

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, October 31, 2017
10:25 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN BOBBY HENON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN MARK SQUILLA
COUNCILMAN AL TAUBENBERGER

BILLS 170714, 170793, 170803, 170818, and
170819

- - -

1 10/31/17 - RULES - BILL 170714, ETC.

2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the Rules
4 Committee and we have finally attained a
5 quorum with Councilman Squilla, Vice
6 Chair of the Committee; Councilman Jones;
7 Councilwoman Bass; Councilman
8 Taubenberger; and myself, Bill Greenlee.

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

12 THE CLERK: Bill No. 170793, an
13 ordinance to amend the Philadelphia
14 Zoning Maps by changing the zoning
15 designations of certain areas of land
16 located within an area bounded by Front
17 Street, Oxford Street, American Street,
18 Master Street, 6th Street, and Girard
19 Avenue.

20 (Witness approached witness
21 table.)

22 COUNCILMAN GREENLEE: Thank
23 you.

24 Mr. Gregorski.

25 MR. GREGORSKI: Good morning,

1 10/31/17 - RULES - BILL 170714, ETC.
2 Councilman Greenlee, members of the Rules
3 Committee. I'm Marty Gregorski, a City
4 Planner with the Development Division of
5 the Philadelphia City Planning
6 Commission. I'm here to testify on Bill
7 No. 170793, which was introduced into
8 City Council on September 21st of this
9 year by Councilmember Greenlee on behalf
10 of Council President Clarke.

11 Bill No. 170793 rezones the
12 southern portion of an area in South
13 Kensington in accordance with the
14 Comprehensive Plan. Staff attended two
15 open houses hosted by South Kensington
16 Community Partners, which followed public
17 outreach for the Comprehensive Plan. The
18 goals include removing obsolete
19 industrial zoning, rezoning parcels for
20 residential development that has occurred
21 or which is anticipated to occur,
22 encouraging more development on Front
23 Street and on Girard Avenue, and
24 correctly zoning parks, playgrounds, and
25 recreation centers.

1 10/31/17 - RULES - BILL 170714, ETC.

2 The City Planning Commission at
3 its meeting of October 17th of this year
4 recommended Bill No. 170793 for approval
5 with amendment to change the zoning of
6 1309 to 1311 Hope Street from proposed
7 CMX-3 Commercial-Residential Mix to RSA-5
8 Residential Single Family.

9 And I'd be happy to answer any
10 questions at this time.

11 COUNCILMAN GREENLEE: Thank
12 you, Mr. Gregorski.

13 Any questions?

14 (No response.)

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

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, Ms. Marconi, our next bill, please.

21 THE CLERK: Bill No. 170803, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by Trenton

1 10/31/17 - RULES - BILL 170714, ETC.
2 Avenue, Lehigh Avenue, Belgrade Street,
3 Somerset Street, Delaware Expressway,
4 Cumberland Street, Thompson Street,
5 Aramingo Avenue and York Street.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Mr. Gregorski, please.

9 MR. GREGORSKI: Good morning,
10 Councilman Greenlee, members of the Rules
11 Committee. I'm Marty Gregorski, Division
12 Director with the Development Division of
13 the Philadelphia City Planning
14 Commission. I'm here to testify on Bill
15 No. 170803, which was introduced into
16 City Council on September 21st of this
17 year by Councilmember Squilla.

18 This bill rezones an area in
19 Old Richmond in accordance with the
20 Comprehensive Plan. City Planning staff
21 conducted extensive outreach as part of
22 the district plan process, and the civic
23 association's zoning committee reached
24 out to members to solicit feedback. The
25 goals include removing obsolete

1 10/31/17 - RULES - BILL 170714, ETC.
2 industrial, rezoning parcels for
3 residential development that has occurred
4 or which is anticipated to occur, and
5 correctly zoning playgrounds, recreation
6 centers, and shopping centers.

