

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNCIL OF THE CITY OF PHILADELPHIA

PUBLIC HEARING

COMMITTEE ON RULES

- - -

Room 401, City Hall
Philadelphia, Pennsylvania
Wednesday, June 16, 1999
3:00 p.m.

- - -

BILL NO. 990311 - An Ordinance to amend the
Philadelphia Zoning Maps, by changing the zoning
designations of certain areas of land located within
an area bounded by 52nd Street, Paxton Street, Leidy
Avenue, Parkside Avenue, Belmont Avenue, Girard
Avenue and Merion Avenue.
BILL NO. 990358 - An Ordinance to amend the
Philadelphia Zoning Maps, by changing the zoning
designations of certain areas of land located within
an area bounded by Hartranft Street, Broad Street,
Pattison Avenue and 20th Street.

- - -

PRESENT:

COUNCIL PRESIDENT ANNA C. VERNA, Chairwoman
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILWOMAN AUGUSTA A. CLARK
COUNCILMAN DAVID COHEN
COUNCILMAN FRANK DI CICCIO
COUNCILMAN JAMES F. KENNEY
COUNCILMAN MICHAEL A. NUTTER

- - -

VINCENT VARALLO ASSOCIATES, INC.
Registered Professional Reporters
Eleven Penn Center
1835 Market Street, Suite 600
Philadelphia, Pennsylvania 19103
(215) 561-2220

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

BILL NO. 990311	PAGE
RICHARD LOMBARDO, City Planning Comm.	48
ANTHONY PALIMORE, PIDC	50
BILL NO. 990358	
WILLIAM P. HANKOWSKY, PIDC	3
CRAIG SCHELTER, PIDC	25
RICHARD LOMBARDO, City Planning Comm.	29

1 BILL NO. 990358

2 COUNCIL PRESIDENT Verna: Good
3 afternoon. This is the public hearing of the Rules
4 Committee. I do want to apologize our lateness
5 because, but because of another hearing, we weren't
6 able to start promptly at the hour that we were
7 supposed to.

8 At this time I would ask Mr. McPherson
9 to please read the title of Bill No. 990358.

10 MR. McPherson: Bill No. 990358, an
11 Ordinance to amend the Philadelphia Zoning Maps, by
12 changing the zoning designations of certain areas of
13 land located within an area bounded by Hartranft
14 Street, Broad Street, Pattison Avenue and 20th
15 Street.

16 COUNCIL PRESIDENT Verna: Mr. Hankowsky.
17 Good afternoon. Please identify yourself for the
18 proceed and proceed with your testimony.

19 MR. Hankowsky: Good afternoon, Madam
20 Chairwoman and Members of the Rules Committee. My
21 name is William Hankowsky. I am president of the
22 Philadelphia Industrial Development Corporation.
23 I'm here today to testify in support of Bill No.
24 990358. I have previously provided written
25 testimony which I'll be using this afternoon.

1 BILL NO. 990358

2 This bill authorizes a change of zoning
3 for a portion of the 49-acre parcel of land at the
4 former Philadelphia Naval Hospital from class R-9A
5 Residential and class Recreational to a category of
6 Supports Stadium District in order to accommodate
7 development of a new practice facility for the
8 Philadelphia Eagles. Currently 14 acres are already
9 zoned Sports Stadium District on this site. This
10 bill will increase that amount by 12 acres for a
11 total of 26 acres of which approximately 20 acres is
12 actually used for the practice facility. The one
13 map drawing just next to Councilman Cohen shows the
14 existing zoning and the proposed zoning color coded.
15 Any further changes to the remaining 23 acres, the
16 rest of the site, would require subsequent City
17 Council approval, including any possible legislation
18 necessary, for example, for a new stadium agreement
19 for additional parking on this site.

20 We have requested that this legislation
21 be moved forward in anticipation of an agreement to
22 construct a new practice facility for the
23 Philadelphia Eagles football team. This practice
24 facility -- and for a minute I'm going to supplement
25 my written testimony -- would have an anticipated

BILL NO. 990358

1
2 cost of about \$22 million and would include three
3 outdoor fields, one enclosed field, and a building
4 which would house the Eagles corporate offices,
5 their locker rooms, training rooms, and a NovaCare
6 Sports Medicine facility. Again, I would point to
7 the Committee's attention the illustrative site plan
8 before you which shows this proposed project.

9 This practice facility is part of larger
10 discussions underway with regard to a new football
11 stadium. Those negotiations are, as I think we all
12 know even as recently as the last several days,
13 extremely complex. One of our chief concerns was to
14 have the Eagles locate their practice facility in
15 Philadelphia. If this is done, we would be the only
16 large city in the country to have an NFL team locate
17 their practice facility within the city limits of
18 the city where the team plays, a location which will
19 maximize the tax benefit that can be achieved by
20 having the team not only play here, but practice
21 here in the City of Philadelphia.

22 Therefore, while these negotiations are
23 by no means complete, we wanted to prepare the new
24 location as soon as possible so that the
25 construction and wage tax benefits could be provided

1 BILL NO. 990358

2 from the practice facility as soon as possible.
3 Also, this will permanent the Eagles to commence
4 work on the practice facility which they wish to
5 have complete by next year, the year 2000. And
6 again, to augment my written testimony, the Eagles
7 believe that this is critical, this schedule in
8 order for hem to continue to be competitive in
9 attracting players, signing people that become free
10 agents so that the practice facility is on an
11 accelerated schedule from any potential stadium
12 solution.

13 Our current intentions are for the
14 Philadelphia Authority for Industrial Development,
15 PAID, to enter into a short-term lease with the
16 Navy. Ultimately we will get a deed this fall,
17 during which asbestos abatement and demolition of
18 certain non-significant buildings would take place
19 on this site. We will enter into long-term lease
20 with the Eagles whereby they would construct this
21 practice facility. And if no agreements are reached
22 on a potential new stadium for the Eagles, they
23 would not be required to go forward with the
24 construction of this practice facility. It would be
25 their option.

1 BILL NO. 990358

2 We support this legislation so that it
3 would allow the Eagles to begin asbestos abatement
4 and demolition this summer, to develop new grass
5 fields to be completed by early fall, and to begin
6 construction of the actual headquarters facility so
7 it can be completed by next summer.

8 The Sports Stadium zoning category
9 requires a 200-foot setback from streets for any
10 residentially zoned land and a master plan to be
11 approved by the Philadelphia City Planning
12 Commission. Because some definitions are broad in
13 the zoning category, we have been concerned to
14 ensure that the adjacent community is part of the
15 discussion of the actual development plan and that
16 their legitimate concerns are protected with a
17 binding agreement.

18 I should note for the record that
19 whether we had been concerned or not, the
20 Chairperson of this Committee and the President of
21 City Council has made sure that we are focussed on
22 this issue of working with the adjacent committee.
23 And I thank Councilwoman Verna for her consistent
24 and yet, again, interest in trying to figure out how
25 to get something done correctly in Philadelphia.

