,24 15:6 35:2 drop 34:13 drug-infested 49:13 due 30:4 Duly 58:17 59:13
--	---	--	--	--

E

eager 20:7 21:3
easy 10:15
economic 20:20
21:24 23:22
economy 32:9
effect 45:21
efforts 20:2

eight 33:19 eight-story 4:18 9:11 elephant 30:15 eligibility 24:11 enable 4:15 9:7 entered 55:22 enterprise 21:10 entertainment 4:7,19 26:20 43:6,8,10,15,17 43:19 44:3 entire 5:9 6:13 7:2 8:17 9:24 11:12,14 16:2 21:7 25:3 36:3 40:18 51:13 54:21 56:18,18 57:2 entitled 2:20 entrance 34:11 entrepreneur 26:3 environment 31:21 EOP 19:16 21:4,7 21:21 22:16 equity 21:2 err 43:13 essentially 14:24 et 49:25 event 26:9 48:2 events 4:20 33:15 33:18 everybody 17:17 evidence 61:4 exactly 49:8 example 42:3 43:6 excited 25:18,25 28:16 29:15 exciting 23:15 execute 21:4 executed 19:16 21:22 22:16 exemptions 4:11 exhibitions 26:15	expand 30:19 expanded 31:9 expanding 56:25 expansion 30:11 expect 28:8 expected 4:24 expedite 54:19 explain 6:20 extend 5:8 external 37:22 F face 31:10 facility 14:18 25:16 fact 27:10 31:9 50:21 far 26:4 29:18 favor 58:20 59:16 favorable 59:7,23 Federal 24:11 feel 6:21 27:13,19 feelings 29:10 feet 55:4 fell 29:12 fight 26:16,19 29:11 46:21 film 26:20 finally 58:7 financing 31:20 32:8 find 10:24 26:10 fine 35:24 56:2 finish 51:23 firm 21:11,17,19 firms 21:13 first 8:4 13:8 20:22 24:23 32:19 47:14,16 59:9,24 fit 26:11 five 7:6 10:15 fix 12:24 fixing 13:2 floor 40:12 44:24 fluid 26:12 focus 21:4	focused 32:23 folks 7:10 58:2 follow 45:7 57:9 followed 21:6 food 4:6 foregoing 61:7,19 forth 13:11 15:11 28:5 33:18 42:2 forward 24:19 32:5 Frank 10:22 Freedom 14:19 15:22,23 Fresh 33:7,22 full 30:14 fully 61:5 further 18:2 future 25:14 26:5 G garage 33:17,18 garages 34:6 generally 3:19 8:3 8:12 9:5 generate 33:12 generated 4:25 George 47:23 getting 13:20 20:19 give 17:18 39:23 given 6:3 29:9 32:10 36:11 40:18 46:3 giving 23:13 glory 24:7 go 10:8,9,13 11:22 13:21 22:6 33:10 36:17 40:2,3 goal 43:8 goes 16:17 45:20 going 6:24 9:22 9:22 10:25 14:7 16:19 19:18 21:2 24:19,20 27:4,9 29:21 31:12,16 35:5	39:10 53:8 60:4 good 2:2 3:8 6:17 10:8 18:15,21 22:21 23:4,6 27:20 47:17,18 48:16,19 49:18 50:14,15 54:18 58:4 Goode 1:11 2:7 58:9,11 59:3,4 Governor 20:16 grade 4:13 grant 20:17 great 19:6 22:5 35:14 38:10 45:20 47:19 greater 28:20 Green 1:12 2:8 6:10,11,15 11:17,18 12:3 12:12 36:15,18 36:19 37:3,11 37:16,24 38:9 38:14 41:19,20 42:10,16,19,22 43:5,16,24 44:15,25 45:10 45:15,19 46:7 Greenlee 1:10 2:2 2:9,24 3:9 5:21 6:6,16 7:9,17 11:6,16 12:13 12:20 13:4,16 13:22 15:8 16:4 16:8,13,20 17:11,16 18:4,9 18:21 19:14,17 22:8,15,18 23:4 29:24 32:13,18 33:21 34:20 35:8,13,18,23 36:8,13,17 38:20 39:7,12 39:15,19 40:2 40:25 41:5,14 46:10,16,20 47:9,16 48:7,12	48:16 50:10 