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COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

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Room 400, City Hall, Philadelphia, PA
Wednesday, February 7, 2007, 10:45 a.m.

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Bill 060901 - Change zoning designation of
areas of land within Brewerytown neighborhood.

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Bill 060902 - Adding "Industrial
Transformation District" to Zoning Code.

8

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Bill 060928 - Participation of Hospitals and
Higher Education Facilities Authority to
participate in certain improvements and
expansion projects.

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Bill 060962 - Amend Zoning Maps by changing
zoning designation of areas located within
area bounded by N. Broad St., Fairmount Ave.,
N. 13th, Wallace St., Ridge Ave.

12

13

Bill 060963 - Revise parking regs and increase
permitted floor area of lots designated C-4 in
area bounded by N. Broad St., Fairmount Ave.,
N. 13th, Wallace St., Ridge Ave.

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Bill 060964 - Revision of lines and grades on
a portion of City Plan No. 58...

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17

Bill 060965 - Amend Institutional Development
District Master Plan of Temple University...

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COUNCILMEMBERS PRESENT:

20

Anna C. Verna, Chair	Jack Kelly
Jannie Blackwell	James F. Kenney
Blondell Reynolds-Brown	Donna Reed-Miller
Darrell L. Clarke	Brian J. O'Neill
William K. Greenlee	Daniel J. Savage

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1 2/7/07 - RULES - 060928

2 COUNCIL PRESIDENT Verna: Good
3 morning, everyone. I apologize for the
4 delay. This is a public hearing of the
5 Committee on Rules.

6 I would ask Mr. McPherson to
7 please read the title of Bill No.
8 060928.

9 MR. McPHERSON: An ordinance
10 declaring that it is desirable for the
11 health, safety, and welfare of the
12 people in the area served by The
13 Children's Hospital of Philadelphia, The
14 Children's Hospital of Philadelphia
15 Foundation, and The Children's Seashore
16 House of The Children's Hospital of
17 Philadelphia, Inc. for the Hospitals and
18 Higher Education Facilities Authority of
19 Philadelphia to participate with such
20 institutions in certain improvement and
21 expansion projects to such institutions'
22 facilities, primarily their campus
23 located at 34th Street and Civic Center
24 Boulevard, Philadelphia, Pennsylvania.

25 COUNCIL PRESIDENT Verna: To

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2 testify on this bill, please approach
3 the witness table.

4 (Witness comes forward.)

5 COUNCIL PRESIDENT VERNA: Good
6 morning. Please identify yourself for
7 the record and proceed with your
8 testimony.

9 MR. KLINE: Madam Chairwoman
10 and committee members, my name is Thomas
11 A. Kline. I serve as Interim President
12 of the Hospitals and Higher Education
13 Facilities Authority of Philadelphia. I
14 wish to make a brief introductory
15 statement in support of the proposed
16 bill before you today for the Children's
17 Hospital of Philadelphia.

18 The Children's Hospital of
19 Philadelphia submitted an application to
20 the Hospitals and Higher Education
21 Facilities Authority of Philadelphia
22 seeking the Authority's assistance in
23 the financing.

24 The application was accepted
25 for consideration by the Authority. A

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2 public Tax Equity and Fiscal
3 Responsibility Act (TEFRA) hearing on
4 behalf of Children's Hospital of
5 Philadelphia was held on January 31,
6 2007 in the authority boardroom with the
7 Authority and the Children's Hospital of
8 Philadelphia represented at the hearing.

9 Today we have the privilege
10 together of assisting the Children's
11 Hospital of Philadelphia and the many
12 people associated with this remarkable
13 organization.

14 I would like to express
15 appreciation to each member of the
16 committee and council on behalf of the
17 board of the Authority for the
18 scheduling of this hearing. May we
19 respectfully request a suspension of the
20 rules.

21 Thank you, Madam Chair.

22 COUNCIL PRESIDENT VERNA: Thank
23 you, Mr. Kline.

24 Mr. Kline, what does this
25 transaction do, and why is it needed?

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2 MR. KLINE: With me, I have a
3 number of members of the working group
4 that can possibly help with that
5 question.

6 To my immediate right is Austin
7 J. McGreal, Esquire, Authority General
8 Counsel. To my immediate left is Edward
9 Bleacher, Assistant Controller of the
10 Children's Hospital of Philadelphia.
11 And to his left is Kevin B. Scott,
12 Esquire, Fox Rothschild, LLP.

13 COUNCIL PRESIDENT VERNA: Thank
14 you.

15 MR. KLINE: So may I ask
16 Children's Hospital of Philadelphia to
17 --

18 COUNCIL PRESIDENT VERNA:
19 Please identify yourself for the record.

20 MR. BLEACHER: Good morning. I
21 am Ed Bleacher, Assistant Controller of
22 the Children's Hospital of Philadelphia.

23 The action in question today is
24 to issue bonds for the Children's
25 Hospital of Philadelphia. These bonds

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2 will be used in support of our
3 construction efforts and the expansion
4 of our services at the Children's
5 Hospital site at 34th and Civic Center
6 Boulevard used for, again, services for
7 the community there and local and
8 regional areas that we support.

9 COUNCIL PRESIDENT VERNA: Thank
10 you.

11 Mr. Jannetti.

12 MR. JANNETTI: Good morning,
13 Council President Verna, members of the
14 Committee on Rules. I'm Vince Jannetti,
15 Acting Director of Finance for the City.
16 I'm here to testify on behalf of Bill
17 No. 060928.

18 The bill authorizes the
19 Hospitals and Higher Education
20 Facilities Authority of Philadelphia, on
21 behalf of Children's Hospital, to issue
22 revenue bonds in an aggregate principal
23 amount not to exceed \$225 million.

24 These bonds will provide the
25 hospital with funds for capital

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2 improvements that will support the
3 continued the patient care, research,
4 and educational operations of the
5 hospital that benefit the Philadelphia
6 region and the community as a whole.
7 The Administration supports this work
8 and this bill.

9 I'd be happy to answer any
10 questions.

11 COUNCIL PRESIDENT VERNA: Thank
12 you very much.

13 Are there any questions from
14 members of the committee?

15 COUNCILWOMAN BLACKWELL: Madam
16 Chair?

17 COUNCIL PRESIDENT VERNA: Yes,
18 Councilwoman Blackwell.

19 COUNCILWOMAN BLACKWELL: Thank
20 you very much.

21 This morning, I came into this
22 ice-cold chamber to -- people act like
23 it's just normal. I feel like -- but I
24 told Aaron Feinstone there's somebody in
25 here who knows it's freezing, and --

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2 But to support this project,
3 obviously, we've met many times, and we
4 all know the wonderful job that CHOP
5 does in this country and beyond. And
6 certainly, we've met with them on this
7 important project, and we wanted to come
8 as Councilperson of the area to give our
9 support.

10 COUNCIL PRESIDENT VERNA: Thank
11 you.

12 COUNCILWOMAN BLACKWELL: Thank
13 you.

14 COUNCIL PRESIDENT VERNA: Do we
15 have anyone else to testify on this
16 bill?

17 (No response.)

18 COUNCIL PRESIDENT VERNA:
19 Gentlemen thank you very much.

20 PANEL: Thank you.

21 COUNCIL PRESIDENT VERNA: Do we
22 have anyone else to testify on this
23 bill?

24 (No response.)

25 COUNCIL PRESIDENT VERNA:

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2 Seeing no one, I would ask Mr. McPherson
3 to please read the title of Bill No.
4 060963.

5 Bill No. 060963, an ordinance
6 amending Chapter 14-1402 of the
7 Philadelphia Code entitled "Parking in
8 Residential Districts," and by amending
9 Chapter 14-305 of the Philadelphia Code,
10 entitled "C-4 Commercial and C-5
11 Commercial Districts," all to revise
12 parking regulations and to increase the
13 permitted floor area of lots designated
14 C-4 in the area bounded by North Broad
15 Street, Fairmount Avenue, North 13th
16 Street, Wallace Street, and Ridge
17 Avenue.

18 (Witnesses come forward.)

19 MR. BEAUVAIS: Madam President.

20 COUNCIL PRESIDENT VERNA: Yes,
21 good morning.

22 MR. BEAUVAIS: If we can have
23 the other two bills that are related be
24 also read into the record in order to
25 ensure -- because it's all related to

1 2/7/07 - RULES - BILLS 060962, 63, 64

2 the Divine Lorraine project.

3 COUNCIL PRESIDENT VERNA: 63,

4 right?

5 Mr. McPherson, would you please

6 read the title of Bill No. 060962.

7 MR. MCPHERSON: Bill No.

8 060962, an ordinance to amend the

9 Philadelphia Zoning Maps by changing the

10 zoning designation of certain areas of

11 land located within an area bounded by

12 North Broad Street, Fairmount Avenue,

13 North 13th Street, Wallace Street and,

14 Ridge Avenue.

15 COUNCIL PRESIDENT VERNA: Thank

16 you.

17 Is there another bill?

18 MR. BEAUVAIS: 64.

19 MR. MCPHERSON: An ordinance

20 authorizing the revision of lines and

21 grades on a portion of City Plan No. 58

22 by striking from the City Plan and

23 vacating Mellon Street from Ridge Avenue

24 to 13th Street, and by reserving and

25 placing on the City Plan a right-of-way

1 2/7/07 - RULES - BILLS 060962, 63, 64
2 for drainage and water main purposes by
3 striking from the City Plan and vacating
4 a portion of Park Avenue and abandoning
5 a certain right-of-way for drainage and
6 water main purposes, all under certain
7 terms and conditions.

8 COUNCIL PRESIDENT VERNA: Please
9 e identify yourself for the record.

10 MR. KRAMER: Good morning,
11 Madam President and members of the Rules
12 Committee. My name is William Kramer,
13 and I'm the Senior Zoning Planner in the
14 Development Planning Division of the
15 Philadelphia City Planning Commission.
16 I am here today to testify on Bill No.
17 060962, 060963, and 060964, all of which
18 were introduced into Council by
19 Councilmember Clarke on December 14th of
20 2006.

21 Bill No. 060962 rezones land
22 bounded by North Broad Street, Fairmount
23 Avenue, North 13th Street, Wallace
24 Street, and Ridge Avenue from partly C-4
25 commercial, partly C-2 commercial, and

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2 partly R-10 residential to a zoning
3 designation of partly C-4 commercial and
4 partly C-2 commercial.

5 The purpose of the zoning
6 change is to allow of the vacant Divine
7 Lorraine Hotel, an adjacent parcel of
8 land with a mixed -- and an adjacent
9 parcel of land with a mixed-use
10 development.

11 This proposal includes the
12 development of approximately 845
13 residential units and 780 parking spaces
14 along with several commercial uses
15 occupying the ground floor.

16 The parking for this area will
17 be managed and be available for use by
18 both the residents and commercial
19 tenants.

20 Bill No. 060963 proposes three
21 amendments to two different sections of
22 the Zoning Code, all in an effort to
23 facilitate the development of the vacant
24 Divine Lorraine Hotel site.

25 The first amendment is to

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2 Section 14-14022 of the Code. This
3 section would be amended to include this
4 block in the areas of the City where the
5 parking requirement is seven spaces per
6 ten families.

7 The second section to be
8 amended is 140305, the C-4 and C-5
9 commercial sections, which would be
10 amended in two ways. First, this block
11 would be added to the areas it would
12 allow for an accessory parking garage as
13 a matter of right, removing the
14 requirement of obtaining a special use
15 permit from the Zoning Board of
16 Adjustment.

17 And, secondly, the block would
18 have the allowable gross floor area
19 raised to allow for a gross floor area
20 of 600 percent of the area of the lot.

21 The last bill, Bill 060964, is
22 an ordinance to revise the lines and
23 grades on a portion of City Plan No. 58
24 by striking and vacating Mellon Street
25 from Ridge Avenue to 13th Street and by

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2 placing a right-of-way for drainage and
3 water main purposes by striking and
4 vacating a portion of Park Avenue.

5 At the Planning Commission
6 meeting of January 17, 2007, the
7 Commission reviewed Bill 060962 and
8 060963 and recommended they both
9 approved. The Commission believes these
10 to be an appropriate development for
11 this site and not only recognizes the
12 presence of mass-transit facilities but
13 also respects the existing historically
14 certified Divine Lorraine Hotel.

15 The Commission also requests
16 that the development plans be reviewed,
17 as provided for under existing
18 provisions of the Code at Sections
19 14-30513(a) and 14-30513(b).

20 The Commission, at the time of
21 its meeting, there were technical
22 amendments required for Bill No. 060964.
23 However, the Planning Commission would
24 recommend approval for that bill as it
25 is consistent with the policies adopted

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2 under the prior two bills.

3 Thank you.

4 COUNCIL PRESIDENT Verna: Thank
5 you.

6 Good morning.

7 MR. MORELLI: Good morning.

8 Good morning, Madam President and
9 members of the committee. My name is
10 Frank Morelli, Survey Bureau Manager of
11 the Department of Streets, and the
12 Department of Streets would like to
13 offer the following testimony on Bill
14 No. 060964.

15 This is not an administrative
16 ordinance but an ordinance requested by
17 Darwin Beauvais, Esquire, Klehr,
18 Harrison, Harvey, Branzburg & Ellers,
19 LLP, 260 South Broad Street,
20 Philadelphia, PA, 19102.

21 The purpose of this ordinance
22 is to strike and abandon an 18-foot-wide
23 and 19-foot-wide right-of-way for
24 drainage purposes and water main
25 purposes from Broad Street and Ridge

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2 Avenue to 13th Street, strike and vacate
3 Mellon Street from Ridge Avenue to 13th
4 Street, strike and vacate Park Avenue
5 from Wallace to Mellon Street, reserve
6 and place a 30-foot right-of-way for
7 drainage purposes and water main
8 purposes within a portion of former Park
9 Avenue being stricken under the
10 authority of this ordinance, place a
11 certain 30-foot-wide right-of-way for
12 drainage purpose and water main purposes
13 from 13th Street to the head of the
14 right-of-way cited above.

15 These changes are requested to
16 facilitate the development of the Divine
17 Lorraine site. This ordinance, as
18 amended, is supported by the Department
19 of Streets and is recommended to your
20 committee for favorable action.

21 COUNCIL PRESIDENT VERNA: Thank
22 you.

23 Mr. Morelli, your testimony is
24 that the Streets Department supports
25 this bill, as amended. What amendments

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2 are you referring to?

3 MR. MORELLI: The bill, as
4 originally introduced, was to strike a
5 portion of Park Avenue. The bill has
6 now been amended to strike all of Park
7 Avenue.

8 The Streets Department was not
9 in favor of striking a portion of it
10 because it would have created a narrow
11 dead-end street with a narrow
12 turnaround -- with no area for a
13 turnaround, so we propose to strike the
14 whole street.

15 COUNCIL PRESIDENT VERNA:
16 You're offering the amendments now?

17 MR. MORELLI: Yes.

18 COUNCIL PRESIDENT VERNA: All
19 right. Mr. Morelli, you also state that
20 the party and interest must pay for the
21 cost of advertising of the public
22 hearing by the Board of Surveyors for
23 the change authorized by this ordinance.

24 Typically, can you tell us what
25 the cost is?

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2 MR. MORELLI: For a City Plan
3 change, it's required by law that it's
4 placed in three newspapers on two
5 separate occasions prior to the Board of
6 Surveyors' hearing, and now, the
7 advertising fee is approximately \$2,000.

8 COUNCIL PRESIDENT VERNA: Thank
9 you.

10 Are there any questions from
11 members of the committee?

12 (No questions.)

13 COUNCIL PRESIDENT VERNA: I
14 think Mr. Clarke's light is on.

15 Councilman Clarke, do you want
16 to be recognized?

17 COUNCILMAN CLARKE: Madam
18 President, on the amendment, you have
19 some numbers that have been transposed,
20 and we just want to make sure that
21 everybody has the correct number on the
22 amendment.

23 On the amendment I have, it has
24 it as 694, and it should be 964; is that
25 correct?

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2 MR. MORELLI: That is correct.

3 COUNCILMAN CLARKE: Okay. Just
4 for the record.

5 COUNCIL PRESIDENT VERNA: Are
6 there any other questions or comments
7 from members of the committee?

8 (No further questions.)

9 COUNCIL PRESIDENT VERNA: Do we
10 have anyone else to testify on this
11 bill?

12 (Witnesses come forward.)

13 MR. BEAUVAIS: Good morning,
14 Madam President.

15 COUNCIL PRESIDENT VERNA: Good
16 morning.

17 MR. BEAUVAIS: Darwin Beauvais
18 from Klehr Harrison. Hi. I feel like
19 I'm home.

20 COUNCIL PRESIDENT VERNA:
21 Uh-huh.

22 MR. BEAUVAIS: I have Carl
23 Primavera. We are both representing the
24 development team for the Divine Lorraine
25 Hotel.

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2 At this time --

3 MR. PRIMAVERA: Thank you.

4 Good morning. Carl Primavera.

5 What I would like to do, with
6 the committee's permission, is to have
7 Carl Poplar and Ian Cope, who are
8 respectively the preservation consultant
9 and architect, and just briefly go
10 through, using the easels, some of the
11 exhibit boards.

12 We will also pass up to the
13 members of the committee an
14 8-and-a-half-by-11 brochure so that you
15 will be able to see it at your desks.
16 So with your approval, I would like to
17 do that.

18 COUNCIL PRESIDENT VERNA: Thank
19 you.

20 MR. PRIMAVERA: Thank you.

21 (Messrs. Poplar and Cope come
22 forward.)

23 MR. PRIMAVERA: Carl Poplar is
24 with DKP Consulting -- DPK, I'm sorry.
25 They're renowned. As a matter of fact,

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2 as Carl will tell you, he was the
3 consultant for the renovation of this
4 beautiful chamber, so he's very familiar
5 with these surroundings.

6 Ian Cope lives in the
7 neighborhood. He's with Cope Linder,
8 and we have what we believe to be the
9 finest design and consulting team, which
10 is only fitting with what is perhaps the
11 jewel of North Broad Street, the Divine
12 Lorraine.

13 We also have John Gallery from
14 the Preservation Alliance, who's been a
15 huge help and influence in the
16 preservation effort, as well as members
17 of the community, all of whom you will
18 hear from briefly.

19 Carl, can you just walk us
20 through the concept of preserving the
21 Divine Lorraine and how we're going to
22 adapt it for reuse on North Broad
23 Street.

24 MR. POPLAR: Good morning,
25 Madam President.

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2 At the heart of this project is
3 the renovation of the Divine Lorraine
4 Hotel. It's a gem on Broad Street. It
5 serves as a beacon on North Broad
6 Street. It's on the National Register
7 of Historic Places and is
8 City-certified.

9 It has sat vacant for the last
10 ten years. There have been numerous
11 attempts to redevelop it as a sole
12 property, which have been unsuccessful
13 because of the condition of the building
14 and just the economics involved.

15 This project with development
16 to the east allows funds from that
17 project to help this project and makes
18 this project possible.

19 The goal is to convert the
20 Divine Lorraine into 140 approximately
21 condominium units on the upper floors,
22 and the ground story will be redeveloped
23 as a restaurant and lounge, once again
24 bringing life back to Broad Street in
25 this area.