1 BILL NO. 990358

2 During this process, therefore, we have
3 consulted with the Packer Park Civic Association to
4 ensure that they were not negatively impacted by
5 this training facility. The Board of Directors of
6 the Association provided us and the Eagles with a
7 list of 22 concerns or requirements they had in
8 order to support this legislation. I'm pleased to
9 report that we've made substantial progress in
10 addressing 20 of these issues. Again, we've had
11 numerous meetings with representatives of the
12 Association, with their executive committee, and as
13 recently as this past Monday evening, a full
14 community meeting at which this entire project and
15 proposal was discussed at length.

16 Let me talk a little bit about what
17 we've agreed to.

18 COUNCIL PRESIDENT VERNA: Excuse me.
19 You omitted to say that it was unanimously accepted
20 by the community.

21 MR. HANKOWSKY: I did because I figured
22 they should provide you with that information, but
23 that is accurate.

24 First and foremost, we have committed
25 and we are paying for an attorney for legal and

1 BILL NO. 990358

2 planning services for the community, so that not
3 only are we addressing these concerns, but they will
4 be memorialized in a binding agreement between the
5 parties, PAID, Packer Park Civic Association, and
6 the Eagles.

7 Secondly, included, attached to this
8 testimony are the points that both the Eagles and
9 PIDC and PAID are prepared to agree to, to the
10 benefit of the community. And our intent is that
11 that agreement will be memorialized as an exhibit to
12 the lease between the Eagles and PAID and will give
13 certain direct third-party beneficiary rights to
14 Packer Park Civic association so that regardless of
15 who's running the Eagles, who's running PIDC or
16 who's running the City, they will have the capacity
17 to enforce the agreement.

18 Because City Council has only two
19 remaining sessions before the summer recess, I
20 respectfully request approval of this bill and a
21 suspension of the rules and a request for First
22 Reading at your next regularly scheduled meeting of
23 City Council.

24 To summarize, we are asking for City
25 Council support here and indulgence basically to

1 BILL NO. 990358

2 demonstrate a show of good faith to the Philadelphia
3 Eagles to move a piece of a very complex puzzle
4 along, which is the zoning of this site to allow the
5 preliminary development work to begin as we work
6 through much more complex issues which we'll all be
7 discussing hopefully sometime later this calendar
8 year.

9 I should also note in attendance today
10 are Joseph Banner, the executive vice president of
11 the Eagles, as well as members of his architectural
12 team who would also be prepared to answer any
13 questions that the Committee might have.

14 And at this time I'd be prepared to
15 answer any questions you might have. Again, thank
16 you.

17 We also have photographs available for
18 proof of postings since there was some question as
19 to whether we posted this, which we did. So perhaps
20 I'll just note those for the record also.

21 COUNCIL PRESIDENT VERA: Thank you.
22 Mr. Hankowsky, I would like the record to be crystal
23 clear so I'm going to be probably asking questions
24 that you may have to respond to and you may have
25 addressed in your testimony. However, of the 49

1 BILL NO. 990358

2 acres, how many acres will the Eagles need for their
3 practice facility?

4 MR. HANKOWSKY: Somewhere between 20 and
5 21 acres will be the site that they will actually
6 lease from PAID that they will have -- upon which
7 they will construct these facilities that they will
8 then operate and maintain. The zoning is a little
9 larger because of the setback requirement, so in
10 effect there's a buffer on the western edge that's
11 within the zoning but is not part of the leasehold
12 that goes to the Eagles.

13 COUNCIL PRESIDENT VERNA: With the
14 remaining portion of that site, it is my
15 understanding the City has agreed to keep the
16 community fully informed as to the use of the
17 remaining portion of the site as well as getting the
18 input from the community before any further action
19 is requested from City Council. Is my understanding
20 correct?

21 MR. HANKOWSKY: That is absolutely
22 accurate. Even to be slightly more specific, we
23 have agreed with Packer Park to establish a
24 committee that would have representation from the
25 community that would work with us somewhat analogous

1 BILL NO. 990358

2 to I think our successful Kapar (ph) advisory
3 committee -- that would be a different committee
4 because it's a different project -- to develop and
5 consider how we would develop the remaining portion
6 of the site. That is accurate.

7 COUNCIL PRESIDENT VERNA: Can you tell
8 what the projected cost of the Eagles practice
9 facility will be.

10 MR. HANKOWSKY: Yes. It's projected to
11 cost \$22 million.

12 COUNCIL PRESIDENT VERNA: What happens
13 to the practice facility if the Eagles and the City
14 do not come to terms on a new stadium?

15 MR. HANKOWSKY: The way we have
16 discussed that, and it will be subject of final
17 definitive agreements, but the intent would be to
18 put in place the lease that I mentioned in my
19 testimony between us and the Navy and then us and
20 the Eagles to begin the work over the summer months
21 and into the fall which would include the asbestos
22 removal demolition site prep, perhaps even beginning
23 to get the practice fields prepared. That will put
24 the Eagles on the schedule they need to be on. We
25 would then hope to be discussing the more complex

1 BILL NO. 990358

2 issue of stadiums this fall and hopefully
3 collectively decide as a City what we're going to be
4 doing with that in the fall. If a resolution of
5 that question is unable to be reached, that is to
6 say among all the parties involved we can't decide
7 whether we're building a new football stadium with
8 any definitiveness, the Eagles would have the option
9 or the right to simply say "well, then we don't want
10 to put the practice facility here. We're stopping."
11 They could proceed if they elected they would have
12 the right to stop if so we would, but they would
13 have the right to stop. And if so, we would
14 reimburse them up to a number we need to finalize,
15 but some capped amount for the expenditure to clear
16 the site and prep the site, money that w probably
17 would have -- a significant portion of which we have
18 spent ourselves because wind up clearing this site
19 anyhow.

20 COUNCIL PRESIDENT VERNA: So you can't
21 tell us what the maximum amount of the City's
22 exposure is?

23 MR. HANKOWSKY: I will give you a
24 number, and respecting that Mr. Banner os in the
25 audience, it's not a number that I'm prepared to

1 BILL NO. 990358

2 agree with him, but I don't think our exposure will
3 be greater than 6 to 7 million dollars. I hope to
4 get that number down.

5 COUNCIL PRESIDENT VERNA: Why does the
6 Administration want to move forward with the
7 practice facility before the stadium deal is agreed
8 to?

9 MR. HANKOWSKY: The major reason --
10 well, it's actually twofold. I think months ago we
11 had hoped -- and when I say we, I think both parties
12 as well as others -- that we might be able to be
13 before you with a practice facility as part of a
14 whole stadium scenario solution. That would have
15 been clearly for everybody sort of a preferential
16 way; you could look at everything all at once. The
17 fact that the stadium situation has become a much
18 more complex and taken much more time than any of us
19 had hoped or wanted, has put us in a situation where
20 the practice facility, which as I mentioned a moment
21 ago, the Eagles would like to have the work begin
22 summer and have it up and operational next year. We
23 really now are at a point where we need to move on
24 that piece of this puzzle via this zoning bill to
25 not lose that time. And so, as I mentioned again in

1 BILL NO. 990358

2 my testimony, one is we want accommodate as a show
3 of good faith that we're trying to move all this
4 forward with the Eagles, do that in a way that is
5 sensitive to the community, and try to keep these
6 various pieces of this puzzle moving forward until
7 we can solve it ultimately several months from now.

