

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON STREETS AND SERVICES

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, April 3, 2014
1:15 p.m.

PRESENT:

COUNCILMAN MARK SQUILLA, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ

BILLS 130529, 130952, 130953, 130954, 140016,
140018, 140074, 140077, 140097, 140102,
140179, 140208, and 140210

- - -

1

2

COUNCILMAN SQUILLA: Good

3

afternoon. I'm Councilman Squilla,

4

Chairman of the Committee on Streets and

5

Services. A quorum of the Committee is

6

present. We will now begin the hearing.

7

I'd like to introduce

8

Councilman Johnson, Councilwoman Bass,

9

and Councilwoman Blackwell to complete

10

the quorum.

11

I will now ask Mr. McMonagle to

12

read the title of the first bill.

13

THE CLERK: Bill No. 130952, an

14

ordinance establishing a one-way

15

regulation on Marion Street, from

16

Hansberry Street to West Queen Lane,

17

northbound.

18

(Witness approached witness

19

table.)

20

COUNCILMAN SQUILLA: Please

21

state your name for the record and

22

proceed with your testimony. Thank you.

23

MR. DLUGOSZ: My name is David

24

Dlugosz. I'm the District Traffic

25

Engineer for the Department of Streets.

1 4/3/14 - STREETS - BILL 130529, etc.

2 I'm here to give testimony on Bill No.
3 130952.

4 The Streets Department has no
5 objections to the bill. This street was
6 converted to a one-way on a trial basis
7 on November 5th, 2012.

8 I'd be happy to take any
9 questions you have on this bill.

10 COUNCILMAN SQUILLA: Thank you
11 for your testimony.

12 Are there any questions on Bill
13 No. 130952?

14 (No response.)

15 COUNCILMAN SQUILLA: Seeing
16 none, anyone else here to testify on this
17 bill?

18 (No response.)

19 COUNCILMAN SQUILLA: Seeing
20 none, thank you.

21 Mr. McMonagle, please read the
22 title of the next bill, please.

23 THE CLERK: Bill No. 130529, an
24 ordinance authorizing Brandywine Cira
25 Post Office L.P. to construct, own and

1 4/3/14 - STREETS - BILL 130529, etc.
2 maintain various right-of-way
3 encroachments at 2970 Market Street, all
4 under certain terms and conditions.

5 (Witness approached witness
6 table.)

7 COUNCILMAN SQUILLA: Please
8 proceed to the table for the
9 Administration, state your name, and
10 proceed with your testimony. Thank you.

11 MR. TORRENCE: Good afternoon,
12 Chairman Squilla.

13 COUNCILMAN SQUILLA: I'm sorry.
14 We went out of order here, so it's
15 130529. Do you have that one?

16 MR. TORRENCE: I do, but I
17 think I have a mistake here, but the bill
18 is being amended, though, as I
19 understand.

20 COUNCILMAN SQUILLA: Yes.

21 MR. TORRENCE: Good afternoon,
22 Chairman Squilla and members of the
23 Committee. My name is St. Martin
24 Torrence, Director of Legislative Affairs
25 with the Department of Streets, and I'm

1 4/3/14 - STREETS - BILL 130529, etc.
2 here to offer testimony on Bill No.
3 130529.

4 Permission is granted to
5 Brandywine Cira Post Office to authorize
6 to construct, own and maintain various
7 right-of-way encroachments, and we don't
8 have any objections to the bill.

9 COUNCILMAN SQUILLA: Thank you
10 for your testimony.

11 Any other questions on Bill No.
12 130529?

13 COUNCILWOMAN BLACKWELL:
14 Mr. Chairman.

15 COUNCILMAN SQUILLA: Yes.
16 Councilwoman Blackwell.

17 COUNCILWOMAN BLACKWELL: Thank
18 you. We are quite aware of this project,
19 and we wanted to say that we totally
20 support this.

21 COUNCILMAN SQUILLA: Thank you.
22 And you support the amendment to this --

23 COUNCILWOMAN BLACKWELL: Yes.

24 COUNCILMAN SQUILLA: -- 130529,
25 right?

1 4/3/14 - STREETS - BILL 130529, etc.

2 COUNCILWOMAN BLACKWELL: Thank
3 you.

4 COUNCILMAN SQUILLA: Thank you
5 very much.

6 Anyone else here to testify on
7 130529?

8 (No response.)