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2 And I'd like to turn it over to
3 Ian Cope.

4 MR. PRIMAVERA: And the
5 restaurant, as well as some of the other
6 amenities will be open to the public, so
7 it's a great way to not only reactivate
8 it in terms of condominium usage but
9 also for the public, and we think it's
10 going to be a destination place for
11 people who want to have a great dining
12 experience on North Broad Street.

13 MR. COPE: Thank you, Madam
14 Chairman and members of the committee.
15 I'd like to briefly step lively and go
16 through the plans.

17 As Carl suggested, this is the
18 Divine Lorraine here along North Broad
19 Street. The area that we're talking
20 about is bounded by Fairmount Avenue,
21 13th Street here, Wallace Street and, of
22 course, Ridge Avenue here (indicating).

23 The Divine Lorraine sits here
24 (indicating). It is currently a
25 C-4-zoned parcel.

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2 The rest of these lands here
3 (indicating) are currently vacant lots.
4 They are fenced but vacant lots with no
5 buildings on the them.

6 The proposal is to append a
7 large residential development here with
8 a connection to the Divine Lorraine --
9 we think a tasteful connection -- with
10 approximately 450 units in addition to
11 the 140 to 150 units that will go in the
12 Divine Lorraine itself.

13 And this area here
14 (indicating), which is in the darker
15 red, which I hope you can see on your
16 booklets, is for the second phase of the
17 development, which will add
18 approximately 250, 256 units and parking
19 for that.

20 This is the street-level plan,
21 and I think it's important to note that
22 all of the area in green and all of the
23 areas in this pink or red color
24 represent retail functions or
25 restaurants, so we're trying to align

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2 the streets, reinvigorate the streets
3 with retail- and pedestrian-oriented and
4 pedestrian-friendly activities.

5 Proposed here on the 13th
6 Street face is a food store, an
7 additional retail along 13th Street as
8 the project develops into the second
9 phase.

10 Very important, along Ridge
11 Avenue here (indicating), we're creating
12 a plaza with a cafe, a restaurant in the
13 ground floor of the Divine Lorraine,
14 which obviously has its frontage on
15 Broad Street, so we're creating a kind
16 of large plaza here.

17 I should have mentioned that
18 the units are divided roughly in half
19 between condominium units and rental
20 units. The whole project is, by
21 definition, reasonably affordable units.

22 There's a separate entrance for
23 the condominium portion and a separate
24 entrance for the retail portion.

25 The whole notion is that all of

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2 this is pretty lively along the street
3 area, the streetscape. We have the
4 loading and central loading dock area
5 here (indicating), along Fairmount
6 Avenue, next to the Salvation Army
7 Center here.

8 This just gives you an idea of
9 the layout of the typical units. We've
10 arrayed the buildings, stepped them up
11 and down, to be as friendly as we can to
12 the streets. We have a large open space
13 or plaza elevated here (indicating) for
14 use of the residents.

15 And you'll notice that we've
16 kept adequate distance or repose from
17 the Divine Lorraine building. This is
18 the jewel and the cornerstone of our
19 project. We want to give it adequate
20 distance.

21 Here, you will see some of the
22 massing of the project. This is the
23 view from Ridge Avenue. You will see
24 the plaza area here, with its retail.
25 There's also a large health club in

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2 there, which is, again, open to the
3 public. It serves as an amenity to both
4 the larger community as well as the
5 Divine Lorraine itself. You can see the
6 massing here (indicating).

7 The height of our proposed
8 building is less than the height of the
9 current Divine Lorraine structure,
10 again, to give it its proper repose.
11 You can see again see the plaza view
12 here (indicating).

13 Again, we're putting a lot of
14 emphasis on the whole streetscape
15 environment, trying to engage the
16 community in the project with uses that
17 they can use, that our residents can use
18 as well.

19 You can see here the Divine
20 Lorraine. This is actually looking sort
21 of up north on Broad Street. You can
22 see the plaza area here (indicating),
23 with a lot of activity and light all
24 around there and a streetscape program
25 to continue around.

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2 Another view of that same plaza
3 here (indicating). And in good weather,
4 that would be a pretty engaging space.

5 The building is decidedly
6 contemporary. It is based on a European
7 model, a residential model, that we
8 think is a very important new product to
9 Philadelphia.

10 You can see this is the view of
11 the food store area.

12 The parking -- I should have
13 said there are three stories of parking
14 in the building below the residential to
15 support both the development and the
16 retail component.

17 We are very excited about this
18 project. I live in the neighborhood. I
19 think it's a tremendous asset.

20 While I don't think we can take
21 credit for the renaissance of Broad
22 Street -- that's already been started
23 and well underway. This is the
24 opportunity -- yes, Councilman
25 (addressing Councilman Clarke). This is

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2 an opportunity to fill in some missing
3 teeth and put polish on a very important
4 building and really engage the whole
5 area.

6 So with that, I'd like to turn
7 it over to Carl.

8 MR. PRIMAVERA: With regard to
9 some of the technical aspects of the
10 zoning, again, we wanted to have the
11 site zoned one classification, so we
12 took the classification from the Divine
13 Lorraine, and then the technical changes
14 were envisioned to accommodate a few
15 things.

16 One is, we believe, even though
17 North Philadelphia, it's on a transit
18 stop with the Broad Street line and it's
19 within walking distance of Center City,
20 so we felt that the parking ratios
21 should be consistent with Center City.

22 Second of all, we need the
23 garage. And given the retail that we're
24 having and the given the fact that the
25 Divine Lorraine has no parking -- and we

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2 can't obviously alter this historic
3 building, so we need the garage.

4 So the concept was to provide
5 technical amendments for this project so
6 that we would be able to have it
7 developed with all of the support that
8 it needs, which would be the parking
9 support, which would be the ability to
10 have a dense, modern development that
11 would basically fit in with, again, the
12 historically important Divine Lorraine
13 building.

14 And then on the Streets
15 Department aspect, the Streets
16 Department has been working with us
17 because there are some rights-of-ways
18 and paper streets that we need to
19 resolve, and I think, through these
20 latest changes and Mr. Morelli's
21 testimony, we're in good shape there.

22 So that's our presentation on
23 the plan.

24 Again, with the committee's
25 approval, I'd like to have John galley

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2 from the Preservation Alliance, who is
3 here today, to talk very briefly about
4 the preservation aspects of this
5 project.

6 COUNCIL PRESIDENT VERNA: Just
7 a moment, please.

8 The Chair recognizes Councilman
9 Clarke.

10 COUNCILMAN CLARKE: Thank you,
11 Madam President.

12 Mr. Primavera and, I guess,
13 Ian, before we go to Mr. Gallery's
14 presentation, on the site plan, can you
15 tell me where the supermarket will be
16 located.

17 MR. PRIMAVERA: Yes. Ian,
18 there's a better, I guess, blowup.

19 MR. COPE: (Inaudible, off
20 mic).

21 ... in this area 13th Street
22 here (indicating), which is very wide,
23 and Broad Street. Access to the parking
24 would be from Ridge Avenue to keep a lot
25 of the traffic (inaudible).

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2 COUNCILMAN CLARKE: So the open
3 space that you show here is actually
4 elevated?

5 MR. COPE: That's correct.

6 COUNCILMAN CLARKE: It's on top
7 of the --

8 MR. COPE: Yes, it's on top of
9 the parking podium.

10 COUNCILMAN CLARKE: All right.
11 And the supermarket, because -- and I
12 ask you this because this was a key
13 portion of the original presentation to
14 the community, and I think it's one of
15 the things that kind of got you over the
16 hump in terms of support.

17 MR. PRIMAVERA: There was very
18 strong support for a supermarket.

19 COUNCILMAN CLARKE: All right.
20 And I think I indicated earlier -- and I
21 might as well say it here on the record
22 that if that's not a component, then my
23 level of support will diminish
24 dramatically.

25 That is in the first phase?

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2 MR. PRIMAVERA: Yes. And part
3 of what we're able to do by creating
4 this master plan, in addition to the
5 people currently residing in the area,
6 we're going to be adding more shoppers
7 so that, hopefully, it provides not only
8 onsite shopping support for the people
9 moving into the Divine Lorraine, but
10 also the support to the people who live
11 nearby in the neighborhood who have
12 requested that we have in addition to a
13 grocery store supermarket other retail
14 establishments.

15 But, Ian, let's just go through
16 this again in terms of the phasing. You
17 talked about Phase 1 and Phase 2.

18 COUNCILMAN CLARKE: Let me
19 follow up on that question.

20 MR. PRIMAVERA: Yes.

21 COUNCILMAN CLARKE: So I want
22 to be very clear. Assuming that you get
23 approval from this Council and you go to
24 pull building permits, in those building
25 permits, it will have requests for

1 2/7/07 - RULES - BILLS 060962, 63, 64
2 build-out of this large retail space as
3 a part of the first phase of the
4 construction.

5 MR. PRIMAVERA: That's correct.
6 And we also have Michael Tracy, who will
7 be here -- he's the owner's
8 representative and also, as you know, a
9 resident in the area -- to confirm that.

10 We're very -- we heard it loud
11 and clear from both your office and the
12 community that it really needs to be
13 mixed use and it needs to offer shopping
14 and other amenities to make it tie into
15 what the community wants to see. And
16 we're happy to do that.

17 COUNCILMAN CLARKE: Okay. I
18 just wanted to --

19 MR. PRIMAVERA: But, Ian, if
20 you could just again go through the
21 phasing.

22 MR. COPE: Yeah. Phase 1 is
23 above my hand, or north of this line
24 right here (indicating). Phase 2 is
25 here (indicating).

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2 We've allocated as much space
3 as we can for a retail food tenant, a
4 food store if you will. I mean, we're
5 proposing 56,000 feet; obviously, all of
6 that is subject to the business deal and
7 the lease with the food store.

8 But we have allocated as much
9 as we can of the ground floor and
10 elevated the building to the extent that
11 it will accommodate a food store with
12 extra high spaces and the like.

13 And similarly along here
14 (indicating), so that we've devoted as
15 much space as we possibly can along the
16 street edges for retail tenancy.

17 COUNCILMAN CLARKE: Okay.

18 MR. PRIMAVERA: We think it
19 will be a destination for people in the
20 area to shop and do business and also
21 enjoy the restaurants.

22 So it offers something for both
23 the people who will reside onsite in the
24 new building, in the Divine Lorraine,
25 but also a tremendous amount of support

1 2/7/07 - RULES - BILLS 060962, 63, 64
2 for people who are living in the
3 community already and would love to be
4 able to shop and eat and just be a part
5 of it.

6 COUNCILMAN CLARKE: Okay.

7 MR. PRIMAVERA: Thank you.
8 John?

9 COUNCIL PRESIDENT VERNA: Thank
10 you.

11 The Chair recognizes Councilman
12 Kelly.

13 COUNCILMAN KELLY: Right.
14 Thank you, Madam Chair.

15 Mr. Primavera, how close are
16 you to Temple University?

17 MR. PRIMAVERA: Uh, I'll just
18 take a guess and say about a mile.

19 Do you think that sounds right,
20 Ian?

21 MR. COPE: Yes.

22 COUNCILMAN KELLY: Because I
23 know Temple has always been complaining
24 about the shortage of housing for their
25 students and faculty, and I was just

1 2/7/07 - RULES - BILLS 060962, 63, 64

2 wondering if that would be --

3 MR. PRIMAVERA: We're very
4 close.

5 COUNCILMAN KELLY: Yeah. That
6 would be an opportunity for them to, you
7 know, take advantage of your building.

8 And I would just like to say at
9 this time that I commend you for
10 restoring that building because it's a
11 beautiful building and it's a historic
12 landmark on Broad Street, and I'm glad
13 to see that that's --

14 MR. PRIMAVERA: We appreciate
15 that, Councilman Kelly.

16 One of the neat things about
17 this location is that if you look at
18 what's happening with Bart Blattstein's
19 development that Councilman Clarke has
20 been working with up there and then you
21 look, obviously, at Center City, we
22 think this connects the dots. We think
23 that this will make that stretch from
24 Temple to Center City even closer.

25 And we have the transit right

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2 at our doorstep, and we have the bus, we
3 have walkability, bicycles. We're going
4 to have Philly Ride Share.

5 So we think that we're going to
6 compress everything from Temple right
7 into Center City, which is great for
8 everyone. I think it's going to help
9 the whole business corridor on North
10 Broad Street, so we're excited to be a
11 part of that.

12 COUNCILMAN KELLY: All right.

13 Thank you.

14 Thank you, Madam President.

15 COUNCIL PRESIDENT Verna: Thank
16 you.

17 Councilman Clarke?

18 COUNCILMAN CLARKE: Thank you.

19 Thank you, Madam Chair.

20 I just wanted to follow up on
21 some of the comments that my colleague
22 Councilman Kelly made.

23 During the discussion in the
24 community meeting, there was some
25 concerns raised by some of the residents

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2 that this would not be essentially a
3 facility for Temple University students.

4 MR. PRIMAVERA: No, it will not

5 --

6 COUNCILMAN CLARKE: And I would
7 like to clarify, that's not your market.

8 MR. PRIMAVERA: It's not going
9 to be a dormitory.

10 What we envision is this: With
11 both the condo and the rental, we think
12 we'll have graduate students, we think
13 we will have people who are coming out
14 of school who are first-time home
15 buyers.

16 We may have some parents from
17 out of town who want to buy a unit and,
18 you know, have their children occupy it.
19 And then when they're done, they can
20 sell it so that instead of paying rent
21 on campus, you're actually buying a
22 unit. There seems to be a lot of that
23 going around. But it's not meant to be
24 student housing.

25 And quite frankly, because we

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2 are selling condo units, which will be
3 half of the project, we want to make
4 sure that the people who are buying
5 those units and renting feel comfortable
6 that this isn't going to be dominated by
7 younger people. We invite younger
8 people, but it's not a dormitory.

9 Especially graduate students,
10 law students, medical students, dental
11 students, they don't want to live in the
12 dorms, and a lot of them need housing
13 nearby, but also they may still be
14 taking courses but, they're really
15 looking more into Center City because
16 they're working part-time, they're
17 getting ready for their first big job.
18 So this location gives them the ability
19 to have a foot in Temple and a foot in
20 Center City.

21 So it really is neat. It's
22 going to give us a large group of people
23 to hopefully attract. And in this
24 market, where we've seen some of the
25 housing slow down a little bit, we think

1 2/7/07 - RULES - BILLS 060962, 63, 64

2 that we're going to be able to be very
3 attractive.

4 COUNCILMAN CLARKE: Okay. And
5 I don't have anything against young
6 people 'cause I used to be one, but I
7 just want to make sure that your
8 marketing approach is targeting the
9 general population. If Temple
10 faculty/graduate students happen to be
11 interested, then it's available to them.

12 MR. PRIMAVERA: Right.

13 COUNCILMAN CLARKE: But the
14 marketing strategy is a broad marketing
15 strategy.

16 MR. PRIMAVERA: Exactly.

17 COUNCILMAN CLARKE: Okay.

18 Thank you.

19 MR. PRIMAVERA: Thank you.

20 COUNCIL PRESIDENT VERNA:
21 You're welcome. Any other questions
22 members of the committee?

23 MR. PRIMAVERA: And John?

24 COUNCIL PRESIDENT VERNA: Good
25 morning.

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2 MR. GALLERY: Good morning.

3 Thank you, Council President Verna and
4 members of the committee, for allowing
5 me to speak very briefly about this
6 project.

7 I don't think I have to say
8 very much about the importance of the
9 Divine Lorraine as a historical
10 building, and I think those two
11 photographs speak for themselves, some
12 of the great architectural masterpieces
13 of North Philadelphia designed by Willis
14 Hale, who was one of the most inventive
15 architects of the 19th century.

16 One of the things that I think
17 is important about this project is not
18 simply that the exterior is going to be
19 preserved, but that picture you see
20 there of the first-floor lobby will also
21 be preserved also. And preserving the
22 interiors of these great historic
23 buildings of the past is very important.

24 But this is not also -- this is
25 not just an architectural masterpiece,

1 2/7/07 - RULES - BILLS 060962, 63, 64
2 and I do want to remind you of that.
3 Buildings in Philadelphia are important
4 historically because they connect with
5 our history, not just because of their
6 architecture.

7 The Divine Lorraine was the
8 first racially integrated hotel in this
9 city. It's a very important part of the
10 social history of Philadelphia.

11 I've worked with the two
12 previous owners of this project to try
13 to see the building rehabilitated, and
14 none of them could work out a
15 financially feasible deal.

16 I think the success here is
17 combining the Divine Lorraine with
18 development on these adjacent vacant
19 parcels; that has been the key to making
20 this whole project work. And it's for
21 that reason here that I'm here today to
22 support the zoning changes that are
23 being requested.

24 I think this will be an
25 important contribution, not to just to

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2 historic preservation but to development
3 in North Philadelphia, and I hope you'll
4 support these requests.

5 I did want to make one personal
6 note in relation to the comments that
7 Councilman Clarke was just raising about
8 the market for this project.

9 I have two sons who are about
10 30 years old; one's a photographer and
11 one's a film maker. They travel a lot.

12 I asked them about this project
13 because the concept of this project is
14 apartments and condo units that are
15 relatively small that you can lock your
16 door and go away. And both of them,
17 they're ready to buy.

18 I think there is a big market
19 out here for professionals who are
20 working in Philadelphia but whose jobs
21 take them to other places for which this
22 will be a great location and a great
23 concept.

24 So I'm very enthusiastic about
25 the whole project, and I'm especially

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2 pleased with the quality of the
3 preservation work that they are
4 proposing for the hotel.

5 Thank you very much.

6 COUNCIL PRESIDENT Verna: Thank
7 you.

8 Any questions or comments from
9 members of the committee?

10 (No questions.)

11 COUNCIL PRESIDENT Verna:

12 Gentlemen, thank you very much.

13 MR. PRIMAVERA: Thank you.

14 And, again, if there's any
15 questions, we have Michael Tracy here,
16 who's one of the owners. I don't know
17 if Council President Verna would like to
18 hear from him or --

19 COUNCIL PRESIDENT Verna: Only
20 if he has something to add to this.

21 MR. PRIMAVERA: Only his thanks
22 in advance for consideration by the
23 Rules Committee.

24 COUNCIL PRESIDENT Verna: Thank
25 you.

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2 MR. PRIMAVERA: Thank you.

3 COUNCIL PRESIDENT VERNA: Do we
4 have anyone else to testify on this
5 bill?

6 (No response.)

7 COUNCIL PRESIDENT VERNA:
8 Seeing no one else, I would ask
9 Mr. McPherson --

10 COUNCILMAN CLARKE: (Inaudible,
11 off mic.)

12 COUNCIL PRESIDENT VERNA: Oh,
13 we do?

14 (Witnesses come forward.)

15 COUNCIL PRESIDENT VERNA: Good
16 morning. Please identify yourself for
17 the record and proceed with your
18 testimony.