8 COUNCIL PRESIDENT VERNA: Mr. Hankowsky,
9 if in fact the -- say the stadium doesn't go
10 through, the first phase of the practice facility
11 would be to remove the asbestos and demolish several
12 of the buildings?

13 MR. HANKOWSKY: Correct.

14 COUNCIL PRESIDENT VERNA: And under
15 circumstances, the City would have to do that anyway
16 to make that parcel of ground worth anything.

17 MR. HANKOWSKY: That is correct. Our
18 intent has always been, and I think again, Council
19 President, you're perhaps most aware of this since
20 this is your district, when we did the original
21 community reuse for this site, we made a
22 determination that the only reuse capacity for the
23 site was to clear it. So this wasn't because of the
24 Eagles we decided to knock the buildings down, we've
25 always been record that we were clearing this site.

1 BILL NO. 990358

2 It is also, since the Navy has actually
3 has closed the facility, become even a more pressing
4 issue for the immediate community. We now have
5 effectively abandoned buildings across the street
6 from homeowners. They are -- as much as the navy
7 cuts the grass and picks up the trash, the buildings
8 are deteriorating. They are becoming an attractive
9 nuisance for pests of various kinds. And so we have
10 been pressed, as I know your office has, by the
11 community to knock these buildings down now. So
12 both it is our intent from a development perspective
13 and it's a request from the community to get these
14 buildings down.

15 COUNCIL PRESIDENT Verna: Thank you.
16 Are there any questions from Members of the
17 Committee of Mr. Hankowsky?

18 The chair recognizes Councilman Cohen.

19 COUNCILMAN COHEN: First, with respect
20 to the site it's called the Naval Home, is this --

21 COUNCIL PRESIDENT Verna: Naval
22 Hospital.

23 MR. HANKOWSKY: Naval Hospital, not the
24 Navy Homes.

25 COUNCILMAN COHEN: Where is it in

1 BILL NO. 990358

2 connection with the Naval Homes?

3 MR. HANKOWSKY: Far away. I'm sorry,
4 Councilman. The Navy Hospital site is at the
5 intersection of Broad and Pattison. It is
6 immediately west of Veterans Stadium. The Navy Home
7 site is along the Schuylkill River on Grays Ferry
8 Avenue. And I'm not happy to say but maybe pleased
9 to say I have nothing to do Navy Home property.

10 COUNCIL PRESIDENT VERNA: That's the
11 Toll Brother site.

12 COUNCILMAN COHEN: The Naval Homes?

13 COUNCIL PRESIDENT VERNA: Yes. That's
14 Grays Ferry Avenue.

15 COUNCILMAN COHEN: All right. Now, I
16 have difficulty because of my upbringing as an
17 attorney to undertake the risk of committing the
18 City to a heavy liability in the event the stadium
19 deals don't come about. Seems to me that prudence
20 would suggest that we try to bring the stadium deal
21 and everything else to a head at one point before we
22 go into this expenditure. Since apparently we're
23 underwriting all of the expenses. If the stadium
24 deal doesn't go through, will the Eagles have lost
25 anything other than time?

1 BILL NO. 990358

2 MR. HANKOWSKY: Well, they absolutely
3 will have lost time and effort, and I think they
4 will have lost some cost in this effort that they've
5 committed. I can't sit here today and actually put
6 an absolute number on it. I'd happy to try to do
7 that, but I can't tell you off the top of my head.
8 But we're both taking a risk here. I mean, the
9 Eagles need this facility, and quite candidly -- and
10 they have never -- this has not been the tonality or
11 the flavor at any point in the discussion, but I do
12 want to make one point. Even under the existing
13 stadium situation, the Eagles need a practice
14 facility. We have very old, and in terms of the
15 standards of the industry, very antiquated
16 facilities. The Eagles could put those in the
17 suburbs. Some of you, those are fans may know, for
18 example, the Flyers practice in the suburbs. The
19 mere movement of the practice activity out of the
20 City, which they have a legal right to do today, we
21 would lose about \$4 million a year in tax revenue
22 mainly driven by wage tax of the players. So though
23 we may all find it what the players make may be a
24 lot of money that we don't think is right, at least
25 in Philadelphia we get some benefit from that on the

1 BILL NO. 990358

2 revenue side. So we think it's important, and the
3 Eagles are prepared in good faith to work with us on
4 this to try to keep this facility here, keep those
5 revenues here, we're trying to move this along on a
6 schedule that's sort of compatible with their
7 business desires as we try to figure the rest of
8 this out. So this is not a one-way good faith
9 street, this is a two-way good faith street.

10 COUNCILMAN COHEN: Well, it looks
11 awfully one way to me.

12 COUNCIL PRESIDENT VERNA: Councilman,
13 while we're talking about revenues, would we not
14 also be generating revenues from this facility with
15 property taxes?

16 MR. HANKOWSKY: Yes. This facility,
17 because it will be used by a for-profit entity, it
18 will be a ratable which current practice facilities
19 aren't because we, the City, have them inside the
20 Vet, the locker room and all of that. So there are
21 some new revenues plus keeping the current revenues
22 that we get from the practice activity in the city.
23 That's accurate.

24 COUNCILMAN COHEN: But that assumes that
25 everything is going to go along swimmingly and the

1 BILL NO. 990358

2 practice stadium will be used because it will have
3 been a stadium agreement reached. But in the event
4 there is no stadium agreement, you told us before,
5 unless I misunderstood it, that the Eagles will be
6 under no obligation to utilize the practice field.

7 MR. HANKOWSKY: That's right.

8 COUNCILMAN COHEN: So we don't know
9 whether it's going to be used and whether it will
10 produce tax revenues. And I kind of think it's
11 unfair to put the Eagles in a position where we're
12 saying or even suggesting that they may be
13 threatening to move out of the City because,
14 frankly, I'm getting very tired of the City always
15 being in a position where it looks to me like a form
16 of unfair pressure to always threaten. I don't
17 think Philadelphia is so undesirable that people
18 just have to be wooed and bought to come into the
19 City. I think we're a pretty good city. We have
20 problems, like everybody has problems. We're a good
21 city, and I don't think everybody's trying to run
22 out of the City. And I would find it as evidence of
23 bad faith to even consider that the Eagles could
24 move their practice stadium outside the City and
25 maturely want to do it unless we give them all kinds

1 BILL NO. 990358

2 inducements to keep it inside the City. One
3 inducement I'm not prepared to give them to keep
4 them in the City is if we run all of the risk.

5 And are you're suggesting that they've
6 indicated that they may pick up and move their
7 practice field outside the City?

8 MR. HANKOWSKY: I had hoped I was clear
9 on that point. Perhaps I have not. I think the
10 Eagles have throughout this entire discussion been
11 extremely professional about this, have never said,
12 you know, threatened to move out. I'm simply making
13 the point. And their interest is to play in
14 Philadelphia, to practice in Philadelphia, to be in
15 Philadelphia a long time. They believe that in
16 order to do that competitively, they need a new
17 practice facility and ultimately they need a new
18 stadium. We haven't figured all that out yet. If
19 that cannot be figured out, they want the ability to
20 have to consider whatever the options are. They're
21 not threatening to do anything. That is not the
22 nature, and I think I did say, that is not the
23 tonality of the discussions.