9 COUNCILMAN SQUILLA: Seeing
10 none, Mr. McMonagle, please read the
11 title of the next bill.

12 THE CLERK: Bill No. 140074, an
13 ordinance authorizing Richard Ley to
14 construct, own and maintain a private
15 pole, electrical appurtenances and aerial
16 wire over, on and under the south footway
17 of the 3800 block of Powelton Avenue for
18 supplying electric service to his vendor
19 truck, all under certain terms and
20 conditions.

21 COUNCILMAN SQUILLA: Please
22 proceed.

23 MR. TORRENCE: Good afternoon,
24 Chairman Squilla, members of the Streets
25 and Services Committee. My name is St.

1 4/3/14 - STREETS - BILL 130529, etc.
2 Martin Torrence and I'm Director of
3 Legislative Affairs with the Streets
4 Department. I'm here to offer testimony
5 on Bill No. 140074.

6 This bill grants permission to
7 Richard Ley, owner and operator of a
8 vending truck located on the 3800 block
9 of Powelton Avenue lunch truck to
10 install, use and maintain an encroachment
11 in the form of electrical wires, conduits
12 and appurtenances in the public
13 right-of-way at the location as noted in
14 Bill No. 140074.

15 The Streets Department does not
16 support the passage of this legislation.
17 The proposed encroachment is to provide
18 electrical service to a non-permanent
19 structure, and this may present a
20 liability for the Streets Department.

21 Thank you for your time. This
22 concludes my testimony.

23 COUNCILMAN SQUILLA: Thank you
24 for your testimony.

25 Any questions?

1 4/3/14 - STREETS - BILL 130529, etc.

2 Councilwoman Blackwell.

3 COUNCILWOMAN BLACKWELL: Thank
4 you, Mr. Chairman. This is an issue
5 where Presbyterian Hospital is doing work
6 there, and we're moving two vendors, or
7 would like to, with the permission of
8 this committee. We're just moving them a
9 few feet out of the way so that
10 Presbyterian can do their work. We
11 didn't want them to lose their ability to
12 earn a living. That's what this is
13 about, just allowing these vendors to
14 survive and continue with the electrical
15 operation. They're vending carts or
16 vendors.

17 COUNCILMAN SQUILLA: Thank you,
18 Councilwoman.

19 Any other questions on Bill No.
20 140074?

21 (No response.)

22 COUNCILMAN SQUILLA: Anyone
23 else here to testify on that bill?

24 (No response.)

25 COUNCILMAN SQUILLA: Seeing

1 4/3/14 - STREETS - BILL 130529, etc.
2 none, Mr. McMonagle, please read the
3 title of the next bill.

4 THE CLERK: Bill No. 140077, an
5 ordinance authorizing Vuthea Vin to
6 construct, own and maintain a private
7 pole, electrical appurtenances and aerial
8 wire over, on and under the south footway
9 of the 3800 block of Powelton Avenue for
10 supplying electric service to his vendor
11 truck, all under certain terms and
12 conditions.

13 COUNCILMAN SQUILLA: Thank you.
14 Please proceed with your
15 testimony.

16 MR. TORRENCE: Good afternoon,
17 Chairman Squilla and members of the
18 Streets and Services Committee. My name
19 is St. Martin Torrence and I'm the
20 Director of Legislative Affairs with the
21 Department of Streets. I'm here to offer
22 testimony on Bill No. 140077.

23 This bill grants to permission
24 to Vuthea Vin, owner and operator of a
25 vending truck located on the 3800 block

1 4/3/14 - STREETS - BILL 130529, etc.
2 of Powelton Avenue, to install, use and
3 maintain an encroachment in the form of
4 electrical wires, conduits and
5 appurtenances in the public right-of-way
6 at the location as noted in Bill No.
7 140077.

8 The Streets Department does not
9 support passage of this legislation.
10 This proposed encroachment is to provide
11 electrical service to a non-permanent
12 structure, and this may present a
13 liability for the Streets Department.

14 Thank you for your time. This
15 concludes my testimony.

16 COUNCILMAN SQUILLA: Thank you.

17 Any questions on this bill?

18 Councilwoman Blackwell.

19 COUNCILWOMAN BLACKWELL: Thank
20 you. Mr. Chairman, this is again the
21 same situation. It's just a few feet
22 over they move so that Presbyterian
23 Hospital can do its work within that
24 entrance. We'd appreciate the
25 Committee's support.

1 4/3/14 - STREETS - BILL 130529, etc.

2 Thank you.

3 COUNCILMAN SQUILLA: Thank you,
4 Councilwoman Blackwell.

5 Any other questions on this
6 bill?

7 (No response.)

8 COUNCILMAN SQUILLA: Seeing
9 none, anyone else here to testify on Bill
10 No. 140077?

11 (No response.)