19 MS. PIERSON: Good morning,
20 Madam President my name is Margie
21 Pierson, and I'm the Executive Director
22 of the West Poplar Neighborhood Advisory
23 Committee, and to my left here is Norman
24 Green, Chairman of the West Popular
25 Neighborhood Advisory Committee. And

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2 further to my left is Saleem Ali, who's
3 a resident of the area. Mr. Green will
4 speak on behalf of the West Poplar
5 Neighborhood Advisory Committee.

6 COUNCIL PRESIDENT VERNA: Thank
7 you.

8 Good morning, Mr. Green.

9 MR. GREEN: Good morning.

10 Thank you.

11 West Poplar Neighborhood
12 Advisory Committee, which is a nonprofit
13 organization that represents residents
14 within the West Poplar area, have
15 entered into a preliminary approval of
16 the project known as Divine Lorraine.

17 We are currently negotiating a
18 benefits package, which we will call a
19 contract, with the owner's rep for the
20 purpose of including all of the concerns
21 and comments that the residents have.

22 Since October of 2006, we had a
23 general meeting sponsored by Councilman
24 Clarke. We created a subcommittee,
25 which we asked all residents who were

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2 interested in having input into this
3 project would give us a list of concerns
4 so that we could negotiate final
5 contract negotiations with the owner's
6 rep. We're in the process of doing
7 that.

8 Our preliminary memorandum of
9 understanding we currently have allows
10 us, through the 23rd of February, to
11 enter into a formal contract with Mike
12 Tracy and the owners of Divine Lorraine.

13 And there are a number of items
14 from the standpoint of construction
15 jobs, again, the concerns that
16 Councilman have already raised about
17 parking also, a supermarket, and a
18 number of items.

19 So we are agreeing to support
20 this project in the preliminary process
21 until we reach the final benefits
22 package.

23 Thank you.

24 COUNCIL PRESIDENT Verna: Thank
25 you. Good morning.

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2 MR. ALI: Good morning. My
3 name is Saleem Ali. I'm from the Poplar
4 Community Development Corporation, a
5 neighbor community group in the area.

6 Our concern at this point is
7 that the units that are being developed
8 at this point are one-bedroom units.
9 We're also concerned about an
10 environmental study on the land in
11 regards to the adjacent land behind the
12 construction; we have some concerns with
13 that.

14 We also are concerned that the
15 position that Father Divine basically
16 stood for in regards to the low-income
17 and those who are displaced in terms of
18 their having opportunities to
19 participate in this project in terms of
20 low-income people, we believe that there
21 may be some concerns with that in the
22 community about the development of these
23 units.

24 This is going to be 865 units
25 that's going to be designed there. We

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2 are concerned about lower-income people
3 in the area. We're also concerned about
4 the homeless people in the area. In
5 particularly across the street from the
6 site itself, there's a shelter there,
7 there's a lot of homeless people there.
8 We understand that possibly they may be
9 displaced as a result of this.

10 So we have concerns that we
11 look at -- we are looking at for all of
12 the residents in the area. So at this
13 point, we still have some concerns and
14 some questions about supporting this
15 project.

16 We would like really to see
17 this particular session for approval on
18 this project be postponed to a total
19 completion with the West Poplar
20 (indiscernible) is completed in terms of
21 their arrangements and any other
22 concerns that the community may have at
23 this time that need to be addressed
24 before this project moves forward.

25 So our position at this time is

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2 that we're not one hundred percent in
3 support of the project until completion
4 has been done in regards to all of the
5 community's concerns.

6 COUNCIL PRESIDENT VERNA: Thank
7 you, sir.

8 Are there any questions or
9 comments by members of the committee?

10 The Chair recognizes Councilman
11 Clarke.

12 COUNCILMAN CLARKE: Thank you,
13 Madam President.

14 I just would like to thank the
15 community residents for being diligent
16 in working on this issue. There are
17 varying concerns, and I think it's
18 important that all of those concerns be
19 put on the table.

20 I am supportive of the process
21 and people being vocal because at the
22 end of the day, it's their community.
23 They've been there throughout their
24 lives, and I think that anything going
25 on in that community should pass muster

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2 by the community.

3 What I've committed to do to
4 the community -- and I'll say it on the
5 record. If we pass this bill out of
6 committee today, the bill will be held
7 on the calendar until the community
8 benefits strategy agreement can be
9 documented, signed, sealed, and
10 delivered. And until that time, I will
11 not be asking for a final vote on this
12 bill.

13 So I just want to thank you all
14 for the work that you've been doing.

15 Thank you.

16 MR. ALI: I have one more thing
17 I want to say, Madam President, if I'm
18 allowed.

19 COUNCIL PRESIDENT VERNA: Yes,
20 please.

21 MR. ALI: My question is: Once
22 this bill is passed, if the community is
23 in agreement with all of the support
24 that they need to make this bill pass,
25 will this bill be going to the zoning

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2 ordinances after that, or will it go
3 straight to L&I for permits to start
4 construction?

5 That's my question.

6 COUNCILMAN CLARKE: Let me
7 understand. If the bill passes --

8 MR. ALI: If this bill passes,
9 will this bill go to zoning hearings
10 prior to going to L&I for permits to
11 start construction?

12 COUNCILMAN CLARKE: All right.
13 This is what I believe the sequence to
14 be.

15 Have the public hearing. The
16 bill will or will not at some point come
17 out of committee. Comes out of
18 committee. There's a first reading on
19 Council and then there's a second
20 reading where the bill will get a full
21 vote.

22 If the bill gets nine votes --
23 both bills get nine votes, it will go to
24 the Mayor's office for his signature.
25 If the Mayor signs it, the zoning

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2 classification for that parcel will then
3 be in place, and the developer will then
4 be authorized to proceed only upon
5 pulling building permits from the
6 Department of Licenses and Inspections.

7 During the course of that time,
8 as I said earlier, there must be a
9 documented agreement in addition to
10 which, prior to the final vote, there
11 will be a community meeting, which I
12 will be a part of to make sure that all
13 of those issues have been resolved on
14 the community and the developer level.

15 And I must say for the record,
16 there are a couple of issues that I
17 still have some concerns about that I
18 will be mentioning after the community
19 benefits agreements is documented, and
20 I've indicated that to the developer.

21 I thought it was more
22 appropriate for the community to get a
23 consensus first, and then I will be
24 reviewing what's forwarded to us. And
25 there will probably be a couple of

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2 additional things that I will be asking
3 for.

4 MR. ALI: So am I to understand
5 that the answer you just gave us is a
6 yes or a no, Councilman?

7 COUNCILMAN CLARKE: It was not
8 a yes or no question.

9 MR. ALI: No. The yes or no
10 question is: If this ordinance is
11 approved by this body, will this
12 approval take them straight to L&I for
13 permits to start construction, or will
14 it go from this room, body, to zoning
15 hearings?

16 COUNCILMAN CLARKE: No. This
17 is the hearing, this is the hearing.

18 There are two ways of getting a
19 parcel rezoned. Either you go to the
20 Zoning Board, where you seek a variance,
21 or you can get zoning changes in City
22 Council.

23 This is the City Council zoning
24 change, so if this bill gets approved,
25 it will not go to the Zoning Board.

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2 MR. ALI: Okay. That was my
3 question. So in other words, once this
4 body approves that, they can go straight
5 to L&I for permits to start
6 construction.

7 COUNCILMAN CLARKE: Yes.

8 MR. ALI: Okay. That's what I
9 wanted to know.

10 COUNCILMAN CLARKE: Yes.

11 COUNCIL PRESIDENT VERNA: Any
12 other questions or comments from members
13 of the committee?

14 (No response.)

15 COUNCIL PRESIDENT VERNA:
16 Seeing no one, do we have anyone else to
17 testify on this bill?

18 (No response.)

19 COUNCIL PRESIDENT VERNA: Thank
20 you all very much.

21 PANEL: Thank you.

22 COUNCIL PRESIDENT VERNA: Oh,
23 I'm sorry. Just a moment.

24 Councilwoman Miller?

25 COUNCILWOMAN MILLER: Yes. I

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2 just have one quick question.

3 You said the community is
4 concerned about the one-bedroom
5 apartments?

6 MR. ALI: Yes. I mean, some
7 people in the community, they have more
8 than -- they have more than a -- they
9 have multiple families.

10 COUNCILWOMAN MILLER: So they
11 want family --

12 MR. ALI: They may need
13 multiple rooms, they may need more
14 space.

15 COUNCILWOMAN MILLER: Okay.

16 MR. ALI: These units are
17 designed from a European concept that
18 was marketed throughout the community.
19 And in our particular neighborhood, the
20 urban area, number one, it's not Europe;
21 and number two, we do have multiple
22 people in the family. So families would
23 be looking at units that they could
24 bring their families in as opposed to
25 having one-bedroom units.

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2 One-bedroom units is suggesting
3 some European concept that's really --
4 some of the people in the community feel
5 as though it doesn't fit into our
6 neighborhood. That's why they were
7 concerned -- some families are discerned
8 with more than one room.

9 COUNCILWOMAN MILLER: Okay, all
10 right. Thank you. I just want to do
11 clarify.

12 COUNCIL PRESIDENT VERNA: Then
13 I will ask, are there any other
14 questions or comments from members of
15 the committee?

16 (No response.)

17 COUNCIL PRESIDENT VERNA: Thank
18 you again.

19 PANEL: Thank you.

20 COUNCIL PRESIDENT VERNA: Do we
21 have anyone else to testify on this
22 bill?

23 (No response.)

24 COUNCIL PRESIDENT VERNA:
25 Hearing none, I would ask that

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2 Mr. McPherson please read the title of
3 the next bill.

4 MR. MCPHERSON: Bill No.
5 060965, an ordinance to amend the
6 Institutional Development District
7 Master Plan of Temple University by
8 allowing for the construction of a new
9 building on Block B of the Institutional
10 Development District at the northeast
11 corner of 15th and Norris Streets for
12 use as the Edward H. Rosen Center for
13 Jewish Life.

14 COUNCIL PRESIDENT VERNA: Good
15 morning again.

16 MR. KRAMER: Good morning,
17 Madam President and members of the Rules
18 Committee. My name is William Kramer.
19 I am the Senior Zoning Planner in the
20 Development Planning Division of the
21 Philadelphia City Planning Commission.

22 I am here today to testify on
23 Bill No. 060965, which was introduced by
24 Councilmember Clarke on December 14th of
25 2006.

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2 This bill authorizes an
3 amendment to the Institutional
4 Development District Master Plan for
5 Temple University. Pursuant to Section
6 14-1107 of the Philadelphia Code, no
7 proposed change in the plan shall be
8 effective unless approved by Council
9 ordinance.

10 This bill would permit the
11 construction of a new Edward H. Rosen
12 Hillel Center for Jewish Life. The
13 center will be a three-story with
14 approximately 10,425 square feet and
15 will allow for uses such as a cafe,
16 study rooms, administrative offices,
17 kitchen and dining areas, and a
18 multipurpose room that can hold
19 approximately 110 persons.

20 The City Planning Commission at
21 its meeting of September 19, 2006,
22 approved these revisions and recommends
23 that City Council endorse these changes.

24 I would be happy to answer any
25 questions of the committee.

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2 COUNCIL PRESIDENT VERNA: Thank
3 you very much.

4 Mr. Kramer, is this site
5 presently occupied.

6 MR. KRAMER: I believe it has a
7 building that is intended to be
8 demolished and replaced with a new
9 Hillel Center.

10 COUNCIL PRESIDENT VERNA: Will
11 anyone have to be relocated?

12 MR. KRAMER: No, ma'am. It's a
13 current Hillel Center. They're taking
14 it down and rebuilding it.

15 COUNCIL PRESIDENT VERNA: Okay.
16 And who is the developer of this
17 project?

18 MR. KRAMER: I do believe this
19 is being done by Temple University.

20 COUNCIL PRESIDENT VERNA: Do
21 you have any idea what the development
22 costs and what the source of funding
23 will be?

24 MR. KRAMER: They have not
25 given us that information.

1 2/7//07 RULES - BILL 060965

2 COUNCIL PRESIDENT VERNA: Thank
3 you.

4 Any questions by members of the
5 committee?

6 (No questions.)

7 COUNCIL PRESIDENT VERNA: Do we
8 have anyone else to testify on this
9 bill?

10 (No response.)

11 COUNCIL PRESIDENT VERNA:
12 Seeing no one, I would ask Mr. McPherson
13 to read the title of the next bill.

14 MR. MCPHERSON: Bill No.
15 060901, an ordinance to amend the
16 Philadelphia Zoning Maps by changing the
17 zoning designations of certain areas of
18 land located within an area bounded by
19 Girard Avenue, Pennsylvania Avenue, 32nd
20 Street, a railroad right-of-way, Oxford
21 Street, and 30th Street.

22 Bill No. 060902, an ordinance
23 amending Title 14 of the Philadelphia
24 Code, entitled "Zoning and Planning," by
25 amending Chapter 14-200, entitled

1 2/7/07 RULES - BILLS 060902, 903
2 "Residential Districts," by adopting a
3 new Section 14-217, entitled "Industrial
4 Transformation District," under certain
5 circumstances.

6 COUNCIL PRESIDENT VERNA:
7 Mr. Kramer?

8 MR. KRAMER: Madam Chairperson,
9 I am going to defer to the Executive
10 Director of the Planning Commission.

11 COUNCIL PRESIDENT VERNA: Fine.
12 Good morning. Please identify
13 yourself for the record.

14 MS. WOODCOCK: Good morning.
15 My name is Janice Woodcock. I'm the
16 Executive Director of the Planning
17 Commission. Thank you for the
18 opportunity to testify on Bill No.
19 060901 and Bill No. 060902 introduced by
20 Councilmember Clarke on November 30,
21 2006.

22 First, I will talk about the
23 master plan itself and then the
24 Institutional Transformational District
25 that enables the plan.

1 2/7/07 RULES - BILLS 060902, 903

2 Bill No. 060901 rezones 16
3 acres of land located in the area
4 bounded by Girard Avenue, Pennsylvania
5 Avenue, 32nd Street, a railroad
6 right-of-way, Oxford Street, and 30th
7 Street from the zoning designation of
8 G-2, General Industrial, to a zoning
9 designation of ITD, Industrial
10 Transformation District.

11 This bill rezones the parcel of
12 land to allow for the development of 595
13 residential units, including 302 stacked
14 townhouses, 120 condo units, and 62
15 residential units, which are to be
16 constructed over retail commercial
17 space.

18 There are a proposed 111 rental
19 units in mid-rise buildings, which will
20 be up to six stories in height. The
21 gross floor area for the development
22 shall not exceed 250 percent, and the
23 floor area ratio for the site will be
24 less than 4.0.

25 Parking will be provided as an

1 2/7/07 RULES - BILLS 060902, 903
2 in-house garage for the stacked
3 townhouses or a surface parking lot or
4 underground structured parking for the
5 condo, rental, and commercial units.

6 Under the provision of the
7 Industrial Transformation District
8 zoning classification, a master plan
9 narrative and an illustrative site plan
10 determine the permitted uses on the
11 site. If approved by the Philadelphia
12 Planning Commission and the Philadelphia
13 City Council, these documents together
14 become the blueprint for the development
15 of the property.

16 There was a technical error in
17 the legend of the maps that were
18 attached to this bill, and we have
19 corrected the copies, which I would like
20 to submit as an amendment to Bill No.
21 060901.

22 I'd like to now talk about the
23 zoning classification "Industrial
24 Transformation District." Bill No.
25 060092 creates the section of the Zoning

1 2/7/07 RULES - BILLS 060902, 903
2 Code entitled "ITD," Industrial
3 Transformation District. This new
4 zoning classification would apply to
5 parcels two acres and greater, promoting
6 the revitalization of neighborhoods, of
7 large parcels of land, and underutilized
8 areas of the city.

9 It would permit a mix of
10 housing times and uses in the district
11 in an effort to maximize the
12 preservation and adaptably reuse
13 significant structures in the community.
14 This approach is illustrated by the
15 description I just read to you.

16 This zoning classification
17 would allow for mixed-use development to
18 be approved by the City Council on the
19 basis of a master plan of development.
20 The classification would allow for the
21 greater flexibility and for the design,
22 layout, and density in the development
23 than would be otherwise available in the
24 existing Zoning Code.

25 The Industrial Transformation

1 2/7/07 RULES - BILLS 060902, 903

2 District classification requires
3 submission of a master plan narrative
4 and an illustrative site plan, which
5 must include the maximum gross floor
6 area, the gross floor area of any
7 proposed commercial or non-residential
8 use, the total of all proposed open
9 space, the total number and location of
10 all parking and loading spaces, a
11 maximum building height, and the maximum
12 size of any proposed signs.

13 As written, the Planning
14 Commission has several concerns. The
15 rezoning to this designation will
16 result, in many cases, in a significant
17 increase in the value of the property.
18 In the case of a change from an
19 Industrial Transformation District from
20 G-2, the value of the property increases
21 by as much as five times.

22 In exchange for granting this
23 increased value, the Planning Commission
24 understands the public benefit should be
25 provided by the developer, and we would

1 2/7/07 RULES - BILLS 060902, 903
2 like to submit an amendment which would
3 provide for the developer to include the
4 proposed public benefits offered as a
5 part of the master plan and narrative to
6 the City Council.

7 The public benefits may include
8 affordable housing, creation of
9 desirable commercial uses, public art,
10 additional open space, a public park or
11 public access to a national resource
12 such as a waterway or a hiking trail.

13 Additionally, the Planning
14 Commission has concern regarding the
15 preservation of industrial land in some
16 parts of city. If approved, this zoning
17 classification may be used throughout
18 the city, and in our efforts to reuse
19 vacant land, we need to reconsider the
20 proper balance between residential uses
21 and our ability to attract future
22 industrial jobs.

23 At present, there's a shortage
24 of vacant, easily developed industrial
25 sites, which are the very sites most

1 2/7/07 RULES - BILLS 060902, 903

2 attracted to conversion to other uses.

3 This means we could, if we fail to plan
4 properly, limit our ability to attract
5 new companies and provide high-paying
6 jobs for city residents.

7 In an effort to protect viable
8 industrial land for development
9 pressures, we propose to add a provision
10 to the bill that, upon submission of
11 master plan to City Council, the
12 Planning Commission and the Commerce
13 Department report to the Council
14 regarding the viability of the proposed
15 site for future industrial use.

16 Other proposed amendments from
17 the Planning Commission are offered to
18 promote development that will be
19 compatible with the surrounding
20 neighborhoods. These include the
21 following:

22 A height limit of 65 feet with
23 the exclusion or exemption from the
24 height restriction for the reuse of
25 existing structures.

1 2/7/07 RULES - BILLS 060902, 903

2 Second, a review of the
3 arrangement of open space to ensure the
4 open space placement and access is
5 compatible with the surrounding area.
6 To that end, I submit the above
7 amendment to the bill for your
8 consideration.

9 The Planning Commission, at its
10 meeting of January 17, 2007, considered
11 Bill No. 060901 and Bill No. 060902 and
12 recommended that the bills be tabled in
13 order to allow for further discussion
14 and consideration of the above issues.
15 The provisions included herein address
16 many of the concerns voiced at the
17 Planning Commission.