7 The City Planning Commission at
8 its meeting of October 17th of this year
9 recommended Bill No. 170803 for approval.

10 And I'd be happy to answer any
11 questions.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 Any questions for
15 Mr. Gregorski?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, anyone else here to testify on Bill
19 No. 170803?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, thank you.

23 Ms. Marconi, our next bill,
24 please.

25 THE CLERK: Bill No. 170818, an

1 10/31/17 - RULES - BILL 170714, ETC.
2 ordinance amending Title 14 of The
3 Philadelphia Code, entitled "Zoning and
4 Planning," to revise certain provisions
5 of Chapter 14-600, entitled "Use
6 Regulations," by amending the green roof
7 calculations; all under certain terms and
8 conditions.

9 COUNCILMAN GREENLEE: Mr.
10 Gregorski.

11 MR. GREGORSKI: Good morning.
12 I'm Marty Gregorski, Division Director of
13 the Development Division of the
14 Philadelphia City Planning Commission,
15 and I'm here to testify on Bill No.
16 170818, which was introduced into City
17 Council on September 28th of this year by
18 Councilmember Reynolds Brown.

19 Bill No. 170818 amends the
20 Philadelphia Zoning Code by revising
21 certain provisions of Chapter 14-600,
22 entitled "Use Regulations," by amending
23 the green roof calculations. This bill
24 clarifies what was approved in Bills
25 161003 and 170495 that amended how the

1 10/31/17 - RULES - BILL 170714, ETC.
2 additional number of units will be
3 calculated for the green roof density
4 bonus. This bill restates that if the
5 green roof conditions are met, the number
6 of units allowed is 25 percent greater
7 than permitted in the district. The
8 amendments Bill No. 170818 makes is to
9 finalize the goals of Bill No. 170495
10 passed in June of 2017 that were not
11 fully implemented due to drafting issues.
12 These changes do not affect the content
13 of the legislation, but are just intended
14 to make necessary technical changes.

15 The Philadelphia City Planning
16 Commission considered Bill No. 170818 at
17 its meeting of October 17th of this year
18 and recommended approval as an item in
19 accord with previous policy.

20 And I'd be happy to answer any
21 questions.

22 COUNCILMAN GREENLEE: Thank
23 you, Mr. Gregorski.

24 Any questions?

25 (No response.)

1 10/31/17 - RULES - BILL 170714, ETC.

2 COUNCILMAN GREENLEE: Seeing
3 none, the record will please reflect
4 Councilman Henon, a member of the
5 Committee, is present.

6 I do want to put on the record
7 that there are two written testimonies
8 in, one from the sponsor of the bill,
9 Councilwoman Blondell Reynolds Brown, who
10 could not attend today but besides being
11 the sponsor has been a leader on this
12 issue. Obviously her letter indicates
13 support of this bill. And also a letter
14 from the Building Industry Association
15 also in support.

16 Is there anyone else here who
17 wishes to testify on Bill No. 170818?

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, our next bill, Ms. Marconi, please.

21 THE CLERK: Bill No. 170819, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by Girard

1 10/31/17 - RULES - BILL 170714, ETC.
2 Avenue, 6th Street, Berks Street and 10th
3 Street.

4 COUNCILMAN GREENLEE:
5 Mr. Gregorski.

6 MR. GREGORSKI: Good morning.
7 Marty Gregorski with the Philadelphia
8 City Planning Commission. I'm here to
9 testify on Bill No. 170819, which was
10 introduced into City Council on September
11 28th of this year by Councilmember
12 Greenlee on behalf of Council President
13 Clarke.

14 Bill No. 170819 rezones an area
15 in the Ludlow neighborhood in accordance
16 with the Comprehensive Plan. Staff
17 mailed letters over 500 property owners
18 to notify them of the pending changes and
19 to solicit their feedback. The goals
20 include removing obsolete industrial
21 zoning, rezoning parcels for residential
22 development that has occurred or which is
23 anticipated to occur, encouraging more
24 development on Girard Avenue, and
25 correctly zoning playgrounds and

1 10/31/17 - RULES - BILL 170714, ETC.
2 recreation centers.