52:6,11,17 53:10 54:7 55:11,17,25 56:6 57:8,19,22 58:4,15,18,23 58:25 59:11,14 59:18,20 Greg 18:19 27:24 28:2 Gregorski 3:5,8 3:10 6:5,9,14,22 7:13 8:3,8 9:4 9:17 10:12 11:10,24 12:9 12:21 13:3 15:13 16:21,25 17:4,13 18:10 41:17 52:13,20 53:21 54:3,22 55:8,13 Gregory 22:25 Grocer 33:23 Grocers 33:8 gross 40:12 44:24 ground 45:9 growth 25:22 guard 54:5,10 guess 12:25 24:6 27:7 46:21 51:19 guys 46:17 H habitable 25:10 Habits 13:22 Hall 1:6 happen 32:2 45:14 53:8 happened 52:22 happening 28:25 29:2 32:10 hard 13:23 head 51:20 hear 46:12 51:2 heard 49:23 52:18 hearing 51:2
--	---	--	--	---

55:18 56:3 58:25 59:20 held 26:8 Hello 18:22 helping 29:21 Henon 1:12 2:7 16:14,15 17:3 17:25 hiring 27:16 historic 19:24 21:16 23:25 24:9 32:6 historically 26:8 history 19:6,7 24:8 29:10 hone 27:2 honoring 24:7 hope 49:2 hopefully 28:18 hoping 26:18 Horizon 3:22 4:17 15:7 18:25 19:6 20:3 25:9 29:9 47:20 51:9 54:2 57:6 Hospitality 20:6 27:3 hotel 4:8,10,18 8:25 9:11 14:20 18:25 19:4 20:11 24:21,22 25:7,23 27:7,8 27:11 30:5,24 31:3,17,20 40:5 42:11,15 43:19 hotels 25:5,20 32:8,9 42:13 house 44:13 houses 49:12 Humphrey 47:24 hundred 33:19 43:2 hurt 15:25	ideal 33:11 ideally 47:12 identify 3:6 22:19 48:17 illegal 37:12 46:18 48:2 illustrating 19:25 impact 30:3 implemented 46:6 important 20:14 24:2 29:7 30:9 30:21 47:21 impossible 31:21 include 36:23 49:20 included 17:4 50:2 including 28:7 incorporate 25:10 57:2 independent 26:20 indicates 32:22 input 10:3,11,24 11:3 Inspection 14:14 instance 14:18 intend 34:25 intentions 24:4 interested 23:17 international 24:22 interns 26:24 introduce 22:4 48:24 introduced 3:15 investments 30:11 involved 51:5 involvement 36:5 issue 14:9 39:5,9 44:22 45:7 53:14 issues 14:15 21:23 54:19	J JAMES 1:13 January 3:15 jazz 25:15 joining 24:21 JR 1:11 K K 1:10 keep 47:20 keeping 28:23 29:20 Kennedy 23:12 Kenney 1:13 2:6 7:18,19 8:6,16 9:14,25 10:17 29:25 30:2 31:8 32:12 key 29:4 32:4 kind 9:10 12:21 27:13 28:9 54:5 kneading 42:7 know 6:17 7:11 14:10 23:21 28:3 29:18 30:7 33:22 34:3,22 35:25 43:4 46:24 48:2 54:5 56:12 L L 1:10 61:14 lab 26:25,25 lack 30:23 land 1:16 2:16 lanes 34:12 language 14:6 40:8 57:5,24 large 30:10 larger 33:4 law 14:10 21:10 38:16 lawyer 8:4 lay-down 34:12 learning 26:25 leasing 33:5 35:5 legally 4:13 40:9	legendary 4:16 Leslie 18:20 22:22 letter 19:23 20:5 20:16 letters 19:20 20:14 level 25:16 53:18 Liacouras 33:16 license 14:13 44:3 44:5,8,9 light 40:18 Lights 29:17 limit 41:2 limited 42:13,15 little 23:18 39:8 live 26:19 43:5,7 43:10,15,17,19 44:3 49:8 lives 55:3 living 49:9 local 27:5,16 52:2 located 1:17 2:17 location 33:14 LOI 28:14 look 10:21 12:11 17:15 36:12 39:24 looking 9:23 19:3 37:16 looks 17:20 