12 COUNCILMAN SQUILLA:
13 Mr. McMonagle, please read the title of
14 the next bill.

15 THE CLERK: Bill No. 140208, an
16 ordinance legalizing an existing fence
17 encroaching on the public right-of-way at
18 3301 Lester Road, Philadelphia, PA, under
19 certain terms and conditions.

20 COUNCILMAN SQUILLA: Please
21 proceed.

22 MR. TORRENCE: Good afternoon,
23 Chairman Squilla and members of the
24 Streets and Services Committee. My name
25 is St. Martin Torrence and I'm the

1 4/3/14 - STREETS - BILL 130529, etc.
2 Director of Legislative Affairs for the
3 Department of Streets. I'm here to offer
4 testimony on Bill No. 140208.

5 This bill authorizes Karen
6 Pritchard, owner of the property at 3301
7 Lester Road, to legalize an existing
8 fence encroaching on the public
9 right-of-way at the location noted in
10 Bill 140208.

11 It is the policy of the Streets
12 Department to deny fencing not in
13 accordance with The Philadelphia Code
14 Section 11-604(5), Fencing and Railings.
15 No fence or railings shall extend beyond
16 the street line so as to reduce the width
17 of the sidewalk to less than 16 feet
18 where the width of the street is 100 feet
19 or more; to less than 14 feet where the
20 width of the street is between 80 and 100
21 feet; to less than 12 feet where the
22 width of the street is between 50 and 60
23 feet; or to less than 8 feet where the
24 width of the street is less than 50 feet.

25 Therefore, the Streets

1 4/3/14 - STREETS - BILL 130529, etc.

2 Department cannot support the passage of
3 this legislation.

4 Thank you for your time. This
5 concludes my testimony.

6 COUNCILMAN SQUILLA: Thank you
7 for your testimony.

8 Any questions on Bill No.
9 140208?

10 (No response.)

11 COUNCILMAN SQUILLA: Seeing
12 none, anyone else here to testify on this
13 bill?

14 (No response.)

15 COUNCILMAN SQUILLA: Seeing
16 none, thank you.

17 Mr. McMonagle, please read the
18 title of the next bill, please.

19 THE CLERK: Bill No. 130954, an
20 ordinance establishing a one-way
21 regulation on Conlyn Street, from North
22 21st Street to Kemble Avenue, eastbound.

23 (Witness approached witness
24 table.)

25 COUNCILMAN SQUILLA: Thank you.

1 4/3/14 - STREETS - BILL 130529, etc.

2 Thanks for coming back. State your name
3 again and proceed with your testimony.

4 MR. DLUGOSZ: Good afternoon,
5 Mr. Chairman, members of the Committee.
6 Thank you for the opportunity to appear
7 before you today. My name is David
8 Dlugosz, District Traffic Engineer for
9 the Department of Streets. I'm here to
10 offer testimony on Bill No. 130954.

11 The Streets Department has no
12 objections to this bill. The street was
13 converted to a one-way operation on a
14 trial basis starting on November 20th,
15 2012.

16 Thank you for the opportunity
17 to appear before you today and I'd be
18 happy to take any questions.

19 COUNCILMAN SQUILLA: Thank you.

20 Any questions?

21 (No response.)

22 COUNCILMAN SQUILLA: Seeing
23 none, anyone else here to testify on Bill
24 130954?

25 (No response.)

1 4/3/14 - STREETS - BILL 130529, etc.

2 COUNCILMAN SQUILLA: Seeing
3 none, Mr. McMonagle, please read the
4 title of the next bill.

5 THE CLERK: Bill No. 140179, an
6 ordinance establishing a no truck parking
7 regulation on Midvale Avenue, between
8 Conrad Street and a point 1,000 feet west
9 thereof, on both sides of the street.

10 MR. DLUGOSZ: Good afternoon,
11 Mr. Chairman, members of the Committee.
12 Thank you for the opportunity to appear
13 before you today. My name is David
14 Dlugosz, District Traffic Engineer for
15 the Department of Streets. I'm here
16 today to offer testimony on Bill No.
17 140179.

18 The Streets Department has no
19 objections to this bill, and upon
20 passage, we can have the signs placed for
21 this regulation within three weeks.

22 COUNCILMAN SQUILLA: Thank you
23 for your testimony.

24 Any questions?

25 (No response.)

1 4/3/14 - STREETS - BILL 130529, etc.

2 COUNCILMAN SQUILLA: Seeing
3 none, anyone else here to testify on Bill
4 No. 140179?

5 (No response.)