3 The City Planning Commission at
4 its meeting of October 17th of this year
5 recommended Bill No. 170819 for approval.

6 And I'd be happy to answer any
7 questions.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 Any questions?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, anyone else here to testify on Bill
14 No. 170819?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, Ms. Marconi, our final bill today.

18 THE CLERK: Bill No. 170714, an
19 ordinance amending Chapter 16-600 of The
20 Philadelphia Code, entitled
21 "Redevelopment Proposals and Contracts,"
22 by further providing with respect to
23 requirements for Council's approval of
24 redevelopment proposals and redevelopment
25 contracts submitted to Council for

1 10/31/17 - RULES - BILL 170714, ETC.
2 approval under the provisions of the
3 Urban Redevelopment Law, under certain
4 terms and conditions.

5 (Witness approached witness
6 table.)

7 COUNCILMAN GREENLEE: Good
8 morning, Mr. Heller. Please identify
9 yourself and proceed.

10 MR. HELLER: Good morning,
11 Chairman Greenlee and members of the
12 Rules Committee. My name is Greg Heller.
13 I'm the Executive Director of the
14 Philadelphia Redevelopment Authority. I
15 am here to testify in favor of Bill No.
16 170714, with agreed-upon amendments,
17 which would give City Council additional
18 tools to support the redevelopment
19 process through PRA.

20 The Philadelphia Redevelopment
21 Authority works with City Council to
22 ensure that publicly owned property is
23 developed to its highest and best use,
24 with a balance of financial return to the
25 City and social return to the community.

1 10/31/17 - RULES - BILL 170714, ETC.

2 At the same time, we also
3 recognize that in order to attract
4 high-quality developers and projects, the
5 public sector needs to be customer
6 friendly and service oriented. We need
7 to make sure that development projects
8 can proceed efficiently without undue
9 delays that could jeopardize projects and
10 dissuade our development partners from
11 working with us in the future.

12 This is the balance we face
13 every day as an agency whose success
14 relies on our partnerships with the
15 private sector to do the most good with
16 our public assets.

17 Currently when the PRA sells a
18 property to a developer for nominal
19 consideration; that is, \$1, a material
20 change in plans requires the developer to
21 go back to the PRA's Board and City
22 Council for review and approval. This
23 can be a time-consuming step, but one
24 that we deem necessary in order to
25 protect the public's interest when

1 10/31/17 - RULES - BILL 170714, ETC.
2 selling properties for nominal
3 consideration.

4 Conversely, when PRA sells
5 properties at fair market value,
6 development projects are required to be
7 approved by PRA's Board and City Council
8 initially, but then a material plan
9 alteration down the line only requires
10 the project to go back to PRA's Board.

11 As currently drafted, this bill
12 would change this process and require
13 every PRA project, regardless of its sale
14 price, to seek approval from City Council
15 each time there is a change in the
16 preliminary plan. While we understand
17 the need to monitor projects built on
18 land acquired from the public sector,
19 this time-consuming requirement is too
20 onerous for fair market dispositions,
21 properties that do not have any subsidy
22 or any reduction in the sale price.

23 In order to strike a balance
24 between oversight and undue project
25 delays, we have worked with Council

1 10/31/17 - RULES - BILL 170714, ETC.
2 President Darrell Clarke's office and
3 agreed to additional language which would
4 allow Council to review any project that
5 has substantial changes in plans while
6 allowing projects that have minor changes
7 in plans to continue through the current
8 approval process by PRA's Board. As we
9 do currently, when a project only needs
10 PRA Board approval, we will continue to
11 notify the District Council office and
12 provide a copy of the PRA Board
13 resolution in advance of our meetings.

