

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, February 21, 2017
10:25 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN AL TAUBENBERGER

BILL 170017 - An ordinance amending Section
14-507 of The Philadelphia Code, entitled
"/CDO Central Delaware Riverfront Overlay
District," by amending provisions...

- - -

1
2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the
4 Committee on Rules. We have finally
5 obtained a quorum. We have Council
6 President Clarke, Councilman
7 Taubenberger, Councilman Jones, and
8 Councilman Henon.

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

12 THE CLERK: Bill No. 170017, an
13 ordinance amending Section 14-507 of The
14 Philadelphia Code, entitled "/CD0 Central
15 Delaware Riverfront Overlay District," by
16 amending provisions under certain terms
17 and conditions.

18 (Witnesses approached witness
19 table.)

20 COUNCILMAN GREENLEE:
21 Mr. Gregorski, please.

22 MR. GREGORSKI: Good morning,
23 Chairman Greenlee, members of the Rules
24 Committee. I'm Marty Gregorski, Division
25 Director with the Development Division of

1 2/21/17 - RULES - BILL 170017
2 the Philadelphia City Planning
3 Commission. I'm here to testify on Bill
4 No. 170017, which was introduced into
5 City Council on January 26th of this year
6 by Councilmember Squilla.

7 Bill No. 170017 amends the
8 Central Delaware Riverfront Overlay
9 District by changing the width required
10 for the River Access Streets. The River
11 Access Streets are eight City streets
12 that, if extended to the river, should be
13 left as open spaces for extending the
14 City street grid, access to the
15 waterfront or for the purposes of
16 creating view corridors. The eight
17 streets are identified as Dickinson
18 Street, Washington Avenue, Christian
19 Street, Race Street, Callowhill Street,
20 Spring Garden Street, Frankford Avenue,
21 and Columbia Avenue.

22 The Law Department has advised
23 the sponsor and the Commission staff that
24 the River Access Streets, as extended to
25 the Delaware River, must be the same

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2 width as the streets on the other side of
3 Delaware Avenue or Christopher Columbus
4 Boulevard. Additionally, the existing
5 street lines must be extended from their
6 end points on the City Plan.

7 This can prove problematic
8 because of the large width of some of
9 these streets. Spring Garden is 100 feet
10 wide, for example. And the City street
11 lines are not necessarily perpendicular
12 to each other.

13 That should read parallel to
14 each other.

15 This would leave an open space
16 requirement of much more than 100 feet if
17 the street lines were extended to the
18 river.

19 Bill No. 170017 will allow the
20 development opportunities to those
21 property owners affected by River Access
22 Streets by allowing a reduction in the
23 open space requirement to only 70 feet
24 and allowing the open space to be placed
25 anywhere within the existing right-of-way

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2 of the River Access Street. Seventy feet
3 is large enough to accommodate a fairly
4 wide City street.

5 The Law Department has advised
6 the sponsor and the Commission staff that
7 where the extended River Access Streets
8 would bifurcate two or more properties,
9 the 70 foot width must be divided equally
10 on either side of the extended center
11 line; that is, 35 feet on either side.
12 Law has drafted an amendment to this bill
13 that would address this circumstance. I
14 understand that the sponsor is agreeable
15 to this amendment, and I would
16 respectfully request that the Committee
17 adopt it.

18 The City Planning Commission at
19 its meeting of February 21st, 2017 will
20 consider Bill No. 170017 with a staff
21 recommendation for approval of the bill
22 as is proposed to be amended.

23 I'd be happy to answer any
24 questions at this time.

25 COUNCILMAN GREENLEE: Thank

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2 you, Mr. Gregorski.

3 Are there any questions for
4 Mr. Gregorski?

5 (No response.)

6 COUNCILMAN GREENLEE:

7 Mr. Kelsen, are you going to -- just
8 identify yourself.

9 MR. KELSEN: Mr. Greenlee, I
10 have no testimony, but good morning.
11 Thank you for convening this. But we are
12 going to offer an amendment that has been
13 discussed with Planning, with John
14 Mondlak's office, and with Mr. Forkin.
15 Let me introduce why I'm here.