6 COUNCILMAN SQUILLA: Seeing
7 none, thanks, Dave.

8 Mr. McMonagle, please read the
9 title of the next bill.

10 THE CLERK: Bill No. 140016, an
11 ordinance authorizing the revision of
12 lines and grades on a portion of City
13 Plan No. 271 by striking from the City
14 Plan and vacating an irregularly shaped
15 portion of Laurel Street, from Canal
16 Street to Delaware Avenue, by relocating
17 the southwesterly houseline of said
18 Laurel Street a variable distance
19 northeastwardly and reserving and placing
20 on the City Plan a right-of-way for sewer
21 and drainage purposes, water main
22 purposes, gas main purposes, and public
23 utility purposes within the portion of
24 Laurel Street being stricken, under
25 certain terms and conditions.

1 4/3/14 - STREETS - BILL 130529, etc.

2 (Witnesses approached witness
3 table.)

4 COUNCILMAN SQUILLA: Thank you,
5 Mr. McMonagle.

6 I just want to recognize
7 present at the hearing is Councilman
8 Henon. Thank you.

9 Please state your name and
10 proceed with your testimony.

11 MR. MORELLI: Good afternoon,
12 Mr. Chairman and members of the
13 Committee. My name is Frank Morelli,
14 Survey Bureau Manager of the Department
15 of Streets, and the Department of Streets
16 would like to offer the following
17 testimony on Bill No. 140016.

18 This is an Administration
19 ordinance requested by the Water
20 Department.

21 The purpose of this ordinance
22 is to relocate portions of the
23 southwesterly houseline and curblineline of
24 Laurel Street from Canal Street to
25 Delaware and Frankford Avenues in order

1 4/3/14 - STREETS - BILL 130529, etc.
2 to more closely conform to current and
3 proposed conditions. This action is
4 related to the Water Department's
5 Northern Liberties Flood Relief Project.

6 This ordinance is supported by
7 the Department of Streets and is
8 recommended to your committee for
9 favorable action.

10 COUNCILMAN SQUILLA: Thank you.
11 Please proceed.

12 MS. CHIU: Good afternoon,
13 Chairman Squilla and members of Streets
14 and Services Committee. I'm Sarah Chiu,
15 City Planner with the Philadelphia City
16 Planning Commission. I'm here to testify
17 on Bill No. 140016, which Councilmember
18 Squilla introduced on January 23rd, 2014.

19 Bill No. 140016 is to relocate
20 portions of houseline and curblines of
21 Laurel Street from Canal to Delaware
22 Avenue and Frankford Avenue in order to
23 more closely conform to its current
24 conditions. The proposal is to allow the
25 adjacent business owner to use the

1 4/3/14 - STREETS - BILL 130529, etc.
2 additional land area as loading since
3 PennDOT took away the owner's ability to
4 continue to use Delaware Avenue for such
5 purposes a few years ago.

6 This action is related to the
7 Water Department's Northern Liberties
8 Flood Relief Project, which involves
9 installing new sewer main in the reserved
10 drainage right-of-way area.

11 The City Planning Commission
12 has considered this bill at its meeting
13 on March 18th, 2014 and recommended for
14 approval.

15 This concludes my testimony. I
16 appreciate the opportunity to testify
17 before you today and would be pleased to
18 answer any questions you may have.

19 COUNCILMAN SQUILLA: Thank you
20 for your testimony.

21 Any questions on Bill No.
22 140016?

23 (No response.)

24 COUNCILMAN SQUILLA: Seeing
25 none, anyone else here to testify on Bill

1 4/3/14 - STREETS - BILL 130529, etc.
2 No. 140016?

3 (No response.)

4 COUNCILMAN SQUILLA: Thank you.
5 Mr. McMonagle, please read the
6 title of the next bill.

7 THE CLERK: Bill No. 140018, an
8 ordinance authorizing and directing the
9 changing of the name of Wishart Street,
10 from Seventeenth Street westwardly and
11 northwestwardly to Allegheny Avenue, to
12 Lippincott Street.

13 MR. MORELLI: Good afternoon,
14 Mr. Chairman and members of the
15 Committee. My name is Frank Morelli,
16 Survey Bureau Manager of the Department
17 of Streets, and the Department of Streets
18 would like to offer the following
19 testimony on Bill No. 140018.