14 Thank you for the opportunity
15 to testify. I respectfully request
16 favorable consideration of Bill No.
17 170714 with the proposed amendment. I'm
18 happy to answer any questions you may
19 have.

20 COUNCILMAN GREENLEE: Thank
21 you, Mr. Heller, and I know there was a
22 little back and forth on these
23 amendments, but I think we have the right
24 one now. And a lot of it, as you said,
25 if there's any kind of substantive

1 10/31/17 - RULES - BILL 170714, ETC.
2 changes and I think as far as the square
3 footage and all, I think the agreed-upon
4 figure was 15 percent.

5 MR. HELLER: That's correct.

6 COUNCILMAN GREENLEE: Okay.

7 Any questions for Mr. Heller on
8 this?

9 (No response.)

10 COUNCILMAN GREENLEE: Okay.
11 Anybody else here to testify on Bill No.
12 170714?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, that concludes the hearing, almost
16 a record, of the Rules Committee. We
17 will now go into our public meeting in 30
18 seconds.

19 We are now in the public
20 meeting of the Rules Committee, and the
21 Chair recognizes Councilman Squilla.

22 COUNCILMAN SQUILLA: Thank you,
23 Mr. Chairman. I move the amendment to
24 Bill No. 170714.

25 (Duly seconded.)

1 10/31/17 - RULES - BILL 170714, ETC.

2 COUNCILMAN GREENLEE: It's been
3 moved and seconded.

4 All in favor of the amendment?
5 (Aye.)

6 COUNCILMAN GREENLEE: Opposed?
7 (No response.)

8 COUNCILMAN GREENLEE: Hearing
9 none, the amendment is adopted.

10 The Chair again recognizes
11 Councilman Squilla.

12 COUNCILMAN SQUILLA: Thank you,
13 Mr. Chairman. I move the following bills
14 with a suspension of rules be read at the
15 next hearing of Council: Bill No.
16 170793, Bill No. 170803, Bill No. 170818,
17 Bill No. 170819, and Bill No. 170714 as
18 amended.

19 (Duly seconded.)

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

22 All in favor of the motion?
23 (Aye.)

24 COUNCILMAN GREENLEE: Opposed?
25 (No response.)

1 10/31/17 - RULES - BILL 170714, ETC.

2 COUNCILMAN GREENLEE: Hearing
3 none, the bills as read by Councilman
4 Squilla with the appropriate amendment to
5 the one bill all reported out of this
6 Committee with a favorable recommendation
7 and with a rules suspension to allow for
8 first reading at our next session of
9 Council.

10 Thank you to everyone for their
11 participation.

12 (Committee on Rules concluded
13 at 10:40 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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Committee On Rules
October 31, 2017