16 COUNCILMAN GREENLEE: You
17 missed one person there, though, the
18 District Councilperson, the sponsor of
19 this legislation.

20 MR. KELSEN: And I believe the
21 District Councilman is aware of it, but I
22 can't confirm that. I'm trying to wait
23 for this.

24 But what this amendment would
25 do is allow for an additional curb cut to

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2 be provided on the overlay properties,
3 because we're not going to be counting
4 the River Access Street, which is a
5 required street, as Mr. Gregorski has
6 indicated. And these properties that are
7 subject to development; for example, my
8 client's property, Festival Pier, has
9 1,100 linear feet of frontage, so you're
10 going to have to have more than one curb
11 cut to make an effective development.
12 That's what this amendment would propose
13 to do.

14 COUNCILMAN GREENLEE:

15 Mr. Gregorski, on the amendment
16 Mr. Kelsen is talking about -- it looks
17 like he's just handed it to you now. So
18 I assume the Planning Commission has not
19 taken any position on that amendment,
20 correct?

21 MR. GREGORSKI: They have not.
22 The staff just got this very recently.
23 The idea behind it isn't a problem for
24 the staff.

25 We're taking the whole bill

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2 today at the Planning Commission this
3 afternoon, so I can get back to them in
4 time to make a formal recommendation.

5 COUNCILMAN GREENLEE: Obviously
6 the reason we had this so quickly is that
7 Councilman Squilla said we have a little
8 time issue here.

9 By the way, I'm sorry. For the
10 record, Councilman Johnson, a member of
11 the Committee, is also present.

12 All right. Is there anyone
13 else here to testify on this bill?

14 (No response.)

15 COUNCILMAN GREENLEE: Here's
16 what I'd like to do, unless there's any
17 other questions, comments. We'll go into
18 a public meeting and I'm going to wait
19 just a minute. Hopefully Councilman
20 Squilla will -- I see Councilman
21 Squilla's office is here. Because I
22 don't really want to move that second
23 amendment unless the sponsor approves.

24 So, again, if there's no other
25 testimony, that concludes the public

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2 hearing. We'll go into a public meeting
3 and we'll just delay for one minute.
4 Okay?

5 (Pause.)

6 COUNCILMAN GREENLEE: Okay.

7 This is now the meeting of the Committee
8 on Rules. It is my understanding that
9 the sponsor of the bill is okay with both
10 of these amendments.

11 So the Chair recognizes
12 Councilman Henon for a proposal on the
13 amendments.

14 COUNCILMAN HENON: Thank you,
15 Mr. Chairman. I propose that amendments
16 to Bill No. 170017 be adopted.

17 COUNCILMAN GREENLEE: Is there
18 a second?

19 (Duly seconded.)

20 COUNCILMAN GREENLEE: It's been
21 moved and seconded.

22 All in favor?

23 (Aye.)

24 COUNCILMAN GREENLEE: Opposed?

25 (No response.)

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2 COUNCILMAN GREENLEE: Hearing
3 none, after that vociferous aye, the
4 amendments are adopted.

5 The Chair again recognizes
6 Councilman Henon.

7 COUNCILMAN HENON: Thank you,
8 Mr. Chairman. I move that Bill No.
9 170017, as amended, be reported out of
10 Committee with a favorable recommendation
11 and a suspension of the rules as to be
12 heard at our next Council session.

13 (Duly seconded.)

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

16 All in favor?

17 (Aye.)

18 COUNCILMAN GREENLEE: Opposed?

19 (No response.)

20 COUNCILMAN GREENLEE: Hearing
21 none, Bill No. 170017, as amended, is
22 reported out of this Committee favorably
23 with a rules suspension.

24 And that concludes the business
25 of the Rules Committee today.

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2 Thank you all very much for
3 your participation.

4 (Committee on Rules concluded
5 at 10:35 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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