20 This is an Administration
21 ordinance requested by the Streets
22 Department.

23 The purpose of this ordinance
24 is to change the official name of Wishart
25 Street, from 17th Street westwardly and

1 4/3/14 - STREETS - BILL 130529, etc.
2 northwestwardly to Allegheny Avenue, to
3 Lippincott Street. This change has been
4 requested by residents of this block who
5 commonly refer to the street as
6 Lippincott Street. Research indicates
7 this matter has revealed that the deeds
8 and the tax accounts for the properties
9 fronting on this street all cite the name
10 of the street as Lippincott, even though
11 the official name, according to Streets
12 Department records, has always been
13 Wishart Street. This action will
14 eliminate confusion as to the correct
15 name of this street and will assist in
16 identifying locations in this area for
17 emergency responders.

18 This ordinance is supported by
19 the Department of Streets and is
20 recommended to your committee for
21 favorable action.

22 COUNCILMAN SQUILLA: Thank you
23 for your testimony.

24 Any questions on Bill No.
25 140018?

1 4/3/14 - STREETS - BILL 130529, etc.

2 (No response.)

3 COUNCILMAN SQUILLA: Seeing
4 none, anyone else here to testify on that
5 bill, 140018?

6 (No response.)

7 COUNCILMAN SQUILLA: Seeing
8 none, Mr. McMonagle, please read the
9 title of the next bill.

10 THE CLERK: Bill No. 140097, an
11 ordinance authorizing the revision of
12 lines and grades on a portion of City
13 Plan No. 307 by striking from the City
14 Plan and vacating certain subsurface
15 portions of Fifteenth Street between Arch
16 Street and John F. Kennedy Boulevard,
17 Sixteenth Street between Arch Street and
18 Cuthbert Street, and Arch Street from
19 Sixteenth Street to a point east of
20 Fifteenth Street.

21 COUNCILMAN SQUILLA: Frank,
22 please proceed.

23 MR. MORELLI: Good afternoon,
24 Mr. Chairman and members of the
25 Committee. My name is Frank Morelli,

1 4/3/14 - STREETS - BILL 130529, etc.
2 Survey Bureau Manager of the Department
3 of Streets, and the Department of Streets
4 would like to offer the following
5 testimony on Bill No. 140097.

6 This is an Administration
7 ordinance requested by the Law
8 Department.

9 The purpose of this ordinance
10 is to authorize the striking from the
11 City Plan and vacating of certain
12 subsurface portions of 15th Street
13 between Arch Street and JFK Boulevard,
14 16th Street between Arch Street and
15 Cuthbert Street, and Arch Street from
16 16th Street to a point east of 15th
17 Street. The City has proposed to sell
18 the underground parking garage located
19 beneath JFK Plaza, also known as Love
20 Park, to a private operator. Portions of
21 this structure of the underground garage
22 extend beneath the beds of 15th, 16th,
23 and Arch Street. The striking and
24 vacating of the subsurface portions of
25 these streets which are occupied by the

1 4/3/14 - STREETS - BILL 130529, etc.
2 underground garage will eliminate the
3 encroachment of the garage into the
4 public rights-of-way and resolve the
5 issue of an encumbrance to the conveyance
6 of the garage.

7 This ordinance is supported by
8 the Department of Streets and is
9 recommended to your committee for
10 favorable action.

11 MS. CHIU: Good afternoon,
12 Chairman Squilla and members of Streets
13 and Services Committee. I'm Sarah Chiu,
14 City Planner with the Philadelphia City
15 Planning Commission. I'm here to testify
16 on Bill No. 140097, which Councilmember
17 Greenlee introduced for Council President
18 Clarke on February 20th, 2014.

19 Bill No. 140097 is to strike
20 and vacate certain portions of subsurface
21 of 15th Street between Arch Street and
22 John F. Kennedy Boulevard, 16th Street
23 between Arch and Cuthbert Street, and
24 Arch Street from 16th Street to a point
25 east of 15th. This action is to

1 4/3/14 - STREETS - BILL 130529, etc.
2 facilitate the conveyance of Love Park
3 Garage. The City Planning Commission had
4 recommended approval for Property Bills
5 No. 130901 and 130902 at its meeting of
6 January 28th, 2014.

7 Therefore, at its meeting of
8 March 18th, 2014, the Planning Commission
9 recommended approval for Bill No. 140097
10 as an item in accord with previous
11 policy.

12 This concludes my testimony. I
13 appreciate the opportunity to testify
14 before you today and would be pleased to
15 answer any questions you may have.

16 COUNCILMAN SQUILLA: Thank you
17 for your testimony.

18 Any questions?

19 (No response.)

20 COUNCILMAN SQUILLA: Seeing
21 none, anyone else here to testify on Bill
22 No. 140097?

23 (No response.)