18 I would be happy to answer any
19 questions of the Council.

20 COUNCIL PRESIDENT VERNA: The
21 Chair recognizes Councilman Clarke.

22 COUNCILMAN CLARKE: Thank you.
23 Thank you, Madam President.

24 Miss Woodcock, just to be clear
25 the concerns that you have raised --

1 2/7/07 RULES - BILLS 060902, 903
2 i.e, the Planning Commission's
3 review -- are based primarily on the
4 bill as it relates to a citywide
5 implication, not necessarily this site
6 specific?

7 MS. WOODCOCK: Well, we did
8 consider them separately, and the
9 questions that come up about the
10 particular site helped inform the
11 discussion about the application of this
12 citywide.

13 COUNCILMAN CLARKE: Okay. So
14 the amendment --

15 MS. WOODCOCK: So they're
16 related.

17 COUNCILMAN CLARKE: Okay. So
18 the amendments that you will be
19 offering, based on the discussion we've
20 had, will address those, although they
21 will not require -- 'cause we had some
22 concerns about having the Planning
23 Commission essentially usurp the power
24 of the City Council of Philadelphia by
25 requiring their approval before we do an

1 2/7/07 RULES - BILLS 060902, 903

2 ordinance, but --

3 MS. WOODCOCK: Well, the City

4 Charter is very clear about --

5 COUNCILMAN CLARKE: I

6 understand, but let me finish the

7 statement, please.

8 MS. WOODCOCK: Okay.

9 COUNCILMAN CLARKE: So the

10 recommendations that the Planning

11 Commission would traditionally have in

12 its approval process will be

13 incorporated per the amendment in the

14 City Council ordinance essentially.

15 MS. WOODCOCK: Correct.

16 COUNCILMAN CLARKE: For the

17 necessary criteria associated with the

18 creation of this district.

19 MS. WOODCOCK: Correct.

20 COUNCILMAN CLARKE: Okay.

21 Okay, I'm done. I'm fine. I just

22 wanted to make sure.

23 Thank you, Madam Chair.

24 COUNCIL PRESIDENT VERNA:

25 You're welcome.

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2 Are there any other questions
3 from members of the committee?

4 (No further questions.)

5 COUNCIL PRESIDENT VERNA: Thank
6 you very much.

7 I would ask Mr. McPherson to
8 please call our first witness.

9 MR. MCPHERSON: Kevin Hanna.

10 (Witness comes forward.)

11 COUNCIL PRESIDENT VERNA: Good
12 morning, Mr. Hanna. Please identify
13 yourself for the record and proceed with
14 your testimony.

15 MR. HANNA: Good morning,
16 Council President and committee members.
17 My name is Kevin Hanna. I serve as
18 Secretary of Housing for the City of
19 Philadelphia.

20 I appreciate this opportunity
21 to testify on Bills 060901 and 060902 on
22 behalf of the Office of Housing and the
23 Administration.

24 The first bill, 060901, deals
25 with application of a new zoning

1 2/7/07 RULES - BILLS 060902, 903
2 classification, the Industrial
3 Transformation District, to several
4 former industrial properties in the
5 Brewerytown neighborhood. With the
6 assistance of the City through the
7 Neighborhood Transformation Initiative
8 Westrum Development Corporation has
9 begun to develop this property from
10 vacant and underutilized industrial land
11 into a mixed-income, mixed-use
12 development in the Brewerytown
13 neighborhood.

14 Redeveloping this land is a
15 crucial aspect to the revitalization and
16 growth of the Brewerytown neighborhood
17 and North Philadelphia, as these vacant
18 properties have sat vacant for years,
19 blighting the adjacent residential
20 neighborhood and depressing the property
21 values of nearby homes nearby.

22 The area to be included in this
23 zoning classification is more than 16
24 acres of long-vacant and underutilized
25 industrial space roughly bounded by the

1 2/7/07 RULES - BILLS 060902, 903
2 existing Brewerytown neighborhood and
3 Fairmount Park.

4 Beginning in 2003, the Westrum
5 Development Corporation began assembling
6 large vacant lots to begin construction
7 of a new master plan development through
8 NTI, the Redevelopment Authority
9 assisted in the assembly of this
10 property with the acquisition of three
11 warehouses along Master Street. The
12 properties were excessively
13 tax-delinquent, cited as dangerous
14 buildings by L&I, and were eventually
15 demolished. They were sold to Westrum
16 at the fair market value for
17 redevelopment purposes.

18 Westrum's first phase of
19 construction, which is nearing
20 completion, consists of 144 market-rate
21 townhomes on the former parking lot of
22 the Acme warehouse. The future phases
23 of development include the proposed
24 construction of 130 new single-family
25 and stacked townhomes, the creation of

1 2/7/07 RULES - BILLS 060902, 903
2 216 new mid-rise condominium units, the
3 conversion of the former Red Bell
4 Brewery and Pyramid Warehouse into 115
5 units of housing, and a new 45,000
6 square-foot supermarket.

7 The Brewerytown community is
8 underserved with appropriate food
9 shopping alternatives, and it has long
10 desired a modern, full-sized supermarket
11 in the area.

12 Westrum has established itself
13 as a good neighborhood to the
14 surrounding community. They have
15 supported the Brewerytown Homeownership
16 Institute, the Brewerytown Community
17 Festival, and the Brewerytown Community
18 Technology Center. Additionally, the
19 development company has committed funds
20 which could serve to support the sale of
21 some of the new units to low- and
22 moderate-income families as well as
23 provide subsidy for the development of
24 the proposed supermarket.

25 Westrum has also been very

1 2/7/07 RULES - BILLS 060902, 903
2 successful in its efforts to hire
3 minorities in the construction of its
4 Brewerytown development. To date, the
5 company's minority participation on its
6 construction projects has hovered around
7 50 percent.

8 On the public side, the City
9 has taken several very important steps
10 to help ensure that Brewerytown remains
11 affordable to longtime residents and
12 those of more modest means.

13 For instance, the City
14 supported the low-income housing tax
15 credits, which were used to rehabilitate
16 a portion of the long-vacant Acme
17 warehouse and convert portions of it
18 into 61 affordable luxury loft
19 apartments.

20 Fourteen properties along
21 Westmore and North 28th Streets have
22 been rehabilitated through the City's
23 Home Start Program and remarketed as
24 affordable for-sale units. Another ten
25 are planned or underway under that same

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2 program.

3 The City has invested \$250,000
4 in a targeted basic systems repair
5 program for Brewerytown, a program
6 specifically aimed at preservation the
7 homes of low- to moderate-income
8 families through the provision of
9 grants. The City and Westrum have also
10 committed to finance the construction of
11 new infill for-sale affordable housing
12 throughout Brewerytown.

13 This master plan development
14 has also received the recognition of the
15 Delaware Valley's Smart Growth Alliance
16 for their use of smart growth principles
17 and green technology. The plan mimics
18 existing street grant. Parking is in
19 the rear of houses, not the front, and
20 employs pedestrian and mass
21 transit-friendly designs.

22 The Office of Housing supports
23 redevelopment of and reinvestment in
24 communities for families in all stages
25 of life, for all income categories. In

1 2/7/07 RULES - BILLS 060902, 903
2 Brewerytown, developers such as Westrum,
3 Penrose, Mellon Green, and Genesis have
4 proposed creating a community of
5 mixed-income housing for new families,
6 empty-nesters, and working people.

7 I have long been in support of
8 this project, and continue my support
9 for them here today. Completing this
10 development and the market-rate
11 affordable housing and commercial spaces
12 proposed in the master plan will remove
13 blight from the neighborhood, create new
14 housing, shopping and work
15 opportunities, and raise values,
16 increasing the wealth of the residents
17 in the surrounding neighborhood.

18 The second bill discussed
19 today, 060902 creates a new zoning
20 classification to facilitate housing
21 development on former industrial parcels
22 and large areas of vacant land in what
23 is titled "The Industrial Transformation
24 District."

25 As you heard from the director

1 2/7/07 RULES - BILLS 060902, 903
2 of the Philadelphian Planning
3 Commission, it is clear that The city,
4 in order to facilitate large-scale
5 development like the project proposed by
6 Westrum and its partners in Brewerytown,
7 should adopt a zoning classification
8 that appropriately allows for mixed-use,
9 mixed-income development on the
10 appropriate large parcels of land.

11 At the same time, the City
12 cannot allow larger formerly-industrial
13 parcels to be transformed into
14 residential and commercial uses without
15 consideration for the loss of sites for
16 large industrial development and
17 benefits to the surrounding community.

18 The amendments proposed by the
19 Planning Commission would allow for the
20 appropriate reuse of former industrial
21 and vacant land while ensuring that the
22 surrounding communities enjoy the
23 benefit of new development and have a
24 voice on how that development unfolds.

25 NTI was created to enable

1 2/7/07 RULES - BILLS 060902, 903
2 projects like the one presented in
3 Brewerytown where the vacant land and
4 properties have blighted a community and
5 need to be transformed into something
6 that brings residents to the communities
7 and improves the lives of existing
8 residents.

9 We should have a Zoning Code
10 that allows projects like this to move
11 forward. These provisions should,
12 however, ensure that everyone can fully
13 benefit from this redevelopment.

14 I support Bill No. 060902 with
15 the amendments proposed by the Planning
16 Commission and its adoption on the area
17 proposed in Bill No. 060901.

18 Certainly I will be available
19 for questions at the end of testimonies
20 if any members might have any.

21 COUNCIL PRESIDENT VERNA: Thank
22 you.

23 Are there any questions or
24 comments from members of the committee?

25 Thank you very much.

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2 COUNCILMAN CLARKE: Madam
3 President? I have just one quick
4 question.

5 COUNCIL PRESIDENT VERNA: I'm
6 sorry, Councilman Clarke.

7 COUNCILMAN CLARKE: Thank you,
8 Madam President.

9 Mr. Hanna, good morning.

10 MR. HANNA: Good morning.

11 COUNCILMAN CLARKE: You
12 indicated that the City has supported a
13 number of Home Start units that have
14 already been renovated?

15 MR. HANNA: Yes.

16 COUNCILMAN CLARKE: And it's my
17 understanding that we have acquired an
18 additional -- or are in the process of
19 acquiring an additional between 25 and
20 40 properties?

21 MR. HANNA: I can't give you
22 the exact number, but that range sounds
23 about right.

24 COUNCILMAN CLARKE: All right.
25 And those properties will be developed,

1 2/7/07 RULES - BILLS 060902, 903
2 assuming we acquire all -- they are all
3 vacant structures. Long-term vacant
4 structures will be renovated under -- I
5 guess we no longer have Home Start.

6 MR. HANNA: No, we still have
7 Home Start, but they will be renovated
8 either under Home Start or HRP --

9 COUNCILMAN CLARKE: HRP?

10 MR. HANNA: -- whichever
11 program makes more sense.

12 COUNCILMAN CLARKE: As
13 affordable units.

14 MR. HANNA: Right.

15 COUNCILMAN CLARKE: And those
16 are in the existing neighborhood?

17 MR. HANNA: Right.

18 COUNCILMAN CLARKE: Okay.

19 Thank you. I just wanted to clarify.

20 COUNCIL PRESIDENT VERNA: Thank
21 you.

22 Any other questions or comments
23 from members of the committee?

24 (No further questions.)

25 COUNCIL PRESIDENT VERNA: Thank

1 2/7/07 RULES - BILLS 060902, 903

2 you.

3 MR. HANNA: Thank you.

4 COUNCIL PRESIDENT VERNA: Our

5 next witness?

6 MR. McPHERSON: Paul Lonie.

7 (Witness comes forward.)

8 COUNCIL PRESIDENT VERNA: Good

9 morning.

10 MR. LONIE: Good morning, Madam

11 President and members of the committee.

12 It's wonderful again, like Darwin said,

13 to be back. It's like old home week.

14 COUNCIL PRESIDENT VERNA: Yes.

15 It's good seeing you.

16 MR. LONIE: My name is Paul

17 Lonie. I'm the Philadelphia Projects

18 Director for Westrum Development, and my

19 responsibilities with that company and

20 here today are to discuss exactly how we

21 interacted with the community.

22 We started meeting with the

23 community on not a master plan but a

24 different development plan back in July

25 of 2005. And if you look at your

1 2/7/07 RULES - BILLS 060902, 903

2 package, you will follow along on the
3 timeline.

4 We met with different community
5 groups and we said, Okay, this is what
6 we would like to do. This is our vision
7 of where we're going to go with
8 Brewerytown.

9 And what they said to us at
10 that point was, Okay, that's fine, but
11 you need to negotiate with the immediate
12 community -- that's the Brewerytown CDC.
13 We talked to Councilman Clarke and, he
14 felt that that was also a good group for
15 us, right next to our development, to
16 negotiate with.

17 So we began negotiations of our
18 memorandum of understanding with that
19 community beginning in January, and
20 those discussions progressed all the way
21 through until May.

22 And in May, what happened was,
23 the Commerce Department and the City
24 Councilman came to us said, You know,
25 the community really would like a

1 2/7/07 RULES - BILLS 060902, 903

2 supermarket up there. You folks have
3 some ground. Is it possible that you
4 could incorporate that?

5 So actually, that's exactly
6 what we did. We incorporated that, and
7 that was the beginning of our master
8 plan because at that point, when you
9 have residential uses, many types of
10 residential units, commercial uses, and
11 the existing structures in the historic
12 buildings, we wanted to make sure that
13 we didn't have to go to Zoning 5 and 10
14 ane however many times.

15 So we went to the Councilman
16 and said, Would you be interested in
17 putting forth this zoning district so
18 that we could have this master plan
19 community developed, and he said that
20 would be fine as long as you get
21 community support. So it was back to
22 the community for us.

23 We met again, over and over
24 again, with the Brewerytown CDC.
25 Finally, after over the summer -- and I

1 2/7/07 RULES - BILLS 060902, 903
2 believe it was August 14th -- August
3 18th, I'm sorry -- we signed an MOU with
4 the Brewerytown CDC.

5 But, again, that was our
6 understanding, and I'll go over that in
7 a moment, but our understanding was that
8 there was other community groups, and we
9 had to take this master plan not just to
10 this one group but to all of the groups
11 in Brewerytown.

12 So we met in the summer with
13 the African-American Business &
14 Residents Association on two separate
15 occasions. We met with the Girard
16 Coalition. We met with the Fairmount
17 CDC and the Fairmount Civic Association.
18 We met with a lot of the different
19 groups.

20 We met with the
21 African-American Chamber of Commerce
22 because we were looking to those folks
23 for help with our minority requirements.

24 And so we felt at the end of
25 the time that we had met with pretty

1 2/7/07 RULES - BILLS 060902, 903
2 much everyone, well, again, as you
3 heard, there might be some dissension
4 within the area of Brewerytown of what
5 leadership is.

6 So as of last week, what we
7 decided to do so was to go to the block
8 captains and just hand out 50 flyers
9 each, just put 'em in doors all over
10 Brewerytown, saying "come to a meeting,"
11 no affiliation, no group, no nothing.
12 Just come and talk, see the plan if you
13 have any things to do. Out of that
14 meeting, we came out with 50 signatures
15 to support this project.

16 So we've made every effort to
17 go through all of the different
18 community groups to talk to all of the
19 folks in the neighborhood to deal with
20 this, and we would like to have some
21 folks come forward and, again, give you
22 their individual testimony, not just
23 what you're hearing from us.

24 The MOU, again, we summarized
25 that in your packet.

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2 When I've dealt with these and
3 other communities and Councilman
4 O'Neill's community, they had very
5 different issues than they had in
6 Brewerytown. And the MOUs we signed
7 with that community were very different
8 than this one.

9 This one is -- Councilman Kelly
10 has been to some of those meetings up
11 there dealing with those issues in that
12 part of the City.

13 What they needed down here was
14 jobs, they were concerned about jobs and
15 minority hiring, and so that was a big
16 part of it.

17 They were considered some
18 economic help with some after-school
19 programs and some computers that they
20 needed for their projects and different
21 things. We were more than glad to do
22 that.

23 At the end of the day, we did
24 sign that Memorandum of Understanding,
25 and we have community support, we

1 2/7/07 RULES - BILLS 060902, 903
2 believe, from almost everybody in the
3 community.

4 And I think that's all the
5 things I would like to say about our
6 efforts to get to the community. I
7 would be glad to answer any questions if
8 anybody has some, but I'd also like you
9 to listen to the members of the
10 community itself.

11 COUNCIL PRESIDENT VERNA: Thank
12 you.

13 The Chair recognizes Councilman
14 Greenlee.

15 COUNCILMAN GREENLEE: Good
16 morning, Mr. Lonie.

17 MR. LONIE: Good morning,
18 Councilman.

19 COUNCILMAN GREENLEE: As you
20 know, I live close to this development,
21 just a little bit south, but just -- you
22 had mentioned and Mr. Hanna had
23 mentioned the supermarket. Now, where
24 exactly does that stand now?

25 MR. LONIE: If you look at the

1 2/7/07 RULES - BILLS 060902, 903

2 --

3 COUNCILMAN GREENLEE: No, I
4 mean location, but I mean that's in
5 your -- I know the location, I'm sorry.

6 MR. LONIE: Yeah, if we do
7 not -- I mean, part of the master
8 planning process is, we have a
9 supermarket in the plan. If we do not
10 put a supermarket there, we have to come
11 back to the Planning Commission and the
12 Council because that's a substantial
13 change, and I don't think you would be
14 very happy with us.

15 COUNCILMAN GREENLEE: No.

16 MR. LONIE: We are working
17 diligently in every way we can to put a
18 supermarket in there, and I'm sure --
19 especially Councilman Clarke can tell
20 you exactly how difficult it is to
21 entice a supermarket to come to the
22 inner-city, but we're still working very
23 hard in many different areas to do that.

24 COUNCILMAN GREENLEE: So your
25 plan is to still put it there, at that

1 2/7/07 RULES - BILLS 060902, 903

2 location.

3 MR. LONIE: Absolutely.

4 COUNCILMAN GREENLEE: Okay.

5 All right. Thank you.

6 COUNCIL PRESIDENT VERNA: Thank
7 you.

8 Any other comments or questions
9 from members of the committee?

10 The Chair recognizes Councilman
11 Clarke.

12 COUNCILMAN CLARKE: Thank you.
13 Thank you, Madam President.

14 I'm glad the Councilman brought
15 that up. This leads me to my follow-up
16 question.

17 If, for some reason, the 31st
18 and Girard site does not work for
19 whatever reason, is the commitment still
20 there on Westrum's behalf to support in
21 some way, shape, or form the market at
22 another location in close proximity?

23 MR. LONIE: We've made a
24 commitment to a supermarket in
25 Brewerytown. If, for whatever reason,

1 2/7/07 RULES - BILLS 060902, 903

2 the community decides that it's better
3 served someplace else, we would be glad
4 to economically support that.

5 COUNCILMAN CLARKE: At 27th and
6 Girard, as an example?

7 MR. LONIE: Yes.

8 COUNCILMAN CLARKE: You would
9 be supportive --

10 MR. LONIE: We would be
11 supportive.

12 COUNCILMAN CLARKE: -- to
13 providing resources?

14 MR. LONIE: That's correct.

15 COUNCILMAN CLARKE: Okay.

16 Thank you.

17 COUNCIL PRESIDENT VERNA: Are
18 there any other questions from members
19 of the committee?

20 (No further questions.)