Lorraine 29:6 lot 29:5 31:2 33:4 35:4 42:13,15 lotions 42:8 lots 32:23 33:2 34:21,25 37:19 40:20 41:9 love 29:12 lower 5:14 25:16 luck 47:18 luggage 34:14 L&I 15:3 43:3,11 47:4,5 49:25 M magical 29:13 main 40:16	maintained 56:8 maintaining 24:4 major 33:14,18 making 13:17 15:14 20:2 41:17 57:23 management 27:7 maps 1:16 2:15 3:18 6:22 17:9 17:14 March 1:7 5:17 61:7 Marconi 2:10 market 31:15,17 Marty 3:10 mass 24:17 Master 1:17 2:18 3:19 5:10 15:15 matter 61:7 maximize 35:3 MBE 20:25 mean 7:22 10:21 35:9 37:22 42:12 43:17,18 43:21 47:12 means 61:21 mechanical 36:22 36:24 37:4,9,9 37:19 38:8,10 meet 5:4 51:11 meeting 5:17 10:14 48:23 50:25 52:21 53:3,16 54:18 56:4,7,13 58:6 60:7 meetings 53:9 54:23 members 3:9 18:16 23:8 58:13 mention 36:2 mentioned 28:4 met 24:25 27:8 53:4 MICHELE 61:14 microphone 39:8
--	---	---	--	---

mid 6:24 mid-block 6:23 million 20:17 minority 21:9,10 21:18 minutes 54:12 57:25 mixture 26:21 moment 20:20 36:12 momentarily 56:4 momentary 57:20 mom-and-pop 28:12 Monday 48:24 money 30:17 Mosaic 18:18 20:7 22:23 23:2 move 32:5 58:12 59:5 moved 58:19 59:15 moving 28:25 29:3 multi-use 26:9 MURPHY 61:14	Neither 8:6 nervous 58:2 never 46:13 new 3:24 17:14 25:16 30:5,11 42:5 44:16,20 45:12,20 46:5 57:16,17 night 48:24 nightclub 41:11 nine 33:19 non-conforming 45:25 north 3:23 5:12 5:14 11:19 12:7 23:16,23 26:3 27:12,22 28:11 28:24 29:3,8 30:22 31:10,12 33:24 34:5 37:13 47:20 notes 61:6 notify 10:14,16 number 13:14 38:3	opening 11:2 25:5 30:7 operating 25:15 operation 15:25 28:15 operations 20:12 27:8 operator 31:3 opportunity 9:12 20:20 21:24 23:14 oppose 50:8 opposed 31:11 51:8 58:23 59:18 Orange 23:9 31:25 order 20:8 21:4 44:8 ordinance 1:15 2:14 19:9 39:3 49:18 organization 25:3 original 39:2 Orth 23:13 outside 28:15 Overall 47:18 overview 19:12 owner 20:24 25:13 owners 7:6 10:15 33:4 O'Brien 1:13 5:24	33:16 34:2,5,6 35:3 36:22,24 37:4,10,19 38:13 39:6,10 39:13 part 5:13 9:18 19:2 20:14 24:12 25:14 28:8 30:25 41:6 participation 30:14 particular 15:24 51:2 partner 20:7 21:17,19 23:10 partnering 26:22 27:4 partners 18:18 20:11 21:12 22:24 23:3 31:24 partnership 33:13 passes 59:2 patrons 25:20 33:19 Pause 56:5 57:21 58:3 Pennsylvania 1:6 19:24 pent-up 31:5 people 28:11 30:10,12,16,18 33:17,22 53:7 percent 43:2 permit 4:10 43:4 43:12 47:7 59:9 permits 45:8 permitted 41:23 44:17 45:11 46:14 permitting 44:2 person 42:8 perspective 53:16 petition 49:19 Philadelphia 1:2 1:6,16 2:14,20	3:12,18 5:14 24:24 25:6 27:12 34:5 37:6 Philly 26:17 pictures 36:22 piece 49:4 place 28:12 56:21 plan 5:15 20:20 Planner 3:11 planning 3:13 4:22 5:6,16 8:5 9:20 11:7 12:23 13:10 15:10,11 15:19 16:9 36:2 42:2 45:5 46:3 47:4 49:6,19,24 50:23 51:4,6,10 51:18,24 52:23 52:24 53:3,19 56:23 plans 9:18 32:15 play 30:7 played 30:21 Plaza 33:6 please 2:10,12 3:5 5:23 18:12 22:19,20 48:17 58:21 59:16 point 10:18,18 23:20 53:2 policy 11:4 policy-related 14:15 portfolio 24:24 portion 5:12 position 10:5 11:9 13:9 possibility 26:19 possible 7:7 38:13 45:9 practical 26:25 practice 21:21 46:23 prefer 11:14 prepared 53:25 present 1:9 3:4 5:25 12:16