Page 1

A	2:20 12:5	8:4,8,9,16	change 4:5	16:15	3:9 5:17	E	3:23 9:25
a.m 1:7 18:13	appropriate	9:1,8,13,17	13:20 14:12	conditions	7:18 10:11	efficiently	10:24
accord 8:19	18:4	9:20,21	14:15	7:8 8:5 12:4	Councilwo...	13:8	give 12:17
accurately	approval 4:4	10:1,9,14	changes 8:12	conducted	1:10 2:7 9:9	encouraging	go 13:21
19:5	6:9 8:18	11:1,5,13	8:14 10:18	5:21	Cumberland	3:22 10:23	14:10 16:17
acquired	11:5,23	11:17,18	15:5,6 16:2	consideration	5:4	ensure 12:22	goals 3:18
14:18	12:2 13:22	12:1,15	changing	13:19 14:3	current 15:7	entitled 7:3,5	5:25 8:9
additional	14:14 15:8	13:1 14:1	2:14 4:23	15:16	currently	7:22 11:20	10:19
8:2 12:17	15:10	14:11 15:1	9:23	considered	13:17 14:11	everybody	good 2:2,25
15:3	approved	15:16 16:1	Chapter 7:5	8:16	15:9	2:3	5:9 7:11
adopted 17:9	7:24 14:7	16:11,24	7:21 11:19	contained	CURTIS 1:11	evidence 19:4	10:6 12:7
advance	Aramingo	17:1,15,16	CINDY 1:10	19:5	customer	Executive	12:10 13:15
15:13	5:5	17:16,17,17	City 1:2,6 3:3	content 8:12	13:5	12:13	greater 8:6
affect 8:12	area 2:16	18:1,5	3:5,8 4:2	continue 15:7	D	Expressway	green 7:6,23
agency 13:13	3:12 4:25	bills 1:14 7:24	5:13,16,20	15:10	Darrell 15:2	5:3	8:3,5
agreed 15:3	5:18 9:25	17:13 18:3	6:7 7:14,16	contracts	day 13:13	extensive	Greenlee 1:10
agreed-upon	10:14	Blondell 9:9	8:15 10:8	11:21,25	deem 13:24	5:21	2:2,8,22 3:2
12:16 16:3	areas 2:15	Board 13:21	10:10 11:3	control 19:23	Delaware 5:3	F	3:9 4:11,15
AL 1:12	4:24 9:24	14:7,10	12:17,21,25	Conversely	delays 13:9	face 13:12	4:19 5:6,10
allow 15:4	assets 13:16	15:8,10,12	13:21 14:7	14:4	14:25	fair 14:5,20	6:12,17,21
18:7	Association	BOBBY 1:11	14:14	copy 15:12	density 8:3	Family 4:8	7:9 8:22 9:2
allowed 8:6	9:14	bonus 8:4	civic 5:22	correct 16:5	designations	far 16:2	9:19 10:4
allowing 15:6	association's	bounded 2:16	clarifies 7:24	19:8	2:15 4:24	favor 12:15	10:12 11:8
alteration	5:23	4:25 9:25	Clarke 3:10	correctly 3:24	9:24	17:4,22	11:12,16
14:9	attained 2:4	Brown 7:18	10:13	6:5 10:25	developed	favorable	12:7,11
amend 2:13	attend 9:10	9:9	Clarke's 15:2	Council 1:2	12:23	15:16 18:6	15:20 16:6