21 COUNCIL PRESIDENT VERNA: Thank
22 you very much. Nice seeing you again.

23 MR. LONIE: Thank you.

24 COUNCIL PRESIDENT VERNA: Our
25 next witness?

1 2/7/07 RULES - BILLS 060902, 903

2 MR. MCPHERSON: A. Azim

3 Muhammad.

4 (Witness comes forward.)

5 COUNCIL PRESIDENT VERNA: Good

6 morning, sir. Please identify yourself

7 for the record.

8 MR. MUHAMMAD: Yes. Good

9 morning, Madam Chair and members of the

10 Committee on Rules. My name is Azim

11 Muhammad, and I'm the founder of the

12 Brewerytown Development Corporation. I

13 just wanted to elaborate or comment on

14 this particular project.

15 The Westrum Development

16 Corporation met with the Brewerytown

17 Development Corporation and its

18 Community Advisory Committee, which is

19 comprised of block captains and

20 stakeholders in the Brewerytown

21 community. They presented their master

22 plan for development in Brewerytown.

23 The Community Advisory Committee agreed

24 to support the project contingent upon

25 their being real community benefit.

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2 After lengthy negotiations with
3 the community, a community benefits
4 agreement was completed and approved by
5 the community with the help of
6 Councilman Clarke and Secretary of
7 Housing Kevin Hanna. The agreement
8 received overwhelming support from the
9 community, and as a result, the
10 Community Advisory Committee offers its
11 support for Westrum's Brewerytown master
12 plan.

13 The new residents are active in
14 neighborhood improvement projects, some
15 have signed on to the formation of a
16 Town Watch, and they provide assistance
17 to the children in our neighborhood
18 computer lab.

19 And lastly, gentrification is
20 not an issue as a result of this
21 development.

22 Additionally, Westrum has
23 supported the Brewerytown Technology
24 Center, our annual festival, as well as
25 the Brewerytown Brew Newsletter, which

1 2/7/07 RULES - BILLS 060902, 903
2 our community newsletter that goes out
3 on a regular basis.

4 Thank you.

5 COUNCIL PRESIDENT VERNA: Thank
6 you very much.

7 Are there any comets or
8 questions of this witness?

9 (No questions.)

10 COUNCIL PRESIDENT VERNA: Thank
11 you very much.

12 MR. MUHAMMAD: Thank you.

13 COUNCIL PRESIDENT VERNA: Our
14 next witness?

15 MR. McPHERSON: We'll start
16 panels.

17 Marc Brookman.

18 Charles Lewis.

19 William Reddish.

20 (Witnesses come forward.)

21 COUNCIL PRESIDENT VERNA: Good
22 morning, gentlemen.

23 MR. BROOKMAN: Good morning,
24 Madam Chair. My name is Marc Brookman,
25 and I'm here this morning as a

1 2/7/07 RULES - BILLS 060902, 903
2 representative and president of the
3 Delaware Valley Smart Growth Alliance.

4 The Delaware Valley Smart
5 Growth Alliance is a tristate nonprofit
6 organization with 180 supporters who
7 include government, land policy
8 organizations, environmental groups,
9 economic development organizations, as
10 well as real-estate developers.

11 Over a period of approximately
12 a year, representatives of all of these
13 diverse groups developed what we refer
14 to as "smart growth criteria," and based
15 upon that criteria, this particular plan
16 was reviewed by a group of independent
17 jurors who represent equally all of the
18 groups I just described, including
19 academia, and they recognize this as
20 being a smart growth plan.

21 It represents an effort on the
22 part of the developer to provide for
23 mixed-use development, to take advantage
24 of existing infrastructure, and to take
25 advantage of mass transit, all of which

1 2/7/07 RULES - BILLS 060902, 903

2 are proximate to the site.

3 COUNCIL PRESIDENT VERNA: Are
4 you finished?

5 MR. BROOKMAN: Yes, I am.

6 COUNCIL PRESIDENT VERNA: Thank
7 you.

8 MR. BROOKMAN: You're welcome.

9 COUNCIL PRESIDENT VERNA:
10 Please identify yourself for the record.

11 MR. LEWIS: Good morning. My
12 name is Charles Lewis, and I'm Vice
13 President of Penrose Properties. I'm
14 here to support the Brewerytown Master
15 Plan.

16 Penrose is a real-estate
17 development firm that's been in active
18 in existence for 30 years. We're active
19 in seven states and the District of
20 Columbia.

21 In 2005, we acquired portions
22 of the former Acme warehouse at 31st and
23 Thompson Street. We converted the
24 northern portion of the warehouse into
25 62 apartments for families. These are

1 2/7/07 RULES - BILLS 060902, 903
2 affordable units limited to folks whose
3 income is at or below 60 percent of area
4 median income.

5 We converted the southern
6 portion of the building into office
7 space, and we relocated our corporate
8 headquarters plus the corporate
9 headquarters of one of our affiliates
10 into the building. As both a property
11 owner and a business within the
12 Brewerytown neighborhood, we're a
13 stakeholder in the community.

14 There are a number of vacant
15 properties and abandoned buildings in
16 the Brewerytown neighborhood. They're a
17 blighting influence on the community.
18 Not only are they eyesores, but they're
19 health and safety hazards. No one cuts
20 the grass, cleans up the snow, and the
21 vacant buildings are open to all sorts
22 of criminal activity.

23 The properties are all either
24 tax-delinquent or tax-exempt, so they
25 provide no revenue to the City.

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2 The proposed plan is a an
3 excellent tool to address these problem
4 properties, and it will enable new homes
5 and new businesses to be constructed on
6 the vacant lots; it will allow for the
7 larger abandoned buildings to be
8 converted into condominiums, again
9 providing home-ownership opportunities.

10 Properties which are now a
11 drain on the City resources, in terms of
12 policing and cleanup and monitoring,
13 will now become a positive influence and
14 will be put back on the tax rolls,
15 producing revenue for the City.

16 I also want to talk about one
17 thing that the proposed plan does not
18 do: It does not propose the acquisition
19 of any occupied residential properties
20 or any existing businesses. It targets
21 only abandoned properties and abandoned
22 buildings. It does not go after
23 occupied units.

24 So I think this is a great
25 opportunity with the Brewerytown Master

1 2/7/07 RULES - BILLS 060902, 903
2 Plan to take what's really an exciting,
3 vibrant neighborhood and to transform it
4 into something better, so I urge your
5 support.

6 Thank you.

7 COUNCIL PRESIDENT VERNA: I'm
8 sorry. Please identify yourself for the
9 record and proceed with your testimony.

10 MR. REDDISH: Good morning,
11 Madam Chair and distinguished members of
12 this committee. My name is Bill
13 Reddish. I am President of the Building
14 Industry Association of Philadelphia,
15 and I am testifying in support of Bills
16 No. 060901 and 060902.

17 However, I am not only
18 testifying as president of the Building
19 Industry Association of Philadelphia but
20 also as a resident of Brewerytown and as
21 president of Gentis Group (sp?), a
22 minority-owned group construction
23 company based in Philadelphia.

24 The Brewerytown project
25 encompasses many of the key elements

1 2/7/07 RULES - BILLS 060902, 903
2 that most of us would want to see in a
3 project. Those elements are a positive
4 economic impact on the surrounding area,
5 a mix of buyers from different ethnic
6 backgrounds and income levels, and
7 supportive community residents who
8 invest their time and money into
9 community-based endeavors such as youth
10 programs, elderly outreach initiatives,
11 and other much needed community
12 endeavors.

13 The Brewerytown project has had
14 a positive effect on existing businesses
15 in the community. Some of the existing
16 businesses that are benefitting are
17 Ebucci En Vogue (sp?) Hair Salon and
18 East Park Laundry on Oxford Street owned
19 by Miss Aisha Murphy and Ada Allen; and
20 B&G Auto Services on 29th Street owned
21 by Mr. and Mrs. Joseph Green, to name a
22 few.

23 There are many proposed new
24 business ventures on the horizon for
25 Brewerytown as well. Some of the new

1 2/7/07 RULES - BILLS 060902, 903
2 opportunities that are being discussed
3 are a much-needed supermarket and a Cosi
4 coffee shop on the corner of 31st and
5 (indiscernible) Street.

6 Philadelphia is a city of
7 neighborhoods. We often hear stories
8 about how good the neighborhood was in
9 "the good old days." Today,
10 unfortunately, we hear too many stories
11 about violence in Philadelphia's
12 neighborhoods. We hear stories about
13 the lack of positive role models,
14 especially African-American male role
15 models in the communities.

16 Brewerytown has not escaped the
17 violence that is pervasive throughout
18 Philadelphia. From police personnel to
19 community advocates, they all agree that
20 the recipe to help in the violence is
21 education, employment opportunities, and
22 a solid, caring community.

23 I am proud to be a part of the
24 Brewerytown community as are many people
25 in the room today who represent many

1 2/7/07 RULES - BILLS 060902, 903
2 ethnic backgrounds. We want to be a
3 part of the recipe that provides a
4 positive impact in the Brewerytown
5 community.

6 In addition to having a
7 positive economic and social impact on
8 the community, I am proud to be a part
9 of the infilled scattered-site
10 development phase of this project.

11 The 20 scattered-site units
12 will be affordable for families earning
13 at least \$31,000 per year. This income
14 level is obtainable for most City
15 employees such as firemen, policemen,
16 school teachers, librarians, and other
17 related occupations.

18 We have internally financed the
19 infill development phase so that it will
20 require minimal, if any, City subsidy to
21 complete.

22 It is my desire as president of
23 the BIA and Gentis Group Construction to
24 utilize the Brewerytown development
25 project as a test model from which the

1 2/7/07 RULES - BILLS 060902, 903

2 inclusionary zoning bill can be
3 fashioned.

4 With all of the positive
5 aspects of this project I have just
6 spoken about, there are still areas of
7 genuine concern which we must address in
8 a proactive and not reactive manner.

9 Those concerns are an increase
10 in the cost of living in the Brewerytown
11 community. We all want our homes to
12 appreciate in value, but we don't
13 necessarily want to see an increase in
14 property taxes.

15 The BIA is actively working to
16 help address these concerns, especially
17 as they relate to the elderly, disabled,
18 and low-income residents. The BIA wants
19 to support legislation that will impose
20 limits on the tax assessments for these
21 at-risk citizens. We are currently
22 meeting with housing advocacy groups to
23 help provide direction and leadership on
24 this very sensitive issue.

25 We all want Philadelphia to be

1 2/7/07 RULES - BILLS 060902, 903
2 the best city possible for all of its
3 citizens. The Brewerytown project can
4 help Brewerytown reach those often
5 talked-about goals. However, it will
6 not be the new housing units or the new
7 residents that will make these goals
8 obtainable, but the entire community
9 working together.

10 It is my hope that we start the
11 process of working together today.

12 Thank you.

13 COUNCIL PRESIDENT Verna: I
14 thank the gentleman.

15 Are there any questions from
16 members of the committee?

17 The Chair recognizes
18 Councilwoman Brown.

19 COUNCILWOMAN REYNOLDS-BROWN:
20 Thank you, Madam President.

21 Good morning, gentlemen.

22 PANEL: Good morning.

23 COUNCILWOMAN REYNOLDS-BROWN:
24 Thank you all for your testimony.

25 Mr. Brookman, you referenced in

1 2/7/07 RULES - BILLS 060902, 903

2 your testimony criteria that you will
3 have use for developments like this.

4 MR. BROOKMAN: Yes.

5 COUNCILWOMAN REYNOLDS-BROWN:

6 Speak, if you would, very briefly as to
7 what those criteria are.

8 MR. BROOKMAN: Sure. Well, it
9 begins with location, whether the area
10 that is being proposed for development
11 is connected to something else that
12 already is connected, whether people are
13 going to be displaced or not displaced.

14 COUNCILWOMAN REYNOLDS-BROWN:
15 Okay.

16 MR. BROOKMAN: Whether
17 infrastructure is in place, and as a
18 result of having development occur where
19 it's in place, avoiding infrastructure
20 having to be reestablished somewhere
21 else.

22 COUNCILWOMAN REYNOLDS-BROWN:
23 Mm-hmm.

24 MR. BROOKMAN: Mass
25 transportation. Improving the number of

1 2/7/07 RULES - BILLS 060902, 903
2 people who use mass transportation to
3 make it more efficient, more frequent,
4 and potentially less costly to the
5 public at large.

6 It encourages mixed-use
7 development so that the people in the
8 community can walk to where they shop
9 versus having to get into a car to get
10 to where they want to shop.

11 COUNCILWOMAN REYNOLDS-BROWN:
12 Mm-hmm.

13 MR. BROOKMAN: And it also
14 encourages higher intensity of
15 development to enable less land to be
16 used for development and to develop land
17 in a more efficient and cohesive way.

18 COUNCILWOMAN REYNOLDS-BROWN:
19 Mm-hmm. Do any of those criteria
20 include considerations of -- I can only
21 cite an example to frame my question.

22 Currently, the Comcast building
23 is being called a green building as
24 such. Do your criteria address that
25 type of --

1 2/7/07 RULES - BILLS 060902, 903

2 MR. BROOKMAN: Yes, it does.

3 Our criteria, because we include land
4 policy, preservation groups,
5 environmental groups, we encourage green
6 design, adequate appropriate storm water
7 management so that the environment is
8 preserved as part of the development.

9 COUNCILWOMAN REYNOLDS-BROWN:

10 Mm-hmm.

11 MR. BROOKMAN: And during the
12 review process, it's interesting. The
13 jurors, if you sit and listen to a
14 review, you oftentimes wouldn't know
15 which juror represented which discipline
16 because oftentimes, it could be the
17 developers raising environmental issues
18 and environmental people suggesting that
19 certain development issues could be more
20 lenient.

21 COUNCILWOMAN REYNOLDS-BROWN:

22 Mm-hmm.

23 MR. BROOKMAN: So it's a very
24 healthy dialogue with volunteers who
25 meet and review these various

1 2/7/07 RULES - BILLS 060902, 903

2 applications.

3 They occur not only here in
4 Philadelphia, but in New Jersey, in
5 Delaware, and all of southeastern
6 Pennsylvania.

7 COUNCILWOMAN REYNOLDS-BROWN:

8 Okay. Well, I'm keenly interested in
9 that, and I think it's a way that all
10 municipalities need to go going forward,
11 particularly when we look at rising
12 utility costs and the impact that it has
13 on the at-risk populations that you just
14 discussed.

15 Could I ask you to please
16 forward to the Chair more material about
17 your organization and those green
18 criteria, if you will.

19 MR. BROOKMAN: I will be
20 pleased to do so.

21 COUNCILWOMAN REYNOLDS-BROWN:

22 Thank you very much for your testimony.

23 MR. BROOKMAN: You're welcome.

24 MR. REDDISH: Madam Chair?

25 COUNCIL PRESIDENT VERNA: Yes,

1 2/7/07 RULES - BILLS 060902, 903

2 sir.

3 MR. REDDISH: If I may, I have
4 invited two business owners from
5 Brewerytown to just give some brief
6 testimony.

7 COUNCIL PRESIDENT VERNA: If
8 their name is not on the list, I will
9 permit. However, I would beg you for
10 them to be very brief.

11 MR. REDDISH: Thank you.

12 Mr. Joseph Green and Aisha.

13 (Witnesses come forward.)

14 MR. REDDISH: Just state your
15 name.

16 MR. GREEN: Good morning, Madam
17 Chair. My name is Joseph Green.

18 COUNCIL PRESIDENT VERNA: Good
19 morning.

20 MR. GREEN: I am the proprietor
21 of B&G Auto and also own several
22 residences in the Brewerytown area, and
23 I am pleased to see what's happening in
24 the neighborhood as far as the
25 developing of the community, and I'm

1 2/7/07 RULES - BILLS 060902, 903
2 basically just pleased to see what's
3 going on.

4 COUNCIL PRESIDENT VERNA: Good.
5 Thank you.

6 MS. MURPHY: Hi.

7 COUNCIL PRESIDENT VERNA:
8 Please identify yourself for the record.

9 MS. MURPHY: I'm Aisha Murphy,
10 owner of (indiscernible) hair salon as
11 well as East Park Laundromat, and I just
12 wanted to come here today to show my
13 support as well.

14 Thank you.

15 COUNCIL PRESIDENT VERNA: Thank
16 you.

17 MR. REDDISH: Thank you, Madam
18 Chair.

19 COUNCIL PRESIDENT VERNA: Thank
20 you very much.

21 Mr. McPherson, please call our
22 next witness.

23 MR. MCPHERSON: The next
24 witnesses are:
25 Juanita Haddad and Anthony

1 2/7/07 RULES - BILLS 060902, 903

2 Patterson.

3 (Witnesses come forward.)

4 COUNCIL PRESIDENT VERNA: Good
5 morning. Please identify yourself for
6 the record.

7 MS. HADDAD: Good morning. My
8 name is Juanita Haddad. I'm the
9 Executive Director for the Girard
10 Coalition.

11 The Girard Coalition is a
12 coalition of over 40 community groups
13 that touch Girard Avenue from I-95 to
14 the zoo. We're very pleased with the
15 opportunity to support Westrum
16 Development and the bills that they have
17 submitted.

18 The coalition -- we have
19 submitted a formal letter of support,
20 but I wanted to add to that. As
21 executive director of the coalition, I
22 can personally attest to the exemplary
23 participation and support of this
24 development firm. Representatives of
25 the company have not only actively

1 2/7/07 RULES - BILLS 060902, 903
2 participated in special events, but more
3 importantly, they attend most community
4 meetings not related to the development,
5 just related to community concerns; for
6 example, Town Watch and just general
7 community meetings.

8 I think this stands as an
9 exemplary activity for any developer in
10 the community. They have been a good
11 neighbor in our community, and they
12 continue to support activities of all
13 the community groups in the area.

14 Developers throughout our city
15 should follow their positive posture to
16 allay the many fears of development and
17 gentrification in the City of
18 Philadelphia.

19 I extremely support the Westrum
20 Development Master Plan.

21 COUNCIL PRESIDENT VERNA: Thank
22 you very much.

23 Good morning. Please identify
24 yourself for the record.

25 MR. PATTERSON: Good morning,

1 2/7/07 RULES - BILLS 060902, 903
2 madam. My name is Anthony Patterson and
3 I'm vice president of Telconnect
4 Systems.

5 Good afternoon, Madam Chair and
6 members of the Committee on Rules. My
7 company, Telconnect Systems, is a
8 minority-owned business providing home
9 security systems in Brewerytown. We
10 offer the following testimony on Bill
11 No. 060901 and Bill No. 060902.

12 We saw tremendous potential of
13 the neighborhood in the Girard Avenue
14 commercial corridor and wanted to be a
15 part of its revitalization. We support
16 the Westrum organization in its efforts
17 to bring safe, affordable housing to
18 this community. The Westrum
19 organization continues to serve as a
20 very good business partner to our
21 company and to the community.

22 We urge City Council to pass
23 Bill No.'s 060901 and 060902 to provide
24 the zoning structure necessary to make
25 the Brewerytown plan a reality.