N	O	P		
name 18:17 48:20 National 20:4 natural 8:10,14 necessarily 15:18 53:8 necessary 6:21 need 8:22 9:2 24:16,18 26:11 41:22 45:8 needed 18:2 45:22 50:7 needs 5:5 8:25 23:24 24:3 28:10 negative 7:24 neighbor 27:20 neighborhood 11:22 14:22 neighbors 12:7	objections 61:4 obviously 31:15 offered 56:15 office 14:3 21:23 off-site 4:9,21 off-the-cuff 13:5 oh 22:15 55:19 OIC 27:4 oils 42:8 43:18 okay 16:7,9,13 22:8,15,18 35:13,23 36:8 38:20 39:16 41:14 42:22 45:4,19 47:9,10 47:17 57:8 old 13:21 42:5 once 18:10 open 22:7 47:12 53:3	package 19:12,22 20:15 22:10 packages 19:11 packet 6:7 32:19 32:19,21,22 packets 32:17 parcel 56:18 park 34:15 35:2 parking 4:9,21 14:10,17,22,23 14:24 15:5 32:14 33:7,10		

presentation 19:3	23:11,15,20	quarter 47:15,17	5:23 12:15	require 15:3,5
preservation 4:16	24:14,19 25:11	question 6:17	22:20 30:8 36:4	43:4
19:25	25:12,14 27:15	14:13 15:9	44:2 48:18	required 4:13
preservationist	27:19,21 32:5	16:16 29:25	redevelopment	14:21 38:2,5
21:15	40:24 44:20	30:8 31:14 51:6	18:25	39:3 40:9 44:3
preserve 19:7	projects 27:17	questions 6:8	reference 14:16	50:24
43:9	Promenade 29:17	12:17 18:6 22:7	50:20	requirement
President 1:10	promised 60:4	35:15 48:4 50:6	references 57:16	50:21
10:4 13:7,13,19	promoters 26:14	52:8	57:17	requires 56:17
13:24 15:16	properties 7:10	quickly 54:23	referring 6:4	residential 44:14
16:6,11 24:25	9:5	quiet 40:14	reflect 3:2 5:24	residents 27:6,6
39:2,22 50:11	property 4:3 7:6	quorum 2:6 56:8	12:15	27:16
50:12,16 51:16	8:10 10:14 20:3		refusal 44:21	respect 14:9
51:22 52:4	40:21	R	regarding 4:12	28:17 31:16
53:11,12,23	proposal 4:17,25	RACP 20:17 32:3	Register 24:11	response 9:6
54:4,8,11,25	7:21 8:21,21,25	Raft 47:23	Registry 20:4	12:19 18:8
55:6,9 56:2,9,11	9:6 48:25 49:16	raised 51:17	regular 28:12	35:17 48:6
57:14	proposed 4:23 5:8	reached 21:14	regulated 42:9	52:10 55:16
President's 52:18	6:23	23:19	regulations 45:12	58:24 59:19
pretty 17:20	proposing 16:10	read 2:11	rehabbed 49:12	responsible 51:11
pre-packaged	56:14	reading 59:10,24	rehabbing 24:5	rest 10:10
14:7 39:4 40:6	prospect 25:18	ready 13:21	relates 54:20	restaurant 4:5
primary 44:17	29:16	real 25:21 30:18	56:14 57:18	28:4,6 41:12
principal 23:2	provide 9:12	really 12:4 14:12	relatively 53:20	42:23
40:17	25:12	28:21 29:3,19	54:23	restaurant/nigh...