24 COUNCILMAN COHEN: Well, then why do you
25 raise it? I'm concerned why always we're being met

1 BILL NO. 990358

2 with the threat that somebody's going to move out of
3 the City as if we're very distasteful place to be
4 in.

5 MR. HANKOWSKY: I'll try one more time.
6 No one has threaten that. The reason I'm raising
7 it, Councilman, we've been in too many of these
8 hearings together over 15 years. I'm not going to
9 put myself in a position where if things go very bad
10 for whatever host of reasons, and I think last
11 couple days demonstrate there can be lots of things
12 that happen by variables I don't control, that I
13 made it clear on the record here today what can
14 happen and what might happen and what we hope
15 doesn't happen. But I don't want to mislead this
16 Committee when you deliberate later this afternoon.
17 That's why I'm raising it, to be for the right.

18 COUNCILMAN COHEN: I have very great
19 difficulty understanding why it even enters the
20 discussion. Philadelphia is big market. The Eagles
21 leave, some other team will come in. I'm not
22 suggesting that I want to see the Eagles leave; I
23 don't want to do that, but I don't know why we're
24 always painted as a miserable place from which
25 people are anxious to escape because I don't think

1 BILL NO. 990358

2 that the people in Philadelphia feel that way about
3 the City. I think it's a good deal for the City and
4 it's a good deal for the Eagles to be in
5 Philadelphia. I don't quarrel with the need of a
6 practice field, but I do quarrel with the need why
7 the City has to undertake all the total risk
8 financially. I don't understand that at all.

9 MR. HANKOWSKY: Well, I've tried to
10 explain it.

11 COUNCILMAN COHEN: Well, I've heard your
12 explanation. I said I don't understand your
13 explanation. It would seem to me that if we're both
14 showing good faith, we ought to at least share the
15 risk.

16 COUNCIL PRESIDENT VERNA: I'm sorry, I
17 was called to the phone, I didn't hear most of the
18 question. But I would certainly think that most of
19 this work has to be done anyway.

20 MR. HANKOWSKY: That's correct.

21 COUNCIL PRESIDENT VERNA: Whether it be
22 for the Eagles or some developer that comes along.
23 We're certainly not going to be able to have use of
24 that property unless, A, we remove the asbestos, and
25 we demolish the buildings.

1 BILL NO. 990358

2 How many vacant buildings are there on
3 that parcel?

4 MR. HANKOWSKY: On the proposed practice
5 facility parcel there are 18 buildings.

6 COUNCIL PRESIDENT VERNA: And they would
7 all have to be demolished?

8 MR. HANKOWSKY: There's a possibility
9 that two might be retained to be used by the Eagles.
10 Again, for those on the other side, a little bit on
11 the southern side of the site are a couple of
12 interesting buildings right where the gate comes in
13 off of Pattison and there may be a potential to
14 reuse those in the project and that's being looked
15 at now by the Eagles. It might even be like a small
16 day care center or something like that using those.
17 A number of the buildings couldn't be reused by
18 anybody. They are World War II vintage wooden frame
19 structures that are basically literally falling
20 apart at this point.

21 COUNCIL PRESIDENT VERNA: I think for
22 the benefit of the Committee Members, it would be
23 nice if Craig would come up and explain exactly what
24 is being proposed here on the map.

25 MR. SCHELTER: For the record, my name

1 BILL NO. 990358

2 is Craig Schelter. I'm executive vice president of
3 PIDC.

4 On this map here, on the right side is
5 Broad Street, on the north is Hartranft Street, on
6 the south is Pattison Avenue. This site runs for
7 approximately 1100 feet west of Broad Street. The
8 major elements of the plan are two practice
9 facilities that are located in the southeast corner
10 of the site, in this location and this location. A
11 third practice facility is proposed in the future at
12 the northeast corner of the site. There is then a
13 landscape buffer all along Hartranft Street. And
14 this is the line of the 200-foot setback required by
15 the zoning code. There is then the office facility
16 for the Eagles staff, the players facility, the
17 weight room, locker rooms, and the NovaCare
18 facility, a small maintenance building and two
19 historic buildings that are being looked at for the
20 possibility of day care facilities, and then an
21 indoor practice facility of about 56,000 square
22 street on the far westerly portion of the site. The
23 site is accessed through an existing gate on
24 Pattison avenue into a parking lot that
25 accommodates, I believe the latest number is between

1 BILL NO. 990358

2 200 and 210 parking spaces. Access to the main
3 entrance here for the Eagles and access at this
4 point for NovaCare.

5 This map here is drawn at the same
6 scale, and what you see in light cream color are all
7 of the existing buildings that would have to be
8 demolished in order to make way for this facility.
9 It would be the Eagles intent to begin immediately
10 with the demolition of these four buildings here
11 which are either within the footprint of the new
12 building or on playing fields and the gradually move
13 and demolish the buildings along the rear. Probably
14 the most objectional building to the community is
15 this powerhouse building here and maintenance
16 facility. This little circle that you see here is
17 about 150-foot high smokestack, so the community is
18 very interested in seeing that building come down as
19 that one immediately abuts the neighbors across the
20 street. But their intent is they would demolish all
21 these buildings in cream color. The buildings in
22 the darker color have are once that the main
23 structure which would be demolished as part of any
24 actual stadium deal which would come at some point
25 in the future.

1 BILL NO. 990358

2 And this shows the site, an aerial
3 photograph in context in relation to Broad Street
4 where the existing Vet Stadium is, the residential
5 development on the north side of Hartranft Street,
6 and then this is the remaining portion of the site
7 which stays residential and a portion that says
8 recreational.

9 COUNCIL PRESIDENT VERNA: Thank you very
10 much. Councilman Cohen.

11 COUNCILMAN COHEN: How long has the site
12 been unoccupied?

13 MR. HANKOWSKY: I'm sorry?

14 COUNCIL PRESIDENT VERNA: How long has
15 the site been unoccupied?

16 MR. HANKOWSKY: The closure decision by
17 the Navy was 1988, and I believe they were out by
18 probably '92-'93. They moved kind of a clinic
19 function to the Navy base until that closed in '95
20 and then the shipyard in '96.

21 COUNCILMAN COHEN: During Ms. Schelter's
22 explanation he talked of the Eagles demolishing.
23 Who is going to do the demolition work under this
24 proposal.

25 MR. HANKOWSKY: The Eagles Mr.

1 BILL NO. 990358

2 COUNCILMAN COHEN: And who's going to
3 pay for that phase?

4 MR. HANKOWSKY: At this point, as I
5 indicated, the idea is that the overall financing of
6 the practice facility and how that works would be
7 part of resolving the overall stadium question. But
8 should there be a point at which the practice
9 facility were not proceeding with it, then we would
10 basically reimburse them for those costs. So I
11 guess in the worst case, we're paying, as the
12 Chairperson indicated, what we would have paid for
13 anyhow.

14 COUNCILMAN COHEN: Well, we would pay
15 for it anyhow, but it might not be for a year, two
16 years, five years, 10 years. The place as already
17 been vacant a good number years. I'm not arguing to
18 keep it that way, I'm just arguing for what I think
19 is equity in this proposal. And I think the risk
20 ought to be shared.