24 COUNCILMAN SQUILLA: Thank you.
25 Before we read the title of the next

1 4/3/14 - STREETS - BILL 130529, etc.
2 bill, I'd like to recognize Councilwoman
3 Quinones-Sanchez present at the hearing.

4 Mr. McMonagle, please read the
5 title of the next bill.

6 THE CLERK: Bill No. 140102, an
7 ordinance authorizing the revision of
8 lines and grades on a portion of City
9 Plan No. 308 by striking from the City
10 Plan and vacating Cypress Street from
11 Broad Street to Watts Street and
12 reserving and placing on the City Plan a
13 right-of-way for various utility
14 purposes, such as may be necessary,
15 within a portion of Cypress Street being
16 stricken, under certain terms and
17 conditions.

18 MR. MORELLI: Good afternoon,
19 Mr. Chairman and members of the
20 Committee. My name is Frank Morelli,
21 Survey Bureau Manager of the Department
22 of Streets, and the Department of Streets
23 would like to offer the following
24 testimony on Bill No. 140102.

25 This is not an Administration

1 4/3/14 - STREETS - BILL 130529, etc.
2 ordinance, but an ordinance requested by
3 Thomas A. Chapman of Blank Rome.

4 The purpose of this ordinance
5 is to facilitate a proposed development
6 of the adjacent properties located at the
7 northeast and southeast corners of Broad
8 and Cypress Streets consisting of a new
9 hotel, residences, retail, and parking.

10 This ordinance is supported by
11 the Department of Streets and is
12 recommended to your committee for
13 favorable action.

14 COUNCILMAN SQUILLA: Please
15 proceed.

16 MS. CHIU: Good afternoon,
17 Chairman Squilla and members of Streets
18 and Services Committee. I'm Sarah Chiu,
19 City Planner with the Philadelphia City
20 Planning Commission. I am here to
21 testify on Bill 140102, which
22 Councilmember Squilla introduced on
23 February 20th of this year.

24 Bill No. 140102 is to strike
25 and vacate Cypress Street from Broad to

1 4/3/14 - STREETS - BILL 130529, etc.
2 Watts Street and reserve and place on the
3 City Plan a right-of-way for utility
4 purposes. This action is to facilitate a
5 proposed mixed-use development at Broad
6 and Spruce Streets. The Planning
7 Commission had recommended approval for
8 zoning Bill 130908 at its meeting on
9 February 18th, 2014.

10 Therefore, at its meeting of
11 March 18th, 2014, the Planning Commission
12 recommended approval for Bill No. 140102
13 as an item in accord with previous
14 policy.

15 This concludes my testimony. I
16 appreciate the opportunity to testify
17 before you today and would be pleased to
18 answer any questions you may have.

19 COUNCILMAN SQUILLA: Thank you
20 for your testimony.

21 Any questions?

22 (No response.)

23 COUNCILMAN SQUILLA: Seeing
24 none, anyone else here to testify on Bill
25 No. 140102?

1 4/3/14 - STREETS - BILL 130529, etc.

2 (Witnesses approached witness
3 table.)

4 COUNCILMAN SQUILLA: Thank you.
5 State your name -- whoever is going,
6 first state your name for the record and
7 then proceed with your testimony.

8 MR. KELSEN: Good afternoon,
9 Mr. Chairman, members of the Committee.
10 Peter Kelsen. I'm here on behalf of
11 Dranoff Properties and SLS Hotels to
12 request passage of Bill No. 140102
13 authorizing the striking and vacating of
14 Cypress Street between Broad Street and
15 Watts Street. The street striking is
16 required in order for us to proceed with
17 the development of the SLS International
18 Hotel and Residences on the property
19 located at the southeast corner of Broad
20 and Spruce Street.

21 I believe that members of the
22 Committee are familiar with this project
23 based on the prior legislation that was
24 passed. That was Ordinance No. 130908-A,
25 and we would be happy to answer any

1 4/3/14 - STREETS - BILL 130529, etc.
2 questions you may have. We are also
3 pleased to put into the record the fact
4 that we've worked extensively with the
5 community, with representatives from
6 Unite to achieve a resolution and to move
7 forward.

8 Thank you for your time.

9 COUNCILMAN SQUILLA: Thank you.
10 And we'll wait until your testimony is
11 over and then if anybody has questions,
12 we'll ask then. Please proceed.

13 MR. EVANS: Good afternoon,
14 Chairman and members of the Committee.
15 My name is Brandon Evans. I'm here on
16 behalf of Unite Here, the hotel, casino,
17 and food service workers union.