principals 22:23	provided 34:11	29:21 30:23	remain 26:11	4:19
prior 50:25	providing 33:16	31:2,22 54:9	remapped 40:19	restriction 38:15
probably 31:19	provision 16:12	rear 32:24 34:15	remapping 36:3	restrictive 40:23
44:23	37:17 56:17,25	35:7	removed 39:5	result 40:22
problem 12:25	57:5,17	reason 8:23 19:9	removing 40:6	reuse 4:15
problems 31:19	provisions 14:6	Reaves 18:12,19	renovation 8:24	review 5:11
49:2	51:13	22:25,25 27:25	renting 35:10	reviewed 44:20
proceed 3:7 15:2	proximity 27:10	28:2 30:20	reported 59:6,22	revitalize 19:5
22:20 24:13	public 30:10	31:13 34:17	reporter 61:23	revitalized 23:24
48:18 53:25	43:22 44:7,9	37:13	represent 18:17	Reynolds 1:14 3:3
proceedings 61:4	51:2,5 56:13	received 7:16	representative	rezone 3:22 8:20
process 9:19,20	61:15	53:5	23:9 51:25	rezoned 6:25 7:3
11:21,22 19:10	pull 45:8	recognizes 56:9	representatives	8:18,22 11:15
21:8 24:8 51:5	purposes 57:6	58:8	5:2 56:22	rezoning 4:3 6:23
54:17	put 7:23 15:11	recommendation	represented 50:8	8:2 9:5
program 20:9	19:4 20:8 21:7	52:23,25 53:19	reproduction	rezonings 53:7
27:5 28:22	27:14 31:22	59:8,23	61:20	rid 45:16
Progress 33:6	36:4	recommending	request 51:8 52:2	right 6:18 9:21
prohibited 37:5	putting 13:11	51:7	53:18,24 54:21	10:3 11:5 12:25
37:20	p.m 1:7 60:10	recommends 5:7	requested 50:23	17:23,24 19:22
project 19:13		5:18	requesting 12:23	25:8 27:11
20:18,22 22:6	Q	record 2:5 3:2,6	24:15 40:7 51:7	30:22 38:18

39:20 41:16,24 42:24 57:3,24 Rodgers 23:13 role 30:21 Room 1:6 rooms 4:18 RPR-Notary 61:15 rules 1:3 2:4 3:1 3:10 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1,23 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1,19,24 56:1 56:8 57:1 58:1,6 59:1,8,23 60:1,3 60:9	58:19 59:13,15 section 2:19 13:18 see 7:15 11:14 18:22 19:2,22 20:5,15 32:8 36:21 49:3 50:6 51:19 Seeing 52:11 55:17 seek 21:11 seen 29:11 37:9 selling 49:13 sense 38:15 separate 17:6 serve 28:6 served 44:4 service 25:19 session 59:10,25 setbacks 4:12 Seventeen 57:16 shaking 51:20 shoppers 33:9 short 60:5 show 47:6,8 showing 17:14 shuttle 33:17 side 33:24 43:14 44:22 significant 14:21 31:17 32:4 simply 51:9 site 3:22 6:24 33:20 43:13 situation 32:14 33:12 six 34:24 skills 27:2 slated 11:24 slide 32:21 slides 19:21 Smallwood 18:20 Smallwood-Le... 18:12 22:21,22 23:6 32:16,20 33:25 34:18,23 35:11 36:25 37:7,21 38:7,11	47:14 48:9 solely 57:6 Somebody 60:5 soon 6:19 29:19 45:9 53:20 sorry 2:3 13:20 16:22 17:12 32:20 