21 COUNCIL PRESIDENT VERNA: But that was
22 not the City's property. It was the Department of
23 Navy.

24 MR. HANKOWSKY: The Navy is only now
25 really in a position where they can lease us the

1 BILL NO. 990358

2 property and get us a deed, having gone through an
3 excruciatingly complex process that they're required
4 to get a property position for transfer, and so
5 we're prepared to take it. We would be taking the
6 entire property, the 50 acres, not just the 22.

7 COUNCILMAN COHEN: I don't have any
8 objection to any of that. What I'm stating is that
9 I think that there ought to be equity in this
10 transaction the risk ought to be at least equally
11 shared. We're hoping that there won't be any
12 ultimate risk, but if it turns there is a risk, I
13 don't see the City being the one that takes -- being
14 the one that has the responsibility for absorbing
15 the total cost.

16 Thank you, Madam Chair.

17 COUNCIL PRESIDENT VERNA: Thank you.
18 Are there any other questions of Mr. Hankowsky?

19 Mr. Hankowsky, would you remain for the
20 remainder of this hearing, please?

21 MR. HANKOWSKY: I'd be happy to, yes.

22 COUNCIL PRESIDENT VERNA: City Planning.

23 MR. LOMBARDO: I'll be brief given the
24 fact that Mr. Hankowsky has pretty much covered most
25 of this material and the hour of the day and also

1 BILL NO. 990358

2 other witnesses.

3 As was stated, this bill rezoned, the
4 practice facility additional land, Sports Stadium
5 District. That is a master plan district which
6 basically means that the zoning and ultimate
7 development is embodied in a master plan. The
8 master plan must be approved by the Planning
9 Commission. Any revisions to it, once that plan is
10 approved, would have to come back to the Planning
11 Commission. So there is a public process that would
12 assure that the plan that Council is being shown and
13 the community that is being shown will be the
14 ultimate plan that gets developed, and also a public
15 process that if anytime in the future there's a
16 proposal to change that plan would, again, go
17 through a public meeting at Planning Commission,
18 which our policy, always to notify all parties of
19 any action or item pending before the Planning
20 Commission.

21 For the record, the Planning Commission
22 approved this bill, recommended approval of this
23 bill on June 3, 1999 and is tentatively scheduled to
24 review and hopefully approve the master plan that's
25 meeting tomorrow at 1 o'clock tomorrow. We have

1 BILL NO. 990358

2 been in contact with the community. We are aware of
3 the agreement between the community and Eagles and
4 PIDC and we fully expect that all will be embodied
5 in plan before the Commission tomorrow afternoon.

6 Unless if you any further questions,
7 that's my testimony.

8 COUNCIL PRESIDENT VERNA: Thank you.
9 Are there any questions for the Planning Commission?
10 Thank you very much.

11 COUNCIL PRESIDENT VERNA: I believe we
12 have representatives here from the community that
13 would like to be heard.

14 COUNCIL PRESIDENT VERNA: I'm sorry
15 you've been kept waiting so long. Please identify
16 yourself for the record.

17 MS. CAPOZZI: My name is Barbara
18 Capozzi. I am the president of the Packer Park
19 Civic Association which is the neighborhood of 1300
20 homes immediately to the north of this naval
21 hospital site and immediately to the west of the
22 three stadiums.

23 In the last three weeks representatives
24 from my association, including Judge Bonavitacola
25 who is on our board and PIDC and Eagles have met

BILL NO. 990358

1
2 five times in depth, four private meetings and one
3 public meeting the other night. Many questions have
4 been asked and answered. We've compiled a request
5 list of actually 33 items, and the City has given us
6 every consideration, and we thank our Council
7 President for that. Our requests we feel are very
8 reasonable because they protect us not only all the
9 stadium traffic that we absorb, and I could talk
10 about that hours if you want to talk about that, but
11 it also protects us because we have actually lived
12 in fear of what will happen to this 48 acres for the
13 last -- as bill said, since 1988 we knew the
14 facility was closing. And he said it has been not
15 used since 1992, the word we would use is abandoned.
16 It's abandoned. They had a few military dogs, they
17 had one guy that walks around at night and that's
18 it. And we're looking at barracks type buildings
19 for almost the last 10 years in disrepair, and we
20 live in fear of what the possible uses could be.

21 To make a very long story short, we have
22 studied this plan. PIDC has accommodated us at
23 every turn, and that's because they understand what
24 we go through on a daily basis with three fully
25 operating stadiums next to us. The Eagles have been

1 BILL NO. 990358

2 very cooperative. And we welcome them to our side
3 of Broad Street. At least we welcome the cooperate
4 offices, not the fans to our side of Broad Street.
5 The fans already know where we are.

6 We have an agreement together that's a
7 work in progress that we hope to finalize in the
8 next two or three weeks and will protect us because
9 it will be a part of the agreement. It will be
10 enforceable and any changes will have to come back
11 and at least sit and discuss with us. I think that
12 we've been reasonable and I feel that PIDC and I
13 appreciate their help and their consideration and
14 Eagles have been reasonable also.

15 It's the first step. We have waited for
16 10 years for the Navy to turn this over to the City,
17 and that process is reaching its final step over the
18 next three months. So this issue is right now.

19 We had a general meeting -- well, first
20 we had two board meetings. Our board unanimously
21 authorized Judge Bonavitacola and myself to continue
22 negotiations. At our general meeting Monday night,
23 which was not only our association, but four area
24 associations, Friends of FDR Park, the two
25 associations on the east side of Broad Street, the

1 BILL NO. 990358

2 one association that's to the north of us, everyone
3 was represented. Lots of questions lots of answers
4 his. It was unanimously approved that we continue
5 negotiations along the lines set forth in our memo.
6 And we're all very pleased and we certainly do hope
7 it comes to pass because when don't want a shopping
8 center, we don't want a cine-plex, et cetera, et
9 cetera, so we're very happy.

10 COUNCIL PRESIDENT VERNA: Thank the.
11 Chair recognizes Councilman Kenney.

12 COUNCILMAN KENNEY: Thank you, Madam
13 Chair.

14 MS. Capozzi, what would be the prospects
15 in light of perhaps not having a Eagles practice
16 facility, of leaving that particular facility in the
17 condition that it's in now for three, five, seven,
18 ten years, what would that do to your community and
19 its future?

20 MS. CAPOZZI: I don't really don't know
21 how we have survived and prospered as long as we
22 have considering the stadiums and considering that
23 not only this 48 acres, please remember there
24 there's actually 1500 acres within a half mile of us
25 between navy base, this 48 acres, 27 acres of Kapar

1 BILL NO. 990358

2 Homes and I don't know how many acres of the Defense
3 Center that surrounds us completely. I don't know
4 how we have survived this long with the fear of all
5 those reuses would be or could be. I hope we've
6 been through the worst of it.

7 As I said, the Army is just turning over
8 the Defense Center now, and through PIDC'S offices
9 we're hoping for good reuses there. Kapar is
10 finally coming to fruition. I have notes that go
11 back to 1989 on the Kapar Homes and what could
12 happen to those. The hospital site is finally in
13 the last -- Judge BonavitaCola and I went to a three
14 and a half hour meeting last week with the Navy.
15 It's finally in its last stages to be turned over.