1 2/7/07 RULES - BILLS 060902, 903

2 Thank you for this opportunity
3 to come before Council.

4 COUNCIL PRESIDENT VERNA: Thank
5 you very much.

6 Are there any questions or
7 comments from members of the committee?

8 (No questions.)

9 COUNCIL PRESIDENT VERNA: Thank
10 you again.

11 MS. HADDAD: Thank you.

12 COUNCIL PRESIDENT VERNA: Our
13 next witnesses?

14 MR. McPHERSON: The next
15 witness is Al Austin.

16 (Witness comes forward.)

17 MR. AUSTIN: I have copies of
18 my testimony, and they include
19 appendices that I will refer to as well.

20 COUNCIL PRESIDENT VERNA: Sir,
21 excuse me. Mr. Austin, is this your
22 testimony?

23 MR. AUSTIN: The first two
24 pages are. Most of it -- about 95
25 percent of it are appendices.

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2 COUNCIL PRESIDENT Verna: All
3 right.

4 MR. Austin: And I'll endeavor
5 to skip where I can.

6 COUNCIL PRESIDENT Verna: If
7 you would summarize, please.

8 Thank you.

9 MR. Austin: Before I begin, I
10 do want to note that my name -- even
11 though myself and Tracy Gordon, who's a
12 well known political activist in the
13 city, called early to put our names on
14 the list of witnesses, our names did not
15 appear in the official list, and I just
16 want to enter that into the record.

17 And I understand there may have
18 been multiple lists going on according
19 to Miss Ortiz, but I found it very, very
20 strange that we were not included on the
21 list, and we both oppose both bills.

22 COUNCIL PRESIDENT Verna: Thank
23 you.

24 Is Tracy Gordon also going to
25 testify?

1 2/7/07 RULES - BILLS 060902, 903

2 MR. AUSTIN: She's going to
3 testify later.

4 COUNCIL PRESIDENT VERNA: Okay.
5 Maybe she could come up to the witness
6 table at this time.

7 Is Mr. Tracy here?

8 MR. AUSTIN: I should tell you
9 that -- I should tell you -- I'm sorry.
10 Go right ahead.

11 COUNCIL PRESIDENT VERNA: You
12 should tell me what?

13 MR. AUSTIN: Well, I'm just a
14 little concerned. I -- I know
15 everybody -- everything everyone has to
16 say is extremely important, and I want
17 to make sure that I cover a few
18 technical pieces and a few other aspects
19 that I think are extremely critical.

20 I represent my community
21 organization --

22 COUNCIL PRESIDENT VERNA: And
23 we will sit here and listen to you.

24 MR. AUSTIN: Okay, sure.

25 COUNCIL PRESIDENT VERNA: I

1 2/7/07 RULES - BILLS 060902, 903
2 just thought that Miss Gordon could come
3 up since you said that she had called
4 and her name did not appear on the list.

5 MR. AUSTIN: And she's on it
6 now.

7 COUNCIL PRESIDENT VERNA: I
8 thought she could simply sit beside you
9 while you go on with your testimony.

10 MR. AUSTIN: Absolutely. I
11 mean, she's on the list as well.

12 COUNCIL PRESIDENT VERNA: Okay.
13 Tracy?

14 (No response.)

15 COUNCIL PRESIDENT VERNA: Okay.
16 Please proceed, sir.

17 MR. AUSTIN: Madam Chairwoman,
18 Mr. Vice Chair, and members of the
19 Committee on Rules, my name is Al
20 Austin. I live at 2834 West Girard
21 Avenue, and I'm a resident of a small
22 corner of North Philadelphia known as
23 Brewerytown.

24 I'm also president of the
25 Pennsylvania nonprofit known as the

1 2/7/07 RULES - BILLS 060902, 903

2 African-American Business and Resident
3 Associations, or AABRA for short.

4 I come here as a native son of
5 North Philadelphia born 42 years ago at
6 the old Temple University Hospital. I
7 plan to speak with humility and without
8 equivocation for myself, my family,
9 AABRA and much of Brewerytown.

10 My authority speaks for
11 Brewerytown and, indeed, others
12 throughout the City stem from -- stems
13 from hundreds of petitions signed by my
14 neighbors and others in almost every
15 other Councilmatic district. The
16 petitions are marked as Exhibit B, and
17 more are being collected as we speak.

18 Exhibit B is about halfway
19 through and extends almost to the end of
20 the packet. Those are people who
21 signed.

22 And I should read. The
23 petition states, I oppose Bills 060901
24 and 060902 because:

25 A. They allow large developers

1 2/7/07 RULES - BILLS 060902, 903
2 to bypass the Zoning Board for projects
3 that may harm my community.

4 B. They virtually eliminate my
5 due-process rights to contest those
6 projects.

7 And C. My consent was never
8 sought by my Councilperson.

9 I support comprehensive zoning
10 reform that will place the will of every
11 community ahead of the profit motive of
12 developers and pay-to-play politics.

13 I call upon my District
14 Councilperson to follow the
15 recommendation of the Planning
16 Commission and table these bills until
17 every community in Philadelphia meets
18 with their District Councilperson to
19 learn about the bills and have their
20 opinions about them incorporated.

21 I am also here to speak for
22 those who cannot but would if fate had
23 made different plans for them. I am
24 here for elders Matilda Terry and
25 Shirley Allen, both leaders of

1 2/7/07 RULES - BILLS 060902, 903

2 Brewerytown for generations, both of
3 whom passed all too soon.

4 I am here for Rosemary Cubas, a
5 friend of Brewerytown who, only a year
6 ago, was a strong and steady voice
7 against displacement gentrification,
8 eminent domain abuse and affordable
9 housing.

10 This legislation, we believe,
11 has everything to do with our earlier
12 opposition to Westrum Development's
13 plans for our community, so it's
14 essential that we put a few words into
15 the record about that experience.

16 From 2004 to 2006, AABRA led
17 the zoning opposition to Westrum's
18 construction of 144 market-rate condos
19 at 31st and Master Streets. The
20 community was solidly opposed to the new
21 construction because it was exclusively
22 market-rate housing, while we wanted
23 development that provided permanent
24 living-wage employment, mixed-income
25 housing and/or exclusively affordable

1 2/7/07 RULES - BILLS 060902, 903

2 housing.

3 On December 29, 2003, a Zoning
4 Board inspectors report, also included
5 in Appendix A, that stated that Westrum
6 had not -- I repeat, had not -- posted
7 the zoning notices in accordance with
8 the zoning code. Consequentially, the
9 community was not informed of the
10 hearing until the very day of the
11 hearing, January 7, 2004.

12 And yet in violation of ZBA
13 Regulation 3, the ZBA held the zoning
14 hearing and approved the requested
15 variances. The Common Pleas Court
16 affirmed the decision without addressing
17 the violation of ZBA regulations.

18 Excluding the Planning
19 Commission meeting on January 16, 2001
20 AABRA has met with Westrum
21 representatives on two occasions to
22 discuss future development plans.
23 Westrum was considering developing
24 minimal numbers of affordable housing
25 units and segregating them, but nothing

1 2/7/07 RULES - BILLS 060902, 903
2 definitive has been presented to us.

3 Our organization opposes
4 Westrum's plans as we currently
5 understand them for precisely the same
6 reasons that we oppose the first phase
7 of their development. We want
8 development that provides permanent
9 living-wage employment, truly
10 mixed-income housing or exclusively
11 affordable housing.

12 We oppose Bills 060901 and
13 060902 because they are
14 unconstitutional, violate the City
15 Charter, lead to a dangerous
16 concentration of power among large
17 developers and public officials,
18 increase the role of politics in the
19 development process, and either reduce
20 or eliminate opportunities for residents
21 to control development in their
22 respective communities.

23 Zoning reform is essential. We
24 need to place advocates for communities
25 inside the ZBA, make the ZBA an elected

1 2/7/07 RULES - BILLS 060902, 903
2 body with short terms, add affordable
3 housing mandates, redefine what we mean
4 by affordable housing, enact court
5 reforms so pro se and community
6 organization appellates have a fair
7 chance to achieve justice, and in
8 general, reduce the influence of
9 developers and politicians, not increase
10 that influence.

11 The proposed legislation is out
12 of step with necessary reforms and the
13 will of the public, as noted in recent
14 public discourse. It must be rejected
15 by City Council in favor of more
16 comprehensive and sensible zoning
17 reform.

18 We will address Bill 060902
19 first because the second bill directly
20 follows from it.

21 Our specific objections are in
22 three categories, the first with the
23 establishment of the Industrial
24 Transformation District.

25 1. The definition of an

1 2/7/07 RULES - BILLS 060902, 903
2 Industrial Transformation District is so
3 vague that virtually any community in
4 the City can include an ITD.

5 The opening text in the
6 Statement of Purpose seems to suggest
7 that lack of specificity is intentional.
8 Were they referring to residential
9 neighborhoods experiencing high rates of
10 vacancy? Precisely what does "high
11 rates of vacancy" mean?

12 Also consider the following
13 text from Paragraph 5. The minimum
14 district size shall be two acres of
15 contiguous property. Does contiguous
16 property include alleys, streets,
17 buildings to be taken via eminent
18 domain, buildings owned by the
19 Redevelopment Authority?

20 How to establish an ITD and
21 which uses of permissible in an ITD may
22 be defined by the bill, but which
23 communities can be classified as an ITD?
24 It's constrained primarily by which
25 communities have a master plan prepared

1 2/7/07 RULES - BILLS 060902, 903

2 for it.

3 Naturally, ITDs will only arise
4 in poor African-American, Hispanic and,
5 otherwise comparatively powerless
6 communities. Since the unpleasant
7 aspects of this bill will only apply to
8 those communities there may be equal
9 protection questions.

10 This -- secondly this, bill
11 does not state who can define a master
12 plan, only that it has to be reviewed
13 not necessarily approved by the Planning
14 Commission.

15 Nothing prevents a developer
16 from creating a master plan and
17 submitting it to the Planning
18 Commission, and since the Planning
19 Commission is not required to post
20 notices of its hearings, or even to have
21 hearings per the City Charter, the
22 community might never learn about any
23 hearing other meeting where the master
24 plan is to be voted on.

25 Development constraints in the

1 2/7/07 RULES - BILLS 060902, 903
2 community could be effectively auctioned
3 to the highest bidder in some backroom
4 full of developers, all campaign
5 contributors to the District
6 Councilperson presented innocently to
7 the Planning Commission, approved by the
8 Planning Commission, and our communities
9 would be none the wiser.

10 Where is our due process? In
11 fact, that is similar to what we learned
12 at the Planning Commission meeting on
13 January 16th. Westrum's architectural
14 diagrams are essentially a master plan
15 for large portions of Brewerytown.

16 And per this legislation, there
17 was no review by the Zoning Board and no
18 orange notices posted for the Planning
19 Commission meeting at which it was
20 considered. If not for e-mail
21 notifications by the Planning
22 Commission, we would have known nothing
23 about the meeting.

24 The Planning Commission voted
25 to table the legislation. They

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2 concluded that they did not have
3 sufficient information to make a
4 decision. The legislation was
5 unacceptably vague. The lack of
6 community involvement required in the
7 process was unacceptable.

8 They wanted Clarke and whatever
9 supporters there are in the community of
10 this legislation to testify before them.
11 They wanted Clarke to explain the
12 legislation to his district, and they
13 were troubled by the fact that
14 legislation with citywide impact has had
15 so little public discussion. In the
16 meantime, they wanted Clarke to postpone
17 consideration of his legislation.

18 And yet, the Planning
19 Commission's concerns are non-binding,
20 so Council was free to take up the
21 measure today, even before the Planning
22 Commission's minutes from January's
23 meeting have been approved.

24 Number 3. The bill does not
25 require the ZBA to approve a master plan

1 2/7/07 RULES - BILLS 060902, 903
2 or the establishment of an ITD, only
3 that the Planning Commission must offer
4 a recommendation on them, and City
5 Council must approve them.

6 Neither this proposed
7 legislation nor the City Charter require
8 the Planning Commission either to hold
9 public hearings regarding its
10 consideration of a master plan or to
11 notify the public of such hearings.

12 Without notification, there's
13 effectively no due process accorded the
14 community in the creation of an ITD at
15 least through the Planning Commission
16 stage.

17 Mobilizing a community to
18 attend a City Council hearing is too
19 high a burden for most communities to
20 bear. And district politics being what
21 they are, a hearing for the approval of
22 an ITD will often be a mere formality.

23 Therefore, replacing review by
24 the ZBA along with its requisite zoning
25 notices and 12-day posting requirements,

1 2/7/07 RULES - BILLS 060902, 903
2 with review by the Planning Commission
3 and a City Council hearing, as this bill
4 requires, denies communities inclusion
5 in the development of a master plan,
6 inclusion in the overall approval of an
7 ITD, and any reasonable definition of
8 due process.

9 These bills, therefore, will be
10 challenged on their constitutionality
11 and, at best, will require complex
12 litigation.

13 Far from the question of
14 whether it is consistent with the U.S.
15 Constitution and the City Charter is
16 whether this legislation is morally or
17 legally right, or whether this is good
18 public policy.

19 We argue that no District
20 Councilperson should be permitted to
21 substitute himself for community
22 involvement and ZBA review in any new
23 development, not to mention the kind of
24 massive development envisioned by this
25 legislation with its two-acre minimums.

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2 That is what this legislation
3 effectively allows, and that is much too
4 much power for anyone.

5 If sitting City Councilpersons
6 believe that they can responsibly handle
7 that much power, then how will each of
8 you feel after you leave office? Do you
9 know whether the next Councilperson from
10 your district will be as responsible as
11 you?

12 This is part of the problem
13 with investing extraordinary powers in
14 one individual and stripping that power
15 from the general population. Such
16 officeholders will not all be
17 philosopher kings or particularly moral
18 or particularly ethical. Once granted
19 such powers, how can the people or the
20 City as a whole profit?

21 Number 4. This bill violates
22 Section 4-600 of the City Charter.
23 We're told that the City Planning
24 Commission shall prepare and adopt from
25 time to time and modify and have custody

1 2/7/07 RULES - BILLS 060902, 903
2 of a comprehensive plan of the City. It
3 says that the City Planning Commission
4 shall do these things, not developers,
5 not City Councilmen.

6 The second category of our
7 objection is on the aspects of the bill
8 relating to obtaining zoning permits in
9 an ITD. Once an ITD is established, a
10 developer will still need to obtain a
11 zoning permit to complete a given
12 structure. Unfortunately,
13 Constitutional, Charter, and public
14 policy questions arise again.

15 First, this bill, namely
16 Paragraph 3, violates Section 4-604 of
17 the City Charter. We're told that the
18 City Planning Commission shall make
19 recommendations to be transmitted to the
20 Council through the Mayor.

21 Now, we'll be happy to explain
22 more of this should the matter ever come
23 to litigation, but I encourage you to
24 investigate Section 4-604.

25 Number 2. This bill permits an

1 2/7/07 RULES - BILLS 060902, 903
2 applicant for a zoning permit to bypass
3 the ZBA when the Planning Commission
4 determines that the application is
5 essentially consistent with the master
6 plan. Once you bypass th ZBA, according
7 to this bill, there will be no further
8 appeal possible to the Zoning Board.

9 Again, this substitutes the
10 Planning Commission for the Zoning
11 Board, and because the Planning
12 Commission doesn't require notification
13 and the ZBA does, it effectively
14 eliminates due process.

15 Number 3. In cases where the
16 Commission does not find that an
17 applicant is consistent with the master
18 plan, it can still approve it without
19 any right of the community to appeal to
20 the ZBA. Hearings will occur before
21 City Council, but the community will
22 have lost its opportunity to participate
23 in the Commission's dialogue given that
24 no hearings or notification of hearings
25 were required at the Commission level.

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2 This is far less protection
3 than is currently granted by the zoning
4 code because all zoning hearings do
5 require public notice.

6 Why are we reducing the
7 protections of the zoning code?

8 Number 4. If the Commission
9 votes to deny an application and
10 forwards that recommendation to City
11 Council, then City Council nonetheless
12 approves the application as permitted
13 under the proposed legislation, we would
14 be entering a murky area that looks
15 suspiciously like spot-zoning.

16 The Pennsylvania Supreme Court
17 has found spot-zoning to be
18 unconstitutional, and, putting it
19 mildly, reprehensible.

20 Number 5. This bill would
21 entrench the development goals of large
22 developers or whichever unspecified
23 agents had sufficient influence to
24 authorize the master plan for an ITD.
25 There is nothing in the legislation that

1 2/7/07 RULES - BILLS 060902, 903
2 would preclude adjacent residential
3 areas from being included in an ITD.

4 Since there's a maximum total
5 square footage for all buildings in an
6 ITD, large developers may very well race
7 against residents to propose their
8 projects first, then possibly sit on
9 their approvals for years, preventing
10 residents from creating additions to
11 their homes or building on the family
12 lot.

13 A resident would need to obtain
14 it support and legislation from their
15 District Councilperson to obtain what
16 amounts to a variance in today's
17 parlance.

18 What happens if residents
19 disagree with the development goals of
20 their Councilperson? What happens when
21 political activists who are not liked by
22 their Councilperson propose grassroots
23 development for their land that
24 conflicts with, for instance, unpopular
25 market-rate development desired by their

1 2/7/07 RULES - BILLS 060902, 903

2 Councilperson?

3 That was the case two years ago
4 when I, on behalf of my organization,
5 purchased 3117 Master Street,
6 effectively denying Westrum an
7 opportunity to build \$300,000 to
8 \$400,000 condos there. There's
9 additional information in Exhibit A on
10 that entire process.

11 We created Songhai City
12 Cultural Center, which the RDA, at the
13 request of Councilman Clarke, promptly
14 took through eminent domain. A massive
15 and extremely costly campaign was
16 required to have Councilman Clarke and
17 the RDA rescind the taking. This is the
18 first community center to open in
19 Brewerytown in decades, and it's all
20 privately funded.

21 But if the proposed legislation
22 had been along two years ago, it simply
23 wouldn't exist, and the community would
24 be worse off.

25 Gentrification would have a

1 2/7/07 RULES - BILLS 060902, 903

2 stranglehold where, now, the long-term
3 residents have an anchor and a better
4 chance to survive and props per there.

5 The proposed legislation makes
6 development far more politically
7 charged, not last. It concentrates
8 power in the hands of developers and the
9 District Councilperson while removing it
10 from the residents. This is precisely
11 the wrong direction for zoning reform in
12 Philadelphia.

13 We need more accountability and
14 political independence from the ZBA
15 along with greater opportunities for
16 residents to determine the shape of
17 real-estate development in their
18 respective communities.

19 And the third area of concern
20 is procedural. This legislation has
21 never been brought before my community
22 and explained by Councilman Clarke.
23 There is no apparent benefit to our
24 community, but because this would likely
25 speed development of unpopular projects,

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2 there's considerable benefit to wealthy
3 developers that have access to the
4 corridors of power in this city.

5 And what about the residents of
6 other districts? What have other City
7 Councilpersons told them about this
8 legislation? Do the residents of other
9 districts approve of the fact that their
10 right to be notified of potentially
11 noxious developments going up in their
12 backyards is being curtailed or
13 eliminated?