36:16 57:22 south 25:8 26:17 28:25 spa 4:6,20 42:3,7 43:22,23 space 15:6 26:7 26:15 35:4 spaces 33:5 35:5,6 35:7 speak 6:18 39:8 speaking 8:4 Specifically 3:21 specified 37:25 spending 30:17 spin 7:24 spirit 21:6 sponsor 6:12 36:7 39:22 spot 7:7,22,22,25 8:8,13,19 15:17 spots 36:23 37:25 38:3 39:16 spring 9:8 stack 31:23 staff 5:2 19:11 52:22 54:24 staff's 52:25 stakeholders 21:13 standard 16:19 start 7:8 30:18 53:6 stenographic 61:6 Stiles 49:11 stop 7:7 8:14 9:15 story 22:5 48:21 straightforward 17:21 street 1:17,17,17	1:18 2:18,18,18 2:19 3:19,20,20 3:21,23 5:12 9:16 10:10 28:11 29:8 31:10 32:24 33:24 34:11 46:21 49:5,8,17 50:9 streets 5:10 8:11 8:14 37:15 strip 9:9 strong 27:15 structured 34:6 students 20:10 26:24 study 31:15 subcontractors 21:5 submission 24:13 submit 17:9 successful 26:4,5 suggesting 10:2 17:2,8 suggestion 8:18 supervision 61:22 support 6:12 7:21 11:13 15:9 19:20,25 20:14 supporting 25:23 26:2 supportive 7:12 33:15 supports 4:23 39:23 sure 10:4 11:25 14:4 24:18 36:13,14,17 38:14 41:21 47:2 53:5 57:23 suspended 59:9 suspension 55:24 59:24 sustainable 24:19 synergy 25:21 31:12	T table 16:24 18:14 48:15 52:16 take 8:12 10:2 34:14,15 36:11 45:21 57:19 taken 61:6 take-out 4:6 14:6 49:4 talk 23:14 28:19 29:5 34:21 51:12,25 55:2 talked 33:6 talking 15:12 22:11 31:25 41:2 43:18 53:20 taught 10:22 team 23:8 technical 4:11 40:8 technicalities 57:9 technically 40:20 46:13,21 tell 18:23 22:6 30:3 60:6 Temple 20:6 25:2 26:22 28:7,25 30:24,25 33:15 49:25 term 7:20 terms 2:22 8:5 28:17,24 44:25 46:23 53:16 testify 3:14 55:14 text 4:3 thank 2:24 5:20 5:21 6:15 7:19 11:18 12:12,13 13:5 18:4 23:13 29:24 30:2 32:12 35:14 36:19 38:16 41:20 46:7,9,10 48:7,9,11,22 50:13,17 51:14
---	---	---	--	---

52:3,6,12 53:13 55:2,7,8,10,11 55:13 56:2,12 58:2,11 59:4 60:8 Thanks 18:9 theatre 14:19 15:22,23 26:19 theoretically 9:15 thing 17:22 42:6 things 12:4 19:8 think 10:7 14:13 14:25 19:5 21:21 23:15,19 23:25 25:17,23 26:11 27:22 28:13 30:9 31:22 34:24 36:10 47:18,21 47:22 49:6 50:21 52:17 58:7 thinking 30:21 Thompson 1:18 2:19 3:20 5:10 15:14 49:5,8,17 50:9 thought 13:5 30:25 47:23 thoughts 50:5 three 23:19 thrilled 25:3 throwback 47:25 Thursday 1:7 time 12:4,10 23:22 28:19 57:3 58:5 timeframe 47:11 timely 21:22 times 47:22,23 timing 45:7 53:14 tirelessly 26:10 title 2:11 today 2:12 18:19 25:2 32:8 50:5 51:3 60:3 told 47:22	total 35:6 Tourism 27:3 train 27:5 transcript 61:8,20 trickle 