16 So the prospect of waiting any longer,
17 we'll be out in the streets fighting. This has got
18 to have -- it's ripe now. We've been very, very
19 patient. I think we have been extraordinarily
20 patient, especially in light of fact that on top of
21 all this 1500 acres of questions, we've had the two,
22 now three ongoing fully booked stadiums almost every
23 night. So the prospect of us continuing in this
24 questioning period wondering what's happening, I
25 think we've reached our witt's end. Our group is

1 BILL NO. 990358

2 very, very cohesive, and that's because of
3 adversity. We really think it's time that we got
4 some progress. And I think that's why PIDC has
5 understood what we've been through, how patient
6 we've been, how many meetings we've gone to, and the
7 time is ripe now. We have to start moving on some
8 of this stuff, and the Eagles have a beautiful plan.

9 The way I calculate it, I believe that
10 at least 80 percent of that 20 acres will remain
11 green open space. We really couldn't ask for more
12 than that.

13 COUNCILMAN KENNEY: Thank you, Madam
14 Chair.

15 COUNCIL PRESIDENT VERNA: Thank you.
16 Are there any other questions?

17 The chair recognizes Councilman Cohen.

18 COUNCILMAN COHEN: Thank you very much.
19 I remember well Packer Park Civic Association, how
20 well it did during the other battle I congratulated
21 you at that time and I congratulate you now on the
22 protection you've gotten. I think it's a wonderful
23 agreement. I only disagreement I have is with
24 respect to the sharing of expenses. I think the
25 plan otherwise seems very fine from everybody's

1 BILL NO. 990358

2 point of view, but I don't understand why -- and
3 this has nothing to do with the civic association --
4 why the liability that could face us if the stadium
5 deal doesn't go through for some reason or other
6 that none of us can predict, why the liability
7 should be solely on the taxpayers of the City of
8 Philadelphia. We face problems up in the Northeast
9 because of the sinking homes. We face all kinds of
10 problems throughout the City. Seems to me wrong
11 that City should be the only one suffering liability
12 in the event something happens and the whole problem
13 is not fully resolved.

14 With respect to the plan and with
15 respect to community participation, I think you've
16 done a very great job. I don't know how you put up
17 with it for all the years you have, and I
18 congratulate you in what you achieved.

19 MS. CAPOZZI: Thank you. It's my
20 understanding about this property that we have tried
21 and our Council People have tried, I know the Mayor
22 has tried, I believe even the President has tried to
23 get the Nave to pick up part of the tap for this
24 clean-up. That's one of the things that has held up
25 this transfer for 10 years. So that was the only

1 BILL NO. 990358

2 other person that could pick it up, it was either
3 the Navy or the City. And I think in the City's
4 plan at least half portion of this site they're
5 shifting the burden of that cost to the Eagles.
6 Rightly so because they're obtaining a valuable
7 piece of property, valuable only after everything is
8 demolished. So it's either the Navy, the City, or
9 the Eagles that are going to pick it up. I wish
10 there was some other source.

11 COUNCIL PRESIDENT Verna: The Chair
12 recognizes Councilman DiCicco.

13 COUNCILMAN DI CICC0: Thank you, Madam
14 Chair. Good afternoon, Barbara. I think in your
15 testimony you indicated there are 1300 homes in
16 Parker Park?

17 MS. CAPOZZI: Yes.

18 COUNCILMAN DI CICC0: Do you know what
19 the average real estate taxes for those homes is?

20 MS. CAPOZZI: The lowest is that I know
21 of is 1700. The highest is 46.

22 COUNCILMAN DI CICC0: So it averages
23 around 3,000, you think, would that be a fair
24 assessment?

25 JMS. CAPOZZI: Even 2500.

1 BILL NO. 990358

2 COUNCILMAN DI CICC0: So that's about \$4
3 million in real estate taxes?

4 MS. CAPOZZI: Oh, at least.

5 COUNCILMAN DI CICC0: In real estate
6 taxes just out of Packer Park. My point being is
7 that it's tax dollars and it's an issue whether the
8 City of Philadelphia should spend the money which is
9 really generated by way of lots of taxes and part of
10 it is real estate taxes. And in your opinion,
11 speaking on behalf of the 1300 households there, in
12 your opinion, I assume, this investment of tax
13 dollars is well worth it?

14 MS. CAPOZZI: Absolutely. And not only
15 is it an investment for our neighborhood, obviously
16 it's a valuable stadium complex that brings in a lot
17 of money for the City. And when you look at that
18 complex on its own on the other side of Broad
19 Street, there's very little green. There's very
20 little green. There's a lot of cars. And this
21 green on the western side of Broad Street will
22 balance some of that and give it some beauty because
23 right now it's just three big concrete buildings. I
24 would lobby for more trees on that side of Broad
25 Street also.

1 BILL NO. 990358

2 But your point is very good, Councilman
3 DiCicco. The other night at the general meeting,
4 when we told them we were coming here today, at
5 least 10 people came up to me and said, "Make sure
6 you tell them how much taxes we pay. We deserve
7 this." So thank you for bringing that up. It was
8 in my notes and I skipped it.

9 COUNCIL PRESIDENT VERNA: Thank you.
10 The Chair recognizes Councilman Kenney.

11 COUNCILMAN KENNEY: Thank you, Madam
12 Chair. I just think the record isn't clear, though.
13 The City is not, N-O-T, paying for the cost of
14 demolition unless, as I understand it, the stadium
15 deal itself falls through; is that correct?

16 MS. CAPOZZI: From what I understand.

17 COUNCIL PRESIDENT VERNA: I think Mr.
18 Hankowsky should answer that.

19 MR. HANKOWSKY: I would like say that
20 slightly differently, if I could, Councilman. The
21 cost of the demolition and the practice facility in
22 a scenario where we're doing a stadium and how all
23 that gets paid for will be part of an overall
24 stadium proposal where you'll be seeing very
25 significant dollars coming from the Eagles,

1 BILL NO. 990358

2 significant dollars from Harrisburg, and significant
3 dollars from us. And to some extent you can say,
4 okay, which dollar went where. So it's very
5 difficult to just pull out the demolition, who's
6 paying that dollar. Because to the degree we pay
7 that dollar, believe me somebody else is paying for
8 something else. But we're looking for a very fair
9 transaction. You're right, though, in the scenario
10 where that falls apart, we would continue --

11 COUNCILMAN KENNEY: Let me try to
12 clarify the record because I recognize you want to
13 be precise, but on simpler terms, this development
14 proposal is going through as a result of the Eagles
15 and NovaCare getting together for an Eagles and
16 NovaCare's need, selecting a site and putting \$22
17 million in private development money to do the
18 project?

19 MR. HANKOWSKY: Again, I just want to
20 careful that we don't say it that way because in the
21 ultimate stadium transaction, we may have be
22 providing the Eagles with two \$22 million of value,
23 and you might say that went for the practice, but
24 believe me, they will be contributing significant
25 dollars the other way. So in the big picture,

1 BILL NO. 990358

2 they're going to be putting a lot of money on the
3 table and we may end up allocated dollars for
4 funding and for financing reasons different places.