4:22 9:22	attended 3:14	Building 9:14	CLERK 2:12	3:8,10 5:16	developer	feedback	16:10,14
amended	attract 13:3	built 14:17	4:21 6:25	7:17 10:10	13:18,20	5:24 10:19	17:2,6,8,20
7:25 17:18	Authority	C	9:21 11:18	10:12 11:25	developers	figure 16:4	17:24 18:2
amending 7:2	12:14,21	calculated	CMX-3 4:7	12:17,21	13:4	final 11:17	Greg 12:12
7:6,22	Avenue 2:19	8:3	Code 7:3,20	13:22 14:7	development	finalize 8:9	Gregorski
11:19	3:23 5:2,2,5	calculations	11:20	14:14,25	3:4,20,22	finally 2:4	2:24,25 3:3
amendment	10:2,24	7:7,23	Commertia...	15:4,11	5:12 6:3	financial	4:12 5:8,9
4:5 15:17	Aye 17:5,23	centers 3:25	4:7	17:15 18:9	7:13 10:22	12:24	5:11 6:15
16:23 17:4	B	6:6,6 11:2	Commission	Council's	10:24 13:7	first 2:10 18:8	7:10,11,12
17:9 18:4	back 13:21	certain 2:15	3:6 4:2 5:14	11:23	13:10 14:6	followed 3:16	8:23 10:5,6
amendments	14:10 15:22	4:24 7:4,7	6:7 7:14	Councilman	direct 19:23	following	10:7
8:8 12:16	balance 12:24	7:21 9:24	8:16 10:8	1:10,11,11	Director 5:12	17:13	H
15:23	13:12 14:23	12:3	11:3	1:12,12 2:2	7:12 12:13	footage 16:3	Hall 1:6
amends 7:19	Bass 1:10 2:7	CERTIFIC...	committee	2:5,6,7,22	dispositions	foregoing	happy 4:9
American	behalf 3:9	19:2	1:3 2:4,6	3:2 4:11,15	14:20	19:7,20	6:10 8:20
2:17	10:12	certification	3:3 5:11,23	4:19 5:6,10	dissuade	forth 15:22	11:6 15:18
and/or 19:23	Belgrade 5:2	19:20	9:5 12:12	6:12,17,21	13:10	friendly 13:6	hearing 16:15
answer 4:9	Berks 10:2	CERTIFY	16:16,20	7:9 8:22 9:2	district 5:22	Front 2:16	17:8,15
6:10 8:20	Berks 10:2	19:3	18:6,12	9:4,19 10:4	8:7 15:11	3:22	18:2
11:6 15:18	best 12:23	certifying	community	11:8,12,16	Division 3:4	fully 8:11	Heller 12:8
anticipated	bill 2:1,8,10	19:24	3:16 12:25	12:7 15:20	5:11,12	19:5	12:10,12
3:21 6:4	2:12 3:1,6	Chair 1:10	3:14,17	16:6,10,14	7:12,13	further 11:22	15:21 16:5
10:23	3:11 4:1,4	2:6 16:21	5:20 10:16	16:21,22	drafted 14:11	future 13:11	16:7
Anybody	4:17,20,21	17:10	concluded	17:12,20,24	drafting 8:11	G	Henon 1:11
16:11	5:1,14,18	Chairman	18:12	18:2,3	due 8:11	Girard 2:18	9:4
apply 19:21	6:1,9,18,23	12:11 16:23	concludes	Councilme...	Duly 16:25		high-quality
approached	6:25 7:1,15	17:13			17:19		13:4