18 We support this project. We'd
19 like the bill to go forward. We think
20 it's a project of the highest caliber and
21 would only add value to South Broad in
22 Philadelphia.

23 Thank you.

24 COUNCILMAN SQUILLA: Thank you
25 very much.

1 4/3/14 - STREETS - BILL 130529, etc.

2 Councilman Johnson, questions?

3 COUNCILMAN JOHNSON: Yes.

4 Thank you.

5 How you doing? This is geared
6 toward Unite Here. Give us an idea of
7 what type of resolution was reached that
8 y'all signed off and said this is a great
9 project.

10 MR. EVANS: Well, we were able
11 to come to a labor peace agreement with
12 the developer and the operator.

13 COUNCILMAN JOHNSON: Thank you.

14 COUNCILMAN SQUILLA: That was
15 SLS?

16 MR. EVANS: Yes, that was SLS.

17 COUNCILMAN SQUILLA: Okay.

18 Also there was another agreement, I
19 guess, with the communities, and I think
20 we're close to agreement with some of the
21 adjoining neighbors and condo
22 association.

23 MR. KELSEN: Yes, Chairman
24 Squilla. We're at the end zone literally
25 of a Memorandum of Understanding with

1 4/3/14 - STREETS - BILL 130529, etc.
2 representatives of the Center City One
3 Condominium. I think it's fair to say
4 we've achieved agreement on all of the
5 business points, and we've exchanged the
6 last version of the documents most
7 recently last night together with
8 exhibits. So I'm very optimistic that we
9 will achieve a signed MOU agreement with
10 Center City One.

11 In addition, we've had
12 extensive meetings with representatives
13 of the community, including five separate
14 meetings with the Washington Square West
15 Civic Association. They've been very
16 good about facilitating meetings with the
17 stakeholders and near neighbors, and that
18 has also resulted in Wash West issuing a
19 non-opposition to both the rezoning bill,
20 which has occurred, as well as the street
21 striking bill that we're here today with
22 you.

23 We will continue to work with
24 Washington Square and our immediate
25 neighbors as we move forward in the

1 4/3/14 - STREETS - BILL 130529, etc.
2 project. Most specifically, we will meet
3 with them again as we advance toward the
4 Civic Design Review stage of this
5 exciting project. As you recall, this is
6 a \$200 million state-of-the-art
7 development anchoring the Avenue of the
8 Arts South. It will actively employ on a
9 permanent basis over 400 employees on the
10 hotel side and it will involve close to
11 over 1,000 construction-related jobs
12 during the course of the project. And
13 that was provided earlier to the Rules
14 Committee.

15 COUNCILMAN SQUILLA: Thank you.
16 I also see here we have a copy of the
17 Memorandum of Agreement. Have both
18 parties seen that?

19 MR. EVANS: Yes, we've seen it.

20 COUNCILMAN SQUILLA: Great.
21 Thank you. I think it's going to be a
22 great project and hopefully we can move
23 forward with that.

24 Are there any other questions
25 for Bill No. 140102?

1 4/3/14 - STREETS - BILL 130529, etc.

2 (No response.)

3 COUNCILMAN SQUILLA: Thank you
4 so much for your testimony.

5 MR. KELSEN: Thank you.

6 COUNCILMAN SQUILLA: I
7 appreciate the willingness to work
8 together to come to some type of solution
9 and conclusion.

10 MR. KELSEN: We think a win-win
11 is the way to go.

12 COUNCILMAN SQUILLA: Great.
13 Great to hear.

14 MR. KELSEN: We would ask for a
15 suspension of the rules, if the Committee
16 so desires. Thank you very much.
17 Appreciate it.

18 COUNCILMAN SQUILLA: Thank you.
19 Anybody else here to testify on
20 Bill No. 140102?

21 (No response.)

22 COUNCILMAN SQUILLA: Seeing
23 none, Mr. McMonagle, please read the
24 title of the last bill.

25 THE CLERK: Bill No. 140210, an

1 4/3/14 - STREETS - BILL 130529, etc.
2 ordinance establishing a parking
3 regulation on 16th Street, east side,
4 Olney Avenue to Chew Avenue.

5 (Witness approached witness
6 table.)

7 COUNCILMAN SQUILLA: Thank you.
8 You want to state your name and proceed.

9 MS. BRACLEY: Good afternoon,
10 Council. My name is Dionne Bracley,
11 Deputy Manager at the Philadelphia
12 Parking Authority. Thank you for
13 allowing me to testify before you today.

14 The Philadelphia Parking
15 Authority has no objection to the bill
16 previously read before Council and
17 recommends favorable consideration.