14 Isn't it your responsibility as
15 District Councilpeople to tell them,
16 engage their opinions. Don't you want
17 to know what they think about this
18 legislation? Because it affect them,
19 not just the 5th District.

20 Shouldn't your constituents
21 know what you're up to before a public
22 campaign against this legislation forces
23 you to defend your vote right up to
24 Election Day in May, then in November?

25 In conclusion, on Bill No.

1 2/7/07 RULES - BILLS 060902, 903
2 060902, it usurps the power of the
3 Planning Commission, usurps the power of
4 the Zoning Board, is unconstitutional,
5 violates the City Charter and works
6 against the ability of a community to
7 protect itself from noxious uses.

8 We ask that the City Council
9 reject this proposed legislation.

10 With respect to opposition to
11 Bill 060901, our specific objections
12 are:

13 1. City Council should reject
14 this legislation because it attempts to
15 designate parts of Brewerytown and ITD
16 but ITD who do not exist yet in the
17 Code.

18 2. City Council should reject
19 this legislation because it is based
20 upon proposed legislation that we have
21 already demonstrated to be
22 unconstitutional, a violation of the
23 City Charter, and otherwise unacceptably
24 flawed particularly from a public-policy
25 perspective.

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2 3. The proposed legislation is
3 a regrettable attempt by our District
4 Councilman, Mr. Clarke, on behalf of
5 Westrum, to bypass the well-known
6 objections that AABRA and the greater
7 Brewerytown community have to Westrum's
8 development plans and force an abhorrent
9 project upon us. The City Council
10 should have no role in this whatsoever.

11 Councilman Clarke should come
12 before his constituents and hear their
13 thoughts, then accede to their demands.
14 We will be happy to host such a meeting,
15 Mr. Clarke.

16 In conclusion, Bill No. 060901
17 is flawed because it is based on flawed
18 proposed legislation and references
19 designations not in the Zoning Code. We
20 ask that City Council reject this
21 proposed legislation.

22 And I just want to give a few
23 additional comments. I won't read
24 everything on the last two pages.

25 There is, we believe,

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2 overwhelming opposition to this in our
3 community, as evidenced by the petition
4 and as evidenced at a community meeting
5 we held on January 25th at the Songhai
6 City Cultural Center, where more than 50
7 Brewerytown residents and concerned
8 citizens across the City braved the
9 bitter cold to attend an information and
10 strategy meeting regarding the
11 legislation. There was nearly unanimous
12 objection to the fact that our
13 due-process rights are not going to be
14 expanded but are going to be contracted
15 by these bills.

16 As well, we have an online
17 petition that we started about three
18 days ago, and it contains numerous by
19 signers, residents of the City of
20 Philadelphia that decry this
21 legislation.

22 Theresa Castille states that,
23 quote, Those who represent the people
24 should always inform those they work for
25 well before introducing zoning changes.

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2 People deserve to be fully informed
3 about development projects before one
4 person decides something that would have
5 an impact on where they live.

6 Curt Constantine states: All
7 people, no matter what their race,
8 ethnicity, or economic status, have the
9 right to fair treatment. Respect is due
10 always to the people from the
11 government, and without the government,
12 the people will perish.

13 And there are other comments
14 there.

15 Also, much of the support for
16 this legislation comes from large
17 developers and their subcontractors; we
18 heard a lot of that today. And there is
19 support by some community organizations.
20 A lot of those community organizations
21 are totally dependant on funding from
22 developers or our district Councilman.
23 One of those organizations is
24 Brewerytown CDC, and you heard Mr. Azid
25 Muhammad speak.

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2 We ask that Council weigh the
3 independence of an organization or an
4 individual when considering their
5 testimony. We understand that the
6 gentleman who spoke is no longer the
7 executive director of Brewerytown CDC.

8 And in Appendix C, we submit a
9 flyer, we understand, was circulated by
10 him where he attempted to fire his
11 board, and we submit an article in the
12 Philadelphia Inquirer that shows that
13 the board terminated him.

14 Any Memorandum of Understanding
15 that Westrum has between Brewerytown CDC
16 and themselves seems to be based on
17 something we can't identify because we
18 talked to two members of their board,
19 and they were completely unaware of
20 any -- any evidence of any Memorandum of
21 Understanding.

22 So we don't know what agreement
23 Westrum has with any community
24 organization operating within
25 Brewerytown.

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2 Now, we should also add that
3 owners of Westrum condos are also
4 apparently supporters of this
5 legislation, and I do not wish to
6 question their motives in buying one of
7 these properties or in supporting the
8 proposed legislation.

9 But Council should recognize
10 that their interest in protecting
11 property values, their own property
12 values, must be weighed against the
13 needs of a poverty-stricken community
14 for mixed-income housing and the need
15 for preserving our Constitutional
16 rights.

17 So I have other testimony. I
18 won't go there, but if I could just have
19 one more minute.

20 I do want to say this were
21 several comments made by others here.
22 Mr. Muhammad, who spoke a little earlier
23 from Brewerytown CDC, he said he was one
24 of the founders. He said that
25 gentrification is not an issue with this

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2 legislation, and we find that impossible
3 to believe.

4 We know that our community
5 wants mixed-income housing. Market-rate
6 housing in one of the poorest
7 neighborhoods of the City simply doesn't
8 make sense if it's exclusively
9 market-rate housing.

10 We asked Westrum for
11 mixed-income housing. And I believe
12 it's -- it was Kevin Hanna who said
13 they're putting mixed-income housing
14 there. They certainly are not putting
15 mixed-income housing on the acres that
16 would be included by this legislation,
17 060901.

18 According to communications
19 we've had with Mr. Lonie and a
20 conversation I had with Darrell
21 Clarke -- and I'm sure he will respond
22 to that -- they are proposing that they
23 put affordable housing, so-called
24 affordable housing, on adjacent lots on
25 Myrtlewood Street and on Hollywood

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2 Street. That's economic and social
3 segregation.

4 What we want is to have an
5 exclusive community. We welcome
6 responsive development, we need
7 responsible development. But what
8 Westrum is proposing, what these two
9 bills would allow, is that Westrum can
10 billed market-rate housing, and we can
11 do absolutely nothing to stop them.

12 So we believe that this
13 legislation, as it impacts throughout
14 the City, should be carefully analyzed
15 by all Councilpeople, and there should
16 be hearings in your district, meetings
17 with your people before you approve this
18 legislation.

19 Thank you.

20 COUNCIL PRESIDENT VERNA: Thank
21 you very much.

22 Are there any questions or
23 comments from members of the committee?

24 (No response.)

25 COUNCIL PRESIDENT VERNA: Thank

1 2/7/07 RULES - BILLS 060902, 903

2 you, sir.

3 Our next witness,

4 Mr. McPherson?

5 (Unannounced witness comes

6 forward.)

7 COUNCIL PRESIDENT VERNA: Excus

8 e me, are you just --

9 MR. COOPER: Yes. I talked

10 with Miss Ortiz, and I was on the list.

11 COUNCIL PRESIDENT VERNA: I beg

12 your pardon?

13 MR. COOPER: Like Al said, a

14 lot of people didn't get on the list,

15 and I don't understand it.

16 COUNCIL PRESIDENT VERNA: I

17 don't know who you called.

18 MR. COOPER: I called the

19 person who I was supposed to have to

20 call --

21 COUNCIL PRESIDENT VERNA: Well

22 --

23 MR. COOPER: -- Miss Ortiz. I

24 don't understand this.

25 COUNCIL PRESIDENT VERNA: I

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2 don't, either.

3 MR. COOPER: I mean, even in
4 the first hearing, there was a lack of
5 people in the community, you know, even
6 getting to the meeting or even knowing
7 about the meeting. And now, when
8 somebody called, it seems to be like a
9 problem.

10 Why it wasn't just a list or
11 something that we don't have to go
12 through the person that's doing it
13 because, as we know, in this city, it's
14 hard for -- to get the City workers to
15 do they job. So evidently, she's not
16 doing her job.

17 But I'm not just going to go
18 there. There was a mistake. It don't
19 seem like it was a mistake; it just
20 seemed as though this is another game
21 being played over again. And that needs
22 to really be stopped.

23 COUNCIL PRESIDENT VERNA: I
24 know how hard Miss Ortiz works. And
25 believe me, I do not believe that --

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2 MR. COOPER: That's what we all
3 say.

4 COUNCIL PRESIDENT VERNA: --
5 that that was --

6 MR. COOPER: But the fact of
7 the matter is --

8 COUNCIL PRESIDENT VERNA: It
9 was not intentional, sir.

10 MR. COOPER: Well, the fact of
11 the matter is, my name is Martez Cooper,
12 and I --

13 COUNCIL PRESIDENT VERNA: And
14 you're not going to talk over me.

15 (Indiscernible; parties talking
16 over each other.)

17 MR. COOPER: And I do not --

18 COUNCIL PRESIDENT VERNA:
19 Excuse me. If you don't mind, we're
20 going to continue on with the list. And
21 if you care to wait, you're free to do
22 so.

23 Our next witness, please?

24 MR. McPHERSON: Al Byrne Brown
25 and Jihad Ali, Milica Stojancic, Walter

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2 Mehl, and Mike Liggera.

3 (Witnesses come forward.)

4 COUNCIL PRESIDENT VERNA:

5 Please identify yourself for the record

6 for the record.

7 MR. BROWN: Good morning,

8 Council Chairperson and the committee.

9 My name is Al Byrne Brown. I'm the

10 owner of a business in the community.

11 I'm also an activist for not minority

12 inclusion on projects but more

13 specifically black inclusion on projects

14 and especially when construction work is

15 being done in the City of Philadelphia

16 as well as in the community.

17 I'm also a contractor in

18 construction in the community and also a

19 property owner in the community.

20 I'd like to speak on behalf of

21 the construction company. I'm the owner

22 of a residential construction company

23 based on 19th Street in Philadelphia and

24 also a union construction company that

25 does union construction work.

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2 We were awarded a competitive
3 bid for the project that Westrum is
4 doing over in the Brewerytown area. It
5 has provided substantial work for our
6 business on the union basis. We're a
7 union steel erection company. And in
8 the community as well, we're a
9 residential company that employs in the
10 community. We train, we hire, and we
11 also bring about work within the
12 community.

13 The Brewerytown project, we
14 were awarded that project in 2005, and
15 we were awarded approximately \$212,000
16 for that project.

17 We also won for a competitive
18 bid for the Penrose Property
19 headquarters, which happened to be about
20 a \$500,000 project for complete welding
21 and (indiscernible) erectors.

22 And due to the quality of work
23 we've done and the performance and the
24 scheduling, Westrum went beyond the
25 means, and we're currently working on

1 2/7/07 RULES - BILLS 060902, 903
2 several different Westrum projects
3 throughout the City.

4 And so I just wanted to give
5 testimony in that behalf towards Westrum
6 that they are, in my terms, fulfilling
7 the minority qualifications for a
8 project which they didn't really have
9 any minority purposes beforehand.

10 COUNCIL PRESIDENT VERNA: Thank
11 you very much.

12 Are there any questions or
13 comments from members of the committee?

14 (No response.)

15 MR. BROWN: Okay. And I'd also
16 like to say that I, believing in the
17 vision in that area, I also purchased,
18 and I am a homeowner in that community
19 as well.

20 COUNCIL PRESIDENT VERNA: Thank
21 you very much.

22 Who's going to testify next?

23 MR. ALI: Good morning, panel.
24 Good morning, Madam Chair. My name is
25 Jihad Ali. I wear a lot of different

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2 hats, but one of the hats I'm most
3 proudest of is the fact that I'm an
4 activist for inclusion of
5 African-American and disadvantaged
6 contractors on union construction
7 sites -- and non-union, for that matter.

8 But one thing, I was asked to
9 come here today by Al Brown because one
10 of the other testifiers mentioned that
11 some of us have a -- some people are
12 paid to come.

13 But I'd like to put on the
14 record I don't have anything to do with
15 Westrum, I don't receive any funding
16 from Westrum, I'm not one of the groups
17 that he talked about that they have
18 contracts to come and do exactly what
19 I'm doing.

20 But one thing that I really
21 wanted to come when I knew about this
22 was how hard that I know that I fought
23 and how Councilman Clarke has fought and
24 how Madam Chair has fought, Councilwoman
25 Brown has fought, and Councilman Donna

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2 Reed-Miller and the late Mr. Cohen had
3 fought on behalf of inclusion. I know
4 about all of the history that has been
5 spoken in this Council about inclusion.

6 You know, recently, the New
7 York Times had an article about this
8 cycle of dysfunction particularly in
9 African-American communities because of
10 the violence, and one of the things I
11 pointed out is that the only way to
12 break the cycle is through education,
13 jobs, and to instill hope in the youth.

14 Well, when you have a developer
15 come along like Westrum -- and I
16 really -- even though I know that
17 Westrum didn't have a written agreement,
18 as my understanding was, I know that
19 nothing would go down in Councilman
20 Clarke's neighborhood without some
21 inclusion.

22 And when you have a developer
23 that comes along and he says, You know
24 what? Okay, I'm going to live up to my
25 obligation, and I'm going to do

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2 inclusion. But when he moves outside of
3 that district and he still gives
4 inclusion, you really have to think,
5 Well, maybe he really is committed.

6 So, you know, I wanted to come
7 because a lot of times I have been in
8 this chair hollering, hollering,
9 hollering, and only recently can I come
10 and say that we really have a developer
11 that is really living up to what he
12 said.

13 But also, one of the other hats
14 that I do wear is, I'm a development
15 partner in some other stuff in the city
16 in other areas of the city, but the
17 community group -- and I really would
18 like to commend this Council and the
19 community activists that came up,
20 because that was handled really well.
21 You gave him his opportunity to be
22 heard, and that's really what we say
23 it's all about. And I really -- I
24 comment you, I commend him, because
25 that's the democratic process.

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2 But one thing is, when you look
3 at development in the city, you know,
4 there's terms that we talk about. We
5 talk about affordable housing, but
6 really, that's like a two-sided edge.

7 Some people talk about housing
8 that you can afford, but there's a
9 standard that we really need to live by,
10 and that's the standard that 30 percent
11 of the disposable income goes towards
12 housing. That's the affordable housing.

13 The community talks about they
14 want a need for having affordable rental
15 housing, and it's not that they oppose
16 the market rate, but they want that
17 affordable housing issue solved.

18 One thing I'd like to propose
19 to you, Councilman Clarke, is, when
20 Secretary Hanna came up -- and I know
21 how hard Secretary Hanna works, I know
22 how hard Debra McCullough works, and all
23 of you work to get housing done.

24 What people on this side of the
25 room forget about is that financing.

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2 But there's agencies like PHFA and
3 developers who would piggyback on that
4 site to do affordable housing. Well,
5 those dots aren't connected.

6 So I would like to suggest to
7 Mr. Hanna to talk to some of the
8 African-American developers who
9 Mr. Hanna is familiar with, because a
10 lot of times when people sit at this
11 table, they speak from a point of
12 apparent knowledge and actual knowledge.

13 Well, there's some actual
14 knowledgeable developers out there that
15 can help, and maybe if we ail all get
16 together, we can solve this.

17 But I think that -- the real
18 issue I came down here was to say the
19 guy practices what he preaches. He
20 gives African-American contractors
21 opportunities, and that opportunity is a
22 profitable opportunity.

23 'Cause one thing Mr. Brown said
24 was he made so much money that he bought
25 a market-rate home for investment.

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2 So we need to just slow down
3 for a minute. A lot of times people
4 say, Oh, well, these guys are making,
5 money, and they're really just, you
6 know, putting money -- changing hands.
7 They can't pay their taxes.

8 But when we can have a
9 successful developer come in and include
10 African-American contractors, and they
11 can make a profit, that's what the
12 system is all about.

13 So I thank you again for giving
14 me this opportunity once again to come
15 down here and tell you a different
16 story.

17 COUNCIL PRESIDENT VERNA: Thank
18 you very much.

19 Please identify yourself for
20 the record.

21 MS. STOJANCIC: Good afternoon.
22 My name is Milica Stojancic, and I'm a
23 homeowner across the street from
24 Westrum's development on 31st and Balt
25 Street. I'm here just to offer support

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2 for Bills 060901 and 060902.

3 I -- I'm supporting the bills
4 regarding Westrum Development Company's
5 ongoing revitalization efforts and plan
6 for the master plan, and I hope that
7 this is going to become a reality, and
8 I'm in favor of the proposal.

9 COUNCIL PRESIDENT Verna: Thank
10 you very much.

11 Are there any questions or
12 comments from members of the committee
13 of any one of the three witnesses?

14 The Chair recognizes Councilman
15 Clarke.

16 COUNCILMAN CLARKE: Thank you.
17 Thank you, Madam Chair.

18 Madam President, I just wanted
19 to follow up on one of the witness's
20 testimony with respects to
21 affordability.

22 As you know -- and I don't know
23 how many know that we in Council have
24 sponsored -- I'm actually the prime
25 sponsor of the inclusionary housing

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2 bill, and it is our hope that, as you
3 had offered, that African-American and
4 all contractors participate in that
5 process that Mr. Hanna is currently
6 setting up.

7 And I hope that everybody in
8 this room who has a position one way or
9 another, I think everybody believes that
10 there should be affordable housing
11 throughout the City of Philadelphia, not
12 just simply in North Philadelphia or not
13 just simply in South Philadelphia.

14 And the intent of that bill is
15 to make sure that a percentage of all
16 new housing starts have set aside for
17 inclusionary housing.

18 So I'm glad that you've offered
19 to participate in that process, and we
20 want to make sure that everyone has an
21 opportunity to live anywhere in the City
22 and not simply a geographical area that
23 has been certified as a blighted area.

24 So thank you for your offer.

25 COUNCIL PRESIDENT VERNA: Thank

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2 you.

3 Any other questions or comments
4 from members of the committee?

5 (No further questions.)

6 COUNCIL PRESIDENT VERNA: Thank
7 you very much.

8 Our next witness?

9 MR. MCPHERSON: Walter Mehl and
10 Mike Liggera.

11 (Witnesses come forward.)

12 COUNCIL PRESIDENT VERNA: Good
13 afternoon. Please for identify yourself
14 for the record.

15 MR. MEHL: Good afternoon,
16 Madam Chairperson and members of the
17 committee of the board of rules. My
18 name is name is Walter Ernst Mehl, Jr.
19 My address is the 3100 block of Master
20 Street, Philadelphia, PA, 19121.

21 I would like to offer the
22 following testimony on Bill 006901 and
23 060092.

24 Firstly, I was born and raised
25 in the City of Philadelphia. I received

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2 my education at the Thomas K. Finletter
3 School and am an honor-roll graduate of
4 Olney High School.

5 I owned and operated a funeral
6 home in the Lawndale section of the City
7 for many years.

8 I am a member of St. Paul's
9 Evangelical Church, Olney, and attend
10 St. Luke's the Epiphany Church in Center
11 City, Philadelphia.

12 I am a member and past district
13 deputy grand master for the Grand Lodge
14 of Pennsylvania. My blue lodge meets in
15 the Chestnut Hill area of this city.

16 I am also a member of the Lulu
17 Temple Shrine Masons, which our
18 Children's Hospital is affiliated with
19 the Temple Hospital on Broad Street.