Committee On Rules
October 31, 2017

Page 2

highest 12:23 Hope 4:6 hosted 3:15 houses 3:15	letters 10:17 line 14:9 little 15:22 located 2:16 4:25 9:25 lot 15:24 Ludlow 10:15	N name 12:12 necessary 8:14 13:24 need 13:6 14:17 needs 13:5 15:9 neighborho... 10:15 nominal 13:18 14:2 notes 19:6 notify 10:18 15:11 number 8:2,5	owners 10:17 Oxford 2:17	15:12 PRA's 13:21 14:7,10 15:8 preliminary 14:16 present 1:9 9:5 President 3:10 10:12 15:2 previous 8:19 price 14:14 14:22 private 13:15 proceed 12:9 13:8 proceedings 19:4 process 5:22 12:19 14:12 15:8 project 14:10 14:13,24 15:4,9 projects 13:4 13:7,9 14:6 14:17 15:6 properties 14:2,5,21 property 10:17 12:22 13:18 proposals 11:21,24 proposed 4:6 15:17 protect 13:25 provide 15:12 providing 11:22 provisions 7:4,21 12:2 public 3:16 13:5,16 14:18 16:17 16:19 19:15 public's 13:25 publicly 12:22 put 9:6	questions 4:10,13 6:11,14 8:21,24 11:7,10 15:18 16:7 quorum 2:5	requires 13:20 14:9 residential 3:20 4:8 6:3 10:21 resolution 15:13 respect 11:22 respectfully 15:15 response 4:14 4:18 6:16 6:20 8:25 9:18 11:11 11:15 16:9 16:13 17:7 17:25 restates 8:4 return 12:24 12:25 review 13:22 15:4 revise 7:4 revising 7:20 Reynolds 7:18 9:9 rezones 3:11 rezoning 3:19 6:2 10:21 Richmond 5:19 right 15:23 roof 7:6,23 8:3,5 Room 1:6 RPR-Notary 19:15 RSA-5 4:7 rules 1:3 2:1 2:3 3:1,2 4:1 5:1,10 6:1 7:1 8:1 9:1 10:1 11:1 12:1 12:12 13:1 14:1 15:1 16:1,16,20 17:1,14 18:1,7,12	16:25 17:3 17:19,21 seconds 16:18 sector 13:5,15 14:18 Seeing 4:15 4:19 6:17 6:21 9:2,19 11:12,16 16:14 seek 14:14 selling 14:2 sells 13:17 14:4 September 3:8 5:16 7:17 10:10 service 13:6 session 18:8 shopping 6:6 Single 4:8 social 12:25 solicit 5:24 10:19 Somerset 5:3 South 3:12,15 southern 3:12 sponsor 9:8 9:11 square 16:2 Squilla 1:12 2:5 5:17 16:21,22 17:11,12 18:4 staff 3:14 5:20 10:16 stenographic 19:6 step 13:23 Street 2:17 2:17,17,18 2:18 3:23 4:6 5:2,3,4 5:4,5 10:2,2 10:3 strike 14:23 submitted 11:25 subsidy 14:21 substantial 15:5 substantive
I identify 12:8 implemented 8:11 include 3:18 5:25 10:20 indicates 9:12 industrial 3:19 6:2 10:20 Industry 9:14 initially 14:8 intended 8:13 interest 13:25 introduced 3:7 5:15 7:16 10:10 issue 9:12 issues 8:11 item 8:18	M mailed 10:17 Maps 2:14 4:23 9:23 Marconi 2:9 4:20 6:23 9:20 11:17 MARK 1:12 market 14:5 14:20 Marty 3:3 5:11 7:12 10:7 Master 2:18 material 13:19 14:8 matter 19:7 means 19:22 meeting 4:3 6:8 8:17 11:4 16:17 16:20 meetings 15:13 member 9:4 members 3:2 5:10,24 12:11 met 8:5 MICHELE 19:14 minor 15:6 Mix 4:7 monitor 14:17 morning 2:3 2:25 5:9 7:11 10:6 12:8,10 motion 17:22 move 16:23 17:13 moved 17:3 17:21 MURPHY 19:14	O objections 19:4 obsolete 3:18 5:25 10:20 Obviously 9:12 occur 3:21 6:4 10:23 occurred 3:20 6:3 10:22 October 1:7 4:3 6:8 8:17 11:4 office 15:2,11 Okay 16:6,10 Old 5:19 onerous 14:20 open 3:15 opportunity 15:14 Opposed 17:6 17:24 order 13:3,24 14:23 ordinance 2:13 4:22 7:2 9:22 11:19 oriented 13:6 outreach 3:17 5:21 oversight 14:24 owned 12:22	P parcels 3:19 6:2 10:21 parks 3:24 part 5:21 participation 18:11 partners 3:16 13:10 partnerships 13:14 passed 8:10 pending 10:18 Pennsylvania 1:6 percent 8:6 16:4 permitted 8:7 Philadelphia 1:2,6 2:13 3:5 4:22 5:13 7:3,14 7:20 8:15 9:22 10:7 11:20 12:14 12:20 plan 3:14,17 5:20,22 10:16 14:8 14:16 Planner 3:4 Planning 3:5 4:2 5:13,20 6:7 7:4,14 8:15 10:8 11:3 plans 13:20 15:5,7 playgrounds 3:24 6:5 10:25 please 2:9,11 4:20 5:8 6:24 9:3,20 12:8 policy 8:19 portion 3:12 PRA 12:19 13:17 14:4 14:13 15:10	Q 15:12 PRA's 13:21 14:7,10 15:8 preliminary 14:16 present 1:9 9:5 President 3:10 10:12 15:2 previous 8:19 price 14:14 14:22 private 13:15 proceed 12:9 13:8 proceedings 19:4 process 5:22 12:19 14:12 15:8 project 14:10 14:13,24 15:4,9 projects 13:4 13:7,9 14:6 14:17 15:6 properties 14:2,5,21 property 10:17 12:22 13:18 proposals 11:21,24 proposed 4:6 15:17 protect 13:25 provide 15:12 providing 11:22 provisions 7:4,21 12:2 public 3:16 13:5,16 14:18 16:17 16:19 19:15 public's 13:25 publicly 12:22 put 9:6	R reached 5:23 read 2:10 17:14 18:3 reading 18:8 recognize 13:3 recognizes 16:21 17:10 recommen... 18:6 recommen... 4:4 6:9 8:18 11:5 record 9:3,6 16:16 recreation 3:25 6:5 11:2 redevelopm... 11:21,24,24 12:3,14,18 12:20 reduction 14:22 reflect 9:3 regardless 14:13 Regulations 7:6,22 relies 13:14 removing 3:18 5:25 10:20 reported 18:5 reporter 19:24 reproduction 19:21 request 15:15 require 14:12 required 14:6 requirement 14:19 requirements 11:23	S sale 14:13,22 seconded	