18 Thank you again.

19 COUNCILMAN SQUILLA: And the
20 favorable consideration is for the
21 amended copy that we have?

22 MS. BRACLEY: Yes.

23 COUNCILMAN SQUILLA: Correct.

24 So you are in favor of that. Okay.

25 Thank you very much.

1 4/3/14 - STREETS - BILL 130529, etc.

2 Any other questions on that
3 bill, Bill No. 140210?

4 (No response.)

5 COUNCILMAN SQUILLA: Seeing
6 none, anyone else here to testify on Bill
7 140210?

8 (No response.)

9 COUNCILMAN SQUILLA: Seeing
10 none, thank you very much.

11 That will conclude the hearing
12 on Committee of Streets and Services. We
13 will now go into a public meeting.

14 The Chair -- before we do that,
15 I'm sorry, let's go back into the
16 hearing. Bill No. 130953 will be
17 withdrawn by the request of the sponsor.
18 Bill No. 130953 has been withdrawn.

19 Now we'll go into a public
20 meeting and the hearing, and the Chair
21 recognizes Councilwoman Quinones-Sanchez.

22 COUNCILWOMAN SANCHEZ: Thank
23 you, Mr. Chair. I move for the amendment
24 to Bill No. 130529 be adopted. It has
25 been shared with the Committee.

1 4/3/14 - STREETS - BILL 130529, etc.

2 (Duly seconded.)

3 COUNCILMAN SQUILLA: All in

4 favor?

5 (Aye.)

6 COUNCILMAN SQUILLA: Any

7 opposed?

8 (No response.)

9 COUNCILMAN SQUILLA: The ayes
10 have it. The amendment passes for Bill
11 No. 130529.

12 COUNCILWOMAN SANCHEZ: I move
13 that Bill No. 130529, as amended, be
14 moved out of committee with a favorable
15 recommendation and the rules of Council
16 be suspended to allow first reading at
17 our next Council session.

18 (Duly seconded.)

19 COUNCILMAN SQUILLA: All in

20 favor?

21 (Aye.)

22 COUNCILMAN SQUILLA: Any

23 opposed?

24 (No response.)

25 COUNCILMAN SQUILLA: The ayes

1 4/3/14 - STREETS - BILL 130529, etc.
2 have it. Bill No. 130529, as amended,
3 with a suspension of the rules, will be
4 approved.

5 Councilwoman.

6 COUNCILWOMAN SANCHEZ: Thank
7 you, Mr. Chair. I move the amendment
8 that has been circulated to the Committee
9 for Bill 140210.

10 (Duly seconded.)

11 COUNCILMAN SQUILLA: All in
12 favor?

13 (Aye.)

14 COUNCILMAN SQUILLA: Any
15 opposed?

16 (No response.)

17 COUNCILMAN SQUILLA: The ayes
18 have it. Bill No. 140210 has been
19 amended and approved.

20 COUNCILWOMAN SANCHEZ:

21 Mr. Chair, I move that Bill 140210, as
22 amended, be moved out of committee with a
23 favorable recommendation and I further
24 move that the rules of Council be
25 suspended to allow first reading at our

1 4/3/14 - STREETS - BILL 130529, etc.
2 next session.

3 (Duly seconded.)

4 COUNCILMAN SQUILLA: All in
5 favor?

6 (Aye.)

7 COUNCILMAN SQUILLA: Any
8 opposed?

9 (No response.)

10 COUNCILMAN SQUILLA: The ayes
11 have it. Seeing none, the ayes have it.
12 The bill has passed, as amended, and
13 that's Bill 140210.

14 COUNCILWOMAN SANCHEZ: Okay.
15 Mr. Chair, I move that the following
16 bills, 130952, 130954, 140179, 140074,
17 140077, 140208, 140016, 140018, 140097,
18 140102, be moved out of committee with a
19 favorable recommendation. I further move
20 the rules of Council be suspended to
21 allow first reading at our next Council
22 session.

23 (Duly seconded.)

24 COUNCILMAN SQUILLA: All in
25 favor?

1 4/3/14 - STREETS - BILL 130529, etc.

2 (Aye.)

3 COUNCILMAN SQUILLA: Any

4 opposed?

5 (No response.)

6 COUNCILMAN SQUILLA: The ayes

7 have it. The bills read recently into

8 the hearing have been passed, and the

9 Committee of Streets and Services meeting

10 will be complete.

11 Thank you for your attendance.

12 (Committee on Streets and

13 Services concluded at 1:45 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, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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