30:18 true 45:23 61:8 truth 60:6 try 19:7 37:14 trying 38:12 turn 22:4 two 49:12 type 28:12 types 21:13 U uncovered 37:22 Underground 34:17 understand 13:3 15:21,22 34:3 41:21 53:15 understanding 50:22 understands 17:17 understood 21:25 undertaken 5:13 underutilized 33:9 University 25:2 26:23 unofficial 40:14 usage 45:3 use 19:5 30:22 37:8 40:17 41:24 42:9,12 45:11 uses 4:4,23 26:21 40:5,16,19 41:23 43:9 44:17 45:2,6 utilize 33:7 utilizing 26:23 V valet 34:3,8,14 35:3 valeting 35:2	value 27:21 Vanstory 48:13 48:19,20 50:15 50:17 51:14,21 51:23 52:3,9 55:3,5 venue 4:7,17,20 47:20 viable 23:20 Vice 2:6 viewable 43:23 vision 29:21 visiting 25:20 Vivian 48:20 W W 1:11 waiting 36:16,21 walking 47:24 want 7:23 19:7,8 22:3 27:19,20 33:9 36:4 42:11 43:20,24 46:25 53:6 55:20 56:13 57:11,12 57:25 wanted 7:14 21:22 wasn't 21:21 way 25:24 34:8 48:3 welcome 52:5 went 41:25 54:17 weren't 53:5,7 we'll 28:18 37:14 we're 6:25 7:21 7:24,25 8:2,23 9:19 14:7 15:25 17:8 18:24 19:3 24:21 25:25 28:5,16,16 29:15 36:15,21 38:5,11 40:4,6 43:18 46:24 49:15,25 53:8 56:12 57:23 we've 6:3 9:21	26:13 27:17 28:20 31:23 33:6 34:8 white 30:15 wider 10:25 WILLIAM 1:10 willing 52:20 53:9 WILSON 1:11 windows 4:13 25:10 40:9 win-win 25:24 witness 16:23,23 18:13 48:14,14 52:15,15 Witnesses 18:13 woman 21:15 work 28:13 30:5 46:4,5 worked 5:2 58:7 working 13:14 24:9,12 26:9 28:5,16,21 29:16,17 31:4 works 49:2 wouldn't 41:15 wrap 35:22 wrong 15:14 Wulff 23:12 Y yards 40:10 44:22 Yeah 13:25 15:17 17:16 55:21 year 3:16 12:2 years 23:19 46:18 49:9 yesterday 21:24 young 26:2 Z ZCC 11:20 zone 12:4 51:9 zoned 11:11,12 44:14,14 56:19 zoning 1:16,16 2:15,15 3:11,18 3:25 4:12,24 5:8 5:11 6:12 7:8,22	7:23 8:8,13,19 9:10,23 11:20 11:23 15:18 17:5,7 37:5,17 37:20 40:21 41:9 44:10,11 49:5 \$ \$6 20:17 1 100 35:7 36:23 120015 1:15 2:13 3:1,14,17 4:1,2 4:9 5:1,4,8,18 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1,18 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1,6 59:21 60:1 1310-1312 25:9 1314 3:22 14-305 2:20 14-600 45:11 14-800 37:18 15th 49:11 1500 49:8 16 3:23 17 57:16 17(a) 41:22 2 2 24:12
--	---	---	---	--

2:15 1:7 20th 5:17 2012 1:7 5:17 61:7 2013 5:15 11:25 12:5 2014 47:15,17 2035 5:14 22nd 45:14 26th 3:16 29 1:7 49:9 61:7	8 85 24:20 87 4:18 87-room 24:20			
3 3 37:18 3/29/12 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 3:25 60:10				
4 40 55:4 400 1:6 44 38:6 45 54:12				
5 50 35:5				
6 640 37:13				