Committee On Rules
October 31, 2017

Page 3

15:25	U	11:1 12:1	31 1:7				
success 13:13	understand	13:1 14:1	4				
supervision	14:16	15:1 16:1	400 1:6				
19:23	undue 13:8	17:1 18:1	5				
support 9:13	14:24	10:25 1:7	500 10:17				
9:15 12:18	units 8:2,6	10:40 18:13	6				
sure 13:7	Urban 12:3	10th 10:2	6th 2:18 10:2				
suspension	use 7:5,22	1309 4:6					
17:14 18:7	12:23	1311 4:6					
T	V	14 7:2					
table 2:21	value 14:5	14-600 7:5,21					
12:6	Vice 2:5	15 16:4					
taken 19:6	W	16-600 11:19					
Taubenber...	want 9:6	161003 7:25					
1:12 2:8	WILLIAM	170495 7:25					
technical	1:10	8:9					
8:14	wishes 9:17	170714 1:14					
terms 7:7	witness 2:20	2:1 3:1 4:1					
12:4	2:20 12:5,5	5:1 6:1 7:1					
testify 3:6	worked 14:25	8:1 9:1 10:1					
4:16 5:14	working	11:1,18					
6:18 7:15	13:11	12:1,16					
9:17 10:9	works 12:21	13:1 14:1					
11:13 12:15	written 9:7	15:1,17					
15:15 16:11	X	16:1,12,24					
testimonies	Y	17:1,17					
9:7	year 3:9 4:3	18:1					
thank 2:22	5:17 6:8	170793 1:14					
4:11 5:6	7:17 8:17	2:12 3:7,11					
6:12,22	10:11 11:4	4:4 17:16					
8:22 11:8	York 5:5	170803 1:14					
15:14,20	Z	4:21 5:15					
16:22 17:12	zoning 2:14	6:9,19					
18:10	2:14 3:19	17:16					
think 15:23	3:24 4:5,23	170818 1:14					
16:2,3	4:23 5:23	6:25 7:16					
Thompson	6:5 7:3,20	7:19 8:8,16					
5:4	9:23,23	9:17 17:16					
time 4:10	10:21,25	170819 1:15					
13:2 14:15	0	9:21 10:9					
time-consu...	1	10:14 11:5					
13:23 14:19	1 13:19	11:14 17:17					
title 2:10 7:2	10/31/17 2:1	17th 4:3 6:8					
today 9:10	3:1 4:1 5:1	8:17 11:4					
11:17	6:1 7:1 8:1	2					
tools 12:18	9:1 10:1	2017 1:7 8:10					
transcript		21st 3:8 5:16					
19:8,21		25 8:6					
Trenton 4:25		28th 7:17					
true 19:7		10:11					
Tuesday 1:7		3					
two 3:14 9:7		30 16:17					