5 COUNCILMAN KENNEY: But in the worst
6 case scenario, your estimate between 6 and 7 million
7 dollars, our cost, to demolish and clear this
8 blighted nuisance property is something that the
9 community wants anyway, that the community needs
10 anyway, we need to do it in order to develop the
11 land on any circumstances. And ultimately if things
12 move forward the way expect them to, the City won't
13 be paying -- the City won't be on the hook
14 themselves for the improvement of this land.

15 MR. HANKOWSKY: We will be financing the
16 improvement as part of solving the stadium puzzle.

17 COUNCILMAN KENNEY: Thank you.

18 MR. HANKOWSKY: I mean, we all know, you
19 know, the headlines -- I think the rental car tax is
20 moving in Harrisburg today.

21 COUNCIL PRESIDENT VERNA: But we're not
22 going to talk about that.

23 MR. HANKOWSKY: But as an example, there
24 will be other kinds of revenues we may available to
25 solve the question of how do we pay for demolition.

1 BILL NO. 990358

2 That's a perfect example.

3 COUNCIL PRESIDENT Verna: The Chair
4 recognizes Councilman Nutter.

5 COUNCILMAN NUTTER: Thank you, Madam
6 Chair.

7 Mr. Hankowsky, on the same topic but a
8 different location, I need to get some information
9 on the record. About a year and a half ago you and
10 I and a number of other people have discussions
11 actually about a different site; is that correct?

12 MR. HANKOWSKY: That is correct.

13 COUNCILMAN NUTTER: And that site was
14 proposed for the Roxborough section of Philadelphia
15 prior, I believe, to this site being under
16 discussion; is that fair accurate?

17 MR. HANKOWSKY: That's accurate, that's
18 correct.

19 COUNCILMAN NUTTER: And I think it's
20 fair to say that there were varying levels of either
21 concern if not possible opposition for the
22 Roxborough site that ultimately caused you and/or
23 the Eagles to at least begin thinking about another
24 location; is that correct?

25 MR. HANKOWSKY: I would say that there

1 BILL NO. 990358

2 were a series of factors of which that was one. In
3 addition we did testing up there that uncovered not
4 insignificant site cost that would have to be
5 addressed. And in timing problems with that site,
6 we then looked for other options as was mentioned by
7 Ms. Capozzi just a moment ago. The Navy is just
8 about at the end of the process of getting this site
9 available to get to us. Back when we were talking
10 Roxborough, the Navy Hospital, we couldn't say we
11 could have that in a month because we weren't in a
12 position to have that in a month. So both that
13 changed and information we obtained about Roxborough
14 gave us all pause for concern.

15 COUNCILMAN NUTTER: And part of the
16 purpose of my question was also to indicate that it
17 is not without a great amount of study and diligence
18 and time and effort that both you and PIDC and the
19 Eagles have been searching for, number one, I
20 believe a site in the City of Philadelphia --

21 MR. HANKOWSKY: That is accurate.

22 COUNCILMAN NUTTER: -- that provided the
23 kind of safety, security, privacy, on a footprint
24 that was big enough to accommodate not only the
25 practice facilities and other buildings as well as

1 BILL NO. 990358

2 NovaCare, but again, first and foremost in the City
3 and obviously at a location that was acceptable to
4 whichever community it was going to be in.
5 Notwithstanding whatever else was going on on the
6 site, the ground, the environmental issues and the
7 like, you wanted to be in Philadelphia and you
8 wanted to be primarily in a place where you were
9 going to have as least resistance, I guess if you
10 will, as possible.

11 MR. HANKOWSKY: Where the perception
12 would be everybody would be good neighbors.

13 COUNCILMAN NUTTER: Exactly. And one, I
14 assume, you believe that you have now found such a
15 site at this particular location?

16 MR. HANKOWSKY: That's correct.

17 COUNCILMAN NUTTER: And should this go
18 forward, at least at this stage, we know that
19 there's potentially another stage tied into the
20 stadium issue which well not discuss, but going
21 forward from today, is it fair to say that all eyes
22 are pointed toward the Naval Hospital site and for
23 that for all intents and purposes we are not looking
24 at the Roxborough location?

25 MR. HANKOWSKY: I think that's

1 BILL NO. 990358

2 absolutely fair if the Committee today is favorable
3 because we know we have a gleam of light. So after
4 your public meeting, I hope I will be able to
5 answered that in the affirmative.

6 COUNCILMAN NUTTER: Let me just say for
7 the record that both your efforts and the efforts of
8 the Eagles to secure the Roxborough location, I
9 believe, were done with honesty and fairness and
10 certainly with the best of intentions, not only for
11 the Eagles' purposes of trying to have a safe secure
12 private site that would not impact negatively on the
13 community, but also that PIDC is clear to me used
14 its best efforts to try to accommodate not only the
15 Eagles' interests but be sensitive to community
16 interests. And I greatly appreciate that. I know
17 that the Eagles had their heart set on a particular
18 site. In the final analysis, this may for a whole
19 host of reasons work out better, not only for the
20 team, but also for the neighbors who are obviously
21 in the Naval Hospital site getting a benefit with
22 some accommodations to go along with the project if
23 it goes forward. And so I want to say thank you to
24 you and to the Eagles for their efforts.

25 MR. HANKOWSKY: Thank you, Councilman.

1 BILL NO. 990358

2 COUNCIL PRESIDENT Verna: Are there any
3 other questions or comments by Members of the
4 Committee of Mr. Hankowsky?

5 Barbara, could you spell your last name
6 for the stenographer?

7 MS. CAPOZZI: C-a-p-o-z-z-i.

8 COUNCIL PRESIDENT Verna: Barbara,
9 before you leave I want to publicly thank you and
10 the Judge for all the time, effort, and energy that
11 you have put into this and your calling one meeting
12 after another. I know busy you are and I want you
13 to know how much I personally appreciate it.

14 MS. CAPOZZI: And my sentiments, 10 fold
15 back to you. Thank you.

16 COUNCIL PRESIDENT Verna: Do we have
17 anyone else from the community that would like to
18 testify? Witness.

19 COUNCIL PRESIDENT Verna: I know have
20 there are several people here from the community.
21 Will you raise your hands, so we could see you?

22 The record should reflect that four
23 people are present. Others were here that had to
24 leave.

25 Do you have anyone else to testify on

1 BILL NO. 990311

2 this bill?

3 Seeing none, we will go consider our
4 next Bill No. 990311.

5 THE CLERK: Bill No. 990311, an
6 Ordinance to amend the Philadelphia Zoning Maps, by
7 changing the zoning designations of certain areas of
8 land located within an area bounded by 52nd Street,
9 Paxton Street, Leidy Avenue, Parkside Avenue,
10 Belmont Avenue, Girard Avenue and Merion Avenue.

11 MR. LOMBARDO: Good afternoon, Madam
12 President, Members of the Committee. My name is
13 Richard Lombardo of the Philadelphia Planning
14 Commission here today to speak on behalf of this
15 bill. This bill is a rezoning bill that seeks to
16 rezone a parcel of land generally in the area
17 bounded by Parkside Avenue, Belmont Avenue, Girard
18 Avenue, Merion Avenue, 52nd Street, Jefferson,
19 Paxton and 51st Street from partly class R and
20 partly class C2 Commercial and partly class L3
21 Limited Industrial and partly class G2 Industrial to
22 a designation of Area Shopping Center.

23 The purpose of this bill is to permit
24 the eventual development of this site, which is part
25 of the Parkside industrial area as 110,000 square

BILL NO. 990311

foot shopping center. This proposal is a combined effort of the City of Philadelphia, PIDC in connection with the West Philadelphia Empowerment Zone. The bill was introduced and I believe supported by Councilman Nutter on May 6, 1999. The Planning Commission, for the record, on June 3, 1999, recommended approval of this rezoning.

Very briefly Area Shopping Center is the classification we used throughout the City for large regional shopping centers that typically include one or more anchor type of uses like a large supermarket and other retail stores. The district would require off-street parking, landscaping, just basically what you would typically expect to find in a regional shopping center.

That's basically my testimony unless you have any questions. Tony Palimore from PIDC, I guess, is here to present PIDC's testimony and to answer your questions about the project.

COUNCIL PRESIDENT VERA: Are there any questions from Members of the Committee.

I assume that we do have community support for this?

MR. LOMBARDI: I believe the community

1 BILL NO. 990311

2 was waiting for a shopping center to happen
3 someplace in this vicinity of West Philadelphia.
4 And the Councilman could probably address the
5 community's desires in that area.

6 COUNCILMAN NUTTER: Madam Chair, there
7 is tremendous support for this particular proposal.
8 I don't know that anyone's standing on 52nd Street
9 right now wondering about the zoning bill, but I
10 think that they are hopefully anticipating buying
11 some groceries out there soon, so there's
12 significant support.

13 COUNCIL PRESIDENT VERNA: Very well.
14 Good afternoon. Please identify yourself for the
15 record and proceed with your testimony.

16 MR. PALIMORE: Good afternoon, Madam
17 Chairman and Members of the Committee. My name is
18 Anthony Palimore, that's P-a-l-i-m-o-r-e. I'm vice
19 president of the Philadelphia Industrial Development
20 Corporation. I'm here to testify in support Bill
21 No. 990311. This ordinance rezones 13.5 acres of
22 land on the North 52 Street, South Parkside Avenue
23 from various classifications to a single designation
24 of Area Shopping Center. This rezoning will permit
25 the development of the site with a major shopping

BILL NO. 990311

center containing a major supermarket. PIDC has worked closely with the West Philadelphia Empowerment Zone in the City's Department of Commerce with Councilman Michael Nutter and his office to assemble the 13.5 acre site.

We are currently demolishing existing vacant dilapidated structures and has issued a request for a proposal to develop this site. The goal of the RFP is to attract a development of over 100,000 square feet anchored by a major supermarket.

The RFP was publicly advertised in April of this year, and a pre-bid meeting was held May 14, 1999. We are expecting responses from developers on June 30th of this year or of this month, rather.

This site has been assembled using Employment Zone funds to purchase privately owned properties on 52nd Street and Jefferson Street. The Commerce Department and PIDC have agreed to contribute approximately 10 plus acres of the existing West Parkside Industrial Park to create an attractive development parcel.

This zoning bill is a necessary part of the public effort to redevelop this parcel and create new jobs and tax ratables.

1 BILL NO. 990311

2 As the Committee may recall, this
3 project was before City Council December of 1998 as
4 a tax increment financing district. Bill No.
5 980799-A which was approved by City Council and
6 enacted on February 3, 1999.

7 Councilman Nutter has also introduced a
8 City Plan change that will remove a portion of
9 Jefferson Street from the site. This will enable
10 the maximum build out of the site.

11 I ask that the Committee act favorably
12 on this bill and report it out with a favorable
13 recommendation and with the Rules of Council be
14 suspended to permit First Reading at the next
15 regularly scheduled meeting of Council.

16 I will be happy to answer any questions
17 the Committee may have. Thank you.

18 COUNCIL PRESIDENT Verna: Thank you.
19 Are there any questions from Members of the
20 committee?

21 Thank you very much.

22 Do you have anyone else to testify on
23 this bill.

24 Seeing none, this will conclude our
25 public hearing.

1 BILL NO. 990311

2 The record should reflect that Bill No.
3 980780 is being held at the request of the sponsor.

4 - - -

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC MEETING
COMMITTEE ON RULES

- - -

Wednesday, June 16, 1999

- - -

Public Meeting conducted by the
Committee on Rules, held in Room 401, City Hall,
Philadelphia, Pennsylvania, on the above date, to
consider action on the following:

BILLS 990311, 990358

- - -

PRESENT:

COUNCIL PRESIDENT ANNA C. VERNA, Chairwoman
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILWOMAN AUGUSTA A. CLARK
COUNCILMAN DAVID COHEN
COUNCILMAN FRANK DI CICCIO
COUNCILMAN JAMES F. KENNEY
COUNCILMAN MICHAEL A. NUTTER

- - -

1 PUBLIC MEETING

2 COUNCIL PRESIDENT Verna: We will now go
3 into our public meeting. The Chair recognizes
4 Councilman Nutter regarding Bill No. 990311.

5 COUNCILMAN NUTTER: Madam Chair, I move
6 that Bill 990311 be reported out of this Committee
7 with a favorable recommendation and further
8 recommendation that the Rules of Council be
9 suspended so as to permit First Reading at our next
10 session.

11 (Duly seconded.)

12 COUNCIL PRESIDENT Verna: It has moved
13 and properly seconded that Bill No. 990311 be
14 reported out of Committee with a favorable
15 recommendation, also a recommendation that the Rules
16 of Council be suspended so as to permit First
17 Reading at our next Session of Council.

18 All in favor will signify by saying aye.

19 Those opposed?

20 The ayes have it. The motion is
21 carried.

22 The Chair recognizes Councilman Kenney
23 regarding Bill No. 990358.

24 COUNCILMAN KENNEY: Thank you, Madam
25 Chair. I moved that Bill No. 990358 be reported out

1 PUBLIC MEETING

2 of this Committee with a favorable recommendation
3 and a request made for Rules suspension to allow for
4 First Reading at our next Council Session.

5 (Duly seconded.)

6 COUNCIL PRESIDENT VERNA: It has been
7 moved and properly second that Bill No. 990358 be
8 reported out of Committee with a favorable
9 recommendation, also a recommendation that the Rules
10 of Council be suspended so as to permit first
11 reading at our next session of Council.

12 All in favor will signify by saying aye.

13 Those opposed?

14 COUNCILMAN COHEN: Record an abstention
15 on the grounds stated earlier.

16 COUNCIL PRESIDENT VERNA: It will so be
17 recorded.

18 The ayes have it. The motion is
19 carried. And the record will indicate that
20 Councilman Cohen abstained.

21 Thank you all very much. This concludes
22 the public meeting.

23 (Council Adjourned at 4:05 p.m.)

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T I O N

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of June 16, 1999, were reported fully
and accurately by me, and that this is a correct
transcript of the same.

RE: COMMITTEE ON RULES

Lisa C. Bradley, RPR
and Notary Public

- - -