20 This being said, I would like
21 to paraphrase by saying I am a faithful
22 Philadelphia resident.

23 We, the residents of
24 Brewerytown Square, humbly and
25 peacefully assemble this day for the

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2 express of voicing our optimistic view
3 relative to the zoning ordinance in this
4 area of renaissance, one of many in our
5 grassroot areas in the city, is
6 essential for the preservation and
7 continuance of our fair city.

8 We come here today with
9 positive vision as faithful and loyal
10 citizens, ready to voice our thoughts
11 and stand firmly united for our rights.

12 Be not fooled by the number of
13 residents that are present, for there
14 are many more that, because of their
15 jobs, were not able to be here today.
16 However, they do stand for this same
17 goal.

18 We recently purchased property,
19 full of pride, living in an area rich in
20 historic value as our great City of
21 Philadelphia. The City of Philadelphia
22 and its City Council should be equally
23 impressed by the efforts of not only the
24 builders who chose to set their sights
25 in this area but also the purchasers who

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2 automatically became investors not only
3 for themselves but in our City revenue.

4 Brewerytown is a fantastic
5 value for its easy access to our highway
6 systems, and is very close to Center
7 City, our many museums, cultural areas,
8 and businesses.

9 Simple logic dictates that if
10 anyone were to clean up, improve, build,
11 and make a once-desolate area vital
12 again, this should be supported. I
13 fully support the master plan and share
14 in the great potential of the
15 neighborhoods and the Girard area
16 commercial area and want to be a part of
17 its rebirth.

18 I applaud the fine efforts of
19 Darrell Clarke in making this plan a
20 reality. Brother Steven Girard, a well
21 known historic figure and Mason, would
22 also be pleased with these fine labors.

23 Since I have lived here, I have
24 been privileged to meet many wonderful
25 people of many ethnic backgrounds,

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2 cultures, and walks of life. It has
3 been truly enriching to see how well we
4 can dwell together in peace and harmony.

5 The concept of mixed-income
6 neighborhoods where housing
7 opportunities are available for all is a
8 must. This makes for a more wider
9 definition of the melting pot.

10 I enjoy being so very close to
11 Kelly Drive and often bike there when
12 the weather is much more warm. I travel
13 to work via 95, Kelly Drive, 76, Broad
14 Street, and the other person in my
15 residence actually drives and takes
16 public transportation to Thomas
17 Jefferson University as an R.N. nurse.

18 There are many more other areas
19 in this city which are zoned industrial
20 and are sitting abandoned. This creates
21 a haven for unsightly, unsafe, and
22 illegal activities. This should be a
23 new beginning for this and many other
24 existing areas in our city that would
25 yield for a stronger tax base

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2 revitalized by tax-paying voting
3 citizens.

4 In closing, let us not forget
5 and be thankful that we are permitted to
6 assemble in chambers as beautiful as
7 this for the preservation of our
8 neighborhoods and our city only made
9 possible by the sacrifice of the men and
10 women who serve and die that we may be
11 free.

12 We urge City Council to pass
13 Bill 060901 and 060902 to provide zoning
14 structure to make this master plan a
15 reality.

16 Thank you for the opportunity
17 to come before this Council.

18 COUNCIL PRESIDENT Verna: Thank
19 you very much.

20 I would just like to make a
21 statement. We do have a number of
22 witnesses in the audience whose names
23 appear on the list that was given to us.
24 If you have prepared testimony and you
25 feel that you must leave, we will

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2 definitely make your testimony as part
3 of the that will be given to the
4 stenographer; and, as I said, it will be
5 made part of the record.

6 So if you feel that you must
7 leave and have prepared testimony,
8 please let us know that.

9 All right, sir, please identify
10 yourself for the record.

11 MR. LIGGERA: Good afternoon.
12 My name is Michael Liggera. I am a
13 homeowner in Brewerytown Square, and I'd
14 like to offer the following testimony on
15 Bills 060901 and 060902.

16 My wife and I moved into
17 Brewerytown Square in December of 2005
18 from a rowhouse on the 2700 block of
19 Parish Street. We moved into our new
20 home with the hopes and expectations
21 that we would be a part of a new,
22 vibrant community in the Brewerytown
23 section of Philadelphia, and since our
24 move, we are proud to call ourselves
25 Brewerytown residents.

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2 We have seen many positive
3 changes as more and more homeowners move
4 into Brewerytown Square. What was once
5 a vacant, deserted area is now becoming
6 a lively place to live.

7 However, without future
8 development in Brewerytown, our hopes
9 and our expectations will remain largely
10 unfulfilled, and the potential for this
11 community in this area of Brewerytown
12 will be squandered.

13 I ask that you allow Westrum to
14 continue its development plan so that
15 Philadelphia can count Brewerytown in
16 its list of vibrant neighborhoods.

17 Thank you.

18 COUNCIL PRESIDENT VERNA: Thank
19 you.

20 MS. GORDON: Hi.

21 COUNCIL PRESIDENT VERNA: Good
22 afternoon.

23 MS. GORDON: My name is Tracy
24 Gordon. I understood you called me
25 earlier; that's why I'm up here.

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2 I'm from the Concerned Citizens
3 for the Preservation of Southwest
4 Philadelphia. I got information in
5 regards to these bills. I'm still
6 trying to basically, as a home owner and
7 a resident -- 'cause I think that's a
8 clear distinction, owning a home, being
9 a resident 'cause you can own homes all
10 over Philadelphia, but living in the
11 area makes a lot of difference too.

12 So I was really concerned,
13 Madam President, and you're my
14 councilwoman as well, as I look around
15 the city and most particularly my
16 neighborhood. And I grew up in North
17 Philly. I am concerned with a few
18 things that I heard and a few things
19 that I'm understanding about the bill.

20 Some things that come to my
21 mind through the testimony was the
22 ten-year tax abatement, affordable
23 housing, mixed use, supermarkets that
24 don't want to come into urban or
25 African-American neighborhoods; quite to

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2 the contrary is wrong, because we got a
3 Save-A-Lot coming to my neighborhood
4 people are waiting for. We just got the
5 big supermarket that never left, Acme,
6 and all up Chester Avenue. We got one
7 on 56th and Market. So black people eat
8 supermarket food, so I don't believe
9 that.

10 And then the gentrification --
11 homeowners versus residents of
12 Philadelphia.

13 Now, I got the article that
14 Erni Young from the Daily News did the
15 other days, "Lots of Condos to Suit Your
16 Needs," and this is a quote from Westrum
17 that kind of disturbed me sort of
18 because I didn't hear them quote this
19 here, but in briefly, it says that
20 Westrum are building homes in the
21 Brewerytown -- 700 of these units for
22 \$269,900 for a perimeter units and
23 \$415,000 for a courtyard units.

24 I'm not too sure what type of
25 income you have to have to be able to

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2 afford that, but I know that's not
3 affordable homes, okay? And I'm not too
4 sure that the homes that are in the
5 surrounding area are some of the
6 indigenous people that have stuck it
7 out, Madam President, through, you know,
8 the drug wars, through the redlining --
9 all this stuff is factual -- through the
10 just not being able to get finances, and
11 all other things that kind of crept into
12 their neighborhood of Brewerytown,
13 which, a/k/a, is North Philadelphia.

14 I know that we're trying to
15 change names. You know, like West
16 Philly, you know, we don't say "Pascal"
17 and all that, but now, all of a sudden,
18 North Philly is North Central and
19 there's Brewerytown and Francisville.
20 And you know, they trying to, you know,
21 break it up.

22 But I just know, like, whenever
23 I come up 29th Street some summers, they
24 have a whole block, like a 20-block
25 radius blocked off. And I -- I was very

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2 surprised 'cause I said, you know, real
3 people live in this area, real people
4 who have stuck it out in Philadelphia
5 for this long period of time. So I'm
6 trying to figure out, you know, who can
7 afford a \$415,000 courthouse.

8 And then should the community
9 not be concerned when John Westrum, CEO,
10 quotes, "I have coined" -- this is a
11 quote from the Philadelphia Daily News
12 that they said he quoted, so it's a
13 quote:

14 "I have coined the phrase that
15 we don't build affordable housing; we
16 build housing people can afford."
17 Company CEO John Westrum quipped, "We
18 have programs now that can put you into
19 a home for \$1500 to \$1800 a month."

20 And so, to me this statement to
21 me is very callous because the people
22 that are indigenous in that area, Madam
23 President, it's no way in the world that
24 they can afford this.

25 And as a matter of fact, I

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2 heard testimony that they said people
3 are tax-paying. Well, from what I
4 understand -- and correct me if I'm
5 wrong, Councilman Clarke -- is, the
6 homes that are being built at Westrum
7 right now is -- has a ten-year tax
8 abatement?

9 COUNCILMAN CLARKE: Yes.

10 MS. GORDON: So that means that
11 they're not paying any taxes that we,
12 the indigenous -- I'm not saying that
13 I'm in Brewertown, but the
14 indigenous -- I'm still paying
15 real-estate taxes, so I don't really
16 believe that in ten years, which my
17 property value has doubled, which is, to
18 me, a two-way school, a good thing and a
19 bad thing.

20 But if -- if this property
21 value, which it will, if it goes from
22 400,000 -- if it doubles like mine doing
23 and it goes to 800,000, which is close
24 to a million dollars, and then ten years
25 from now, the tax abatement is gone and

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2 all that stuff, then "ka-ching" to
3 anybody that has invested into Westrum,
4 because then they can just sell off the
5 profit. But what happens to people who
6 cannot afford this, that's been paying
7 the taxes?

8 So all I'm just saying is, one,
9 on Bill No. 060902, this will create a
10 new zoning designation called ITD. The
11 language is so vague that any two
12 district with two contagious [sic] areas
13 of vacant land anywhere in the city can
14 qualify. This legislation would
15 effectively eliminate a community's
16 right to contest unwanted real estate
17 development. That's one why I'm here.

18 And, two, Bill No. 060901 would
19 change the zoning classifications of all
20 of the parcels of land in Brewerytown
21 that surround Songhai City, which, by
22 the way, I had supported for that not to
23 be considered. At one point, Songhai
24 City, which is a nice-looking cultural
25 center, beautiful, but that was

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2 considered blighted even though it got
3 contested and reversed.

4 So in closing, what I'd like to
5 say is, I just think at this point that
6 it need to be districtwide hearings on
7 this, because this particular -- these
8 two particular bills are going to set a
9 precedent.

10 And all I'm saying is, the
11 constituents who vote for you all
12 mostly, mainly in most of the districts
13 cannot even dream or qualifying for this
14 type of development in their
15 neighborhood.

16 So I'm just saying that maybe
17 it can be tabled and reconsidered
18 because the people that vote for you
19 all -- and I voted for you, Madam
20 Councilwoman -- that it should be
21 considered so that this doesn't set a
22 precedent because what I'm hearing is
23 ten-year tax abatement, affordable
24 housing.

25 And when they say "affordable

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2 housing," could you please tell me what
3 "affordable housing" is because
4 according to John Westrum, he says he is
5 not -- we don't build affordable
6 housing; we build housing people can
7 afford. So that's Puff Daddy and the
8 rest of 'em who can afford that or I
9 guess whoever affords that, you know?

10 So that's -- that's -- that's
11 my testimony. I thank you for the time.

12 (Applause.)

13 COUNCIL PRESIDENT VERNA: Thank
14 you, Tracy.

15 Are there are any questions or
16 comments from anyone at the witness
17 table?

18 (No response.)

19 MR. McPHERSON: The next panel
20 consists of Teruko Tomaki, David Estes,
21 and Lynn Kujath.

22 MR. PRIMAVERA: Madam Chairman,
23 if I may. I believe the people who are
24 remaining to testify are all in support.
25 And in the interest of time, I thought

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2 that what we would do is just have their
3 testimony submitted; they're agreeable
4 to that, as I understand it.

5 COUNCIL PRESIDENT VERNA: Well,
6 that's wonderful.

7 MR. MCPHERSON: We have one
8 other person. Martez Cooper.

9 MR. PRIMAVERA: That will be
10 fine, but what we will do is, we'll hear
11 testimony from this individual. And
12 then as to the others, what I would
13 rather do is have them place it in the
14 record in terms of their testimony.

15 COUNCIL PRESIDENT VERNA: That
16 would be -- that would be fine.

17 MR. PRIMAVERA: And then we can
18 conclude with Mr. Westrum, who, I'm
19 sure, has a few comments to share.

20 COUNCIL PRESIDENT VERNA: Thank
21 you.

22 MR. PRIMAVERA: Thank you.

23 (Witnesses come forward.)

24 MR. COOPER: Yes. My name is
25 Martez Cooper, and I'm the president of

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2 the Brewerytown CDC.

3 And to my understanding, this
4 morning, Mr. Muhammad testified.

5 Mr. Muhammad is no longer a part of the
6 Brewerytown CDC, and he has no right to
7 come here and testify on this bill or
8 any other bill. And I hope City Council
9 will acknowledge that.

10 My name is Martez Cooper, and I
11 definitely oppose this bill for
12 everything that it stands -- and
13 everything that it stands for because
14 here we go again.

15 This is just another fine
16 example on how far Darrell Clarke and
17 these arrogant developers are willing to
18 go to manipulate and deceive our
19 community once again.

20 Because on one hand, they tell
21 us that the development will be good for
22 everybody; but on the other hand, they
23 turn around, with the help of City
24 Council, and cut us completely out of
25 the picture and cut us completely out of

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2 the picture as a community.

3 Excuse me. Do anybody work in
4 here? This is -- do any -- this -- I
5 didn't see anybody do this when the
6 other people was --

7 COUNCIL PRESIDENT VERNA:

8 (Inaudible, off-mic.)

9 MR. COOPER: As I was saying,
10 on the other hand, they turn right
11 around and cut the community completely
12 out of the picture.

13 This is very disrespectful for
14 our city council and mayor to be a part
15 of such a violent conspiracy towards our
16 community. And I say "violent" because
17 the violence and the drugs in our
18 community do not work with anyone but
19 the developers. The drugs went in; no
20 one spoke on that; they are still there;
21 no one spoke on that. The murders,
22 rape; it's still there; no one spoke on
23 that. Maybe that is not even important.

24 I don't understand City
25 Council. You know, is you all for us or

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2 for the developers? I mean, that's all
3 I really want to know.

4 And as far as the Brewertown
5 CDC, we do not support this bill at all,
6 and that's from me and the board of
7 members.

8 And I'm asking you, Darryl,
9 Clarke, you know, what's up with that?
10 As far as -- you know, you didn't even
11 have a meeting with us. We called on
12 you so many times. I've came to your
13 office and tried to talk to you about
14 this matter and the violence which is so
15 much plaguing our community.

16 This is -- you know, this city
17 is out of control. And for people to
18 want to bring this development into our
19 community with a community that's out of
20 control as it is disrespectful to us.

21 COUNCIL PRESIDENT VERNA: The
22 Chair recognizes Councilman Clarke.

23 (Mr. Cooper walks away from
24 witness table.)

25 COUNCIL PRESIDENT VERNA: Just

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2 a moment sir.

3 COUNCILMAN CLARKE: You asked
4 me a question. Mr. Cooper, first thank
5 you for your testimony.

6 I acknowledge that there are
7 some issues with respects to the CDC;
8 other members are not. That issue has
9 to be resolved one way or another, and
10 I'm fully willing to do that.

11 With respects to the issues in
12 the neighborhood, I'm fully aware of it,
13 I'm over there all the time, and I'd be
14 more than willing to sit down with you,
15 your organization, and anybody else to
16 talk about some of the existing problems
17 because I do believe that there --

18 MR. COOPER: Before or after
19 this bill gets passed?

20 COUNCILMAN CLARKE: It's
21 totally unrelated to the bill. I mean,
22 the reality is --

23 MR. COOPER: I don't want to
24 talk if it's concerning -- I don't want
25 to talk if it's -- if it's --

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2 COUNCILMAN CLARKE: That's
3 fine. Thank you, Mr. Cooper.

4 MR. PRIMAVERA: Madam
5 President, I may actually have been out
6 of turn. In the interest of trying to
7 have everybody focus their attention,
8 you know, on the record, I've been
9 approached by everyone saying that
10 they've taken the day off and they are
11 so in support of this ordinance, and in
12 the face of what they believe is some
13 stray adverse comments, that they would
14 pillory me from post to post if they
15 can't testify a hundred percent in
16 support of the ordinances today.

17 So I stand corrected and I'm
18 hopeful that we will all hear from them
19 because they speak from the heart, and I
20 just heard it ringing in my ears.

21 COUNCIL PRESIDENT VERNA: All
22 right. Thank you.

23 Please identify yourself for
24 the record and proceed with your
25 testimony.

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2 MS. BROWN: My name is Marina
3 Brown. Good afternoon, Madam
4 Chairperson and members of the Committee
5 on Rules.

6 My new address will be 1307
7 north 32nd Street Philadelphia, PA,
8 19121, on or before July 1, 2007. I am
9 here today to offer the following
10 testimony on Bill No. 060901 and 060902.

11 I was born and raised in
12 Philadelphia, Pennsylvania, on August
13 11, 1954, and I've lived in this city my
14 entire life. I've been a resident
15 taxpayer since the age of 16 and a
16 registered voter since the age of 18.

17 I worked in Center City, and
18 currently work in Center City, for more
19 than 35 years, and I've been working for
20 the federal government for more than 26
21 years. However, I can retire in 2011 at
22 the age of 56. And I love Philadelphia.

23 At age 36, I purchased my first
24 home in July, 1991, but due to a failed
25 marriage, I suffered the loss of my

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2 first real-estate investment.

3 In September of 2006, I began
4 to take another look at opportunities to
5 invest in property and found through
6 Long & Foster's real-estate office that
7 I could qualify for a conventional
8 30-year interest-only mortgage toward
9 the purchase price of \$230,000.

10 You see, I am now planning for
11 retirement, and I believe it's the right
12 time, the right place, and it's the
13 right price for me to purchase a home in
14 Brewerytown Square -- or I call it
15 B Town.

16 In November of 2006, I was
17 driving up Girard Avenue and noticed the
18 sign for B Town's models located on 31st
19 and Thompson Streets. It was a Sunday,
20 and I was driving by from the hair
21 salon. I was unaware of the development
22 and immediately rushed home to view this
23 on the website.

24 I was pleased to see how many
25 other neighborhoods were developed in

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2 the city. I envision the same for the
3 areas of 31st Street 32nd Street,
4 Glenwood Avenue, the Girard Avenue
5 corridor, and Oxford Street.

6 I thought, how nice to be so
7 close to the zoo balloon at the
8 Philadelphia Zoo, entrances to the
9 Schuylkill Expressway, shortcuts through
10 Fairmount Park and Kelly Drive, and to
11 my church, Sharon Baptist Church on
12 Conshohocken Avenue, and a convenient
13 SEPTA ride downtown, where I don't need
14 to drive my car.

15 I took the tour of the two
16 models offered, and immediately I knew I
17 had to be involved with this project,
18 because at Long & Foster, they sent me
19 to various residences. For \$230,000, I
20 was going to get someone else's home
21 that they fixed up, not something
22 brand-new. I didn't even know that I
23 could afford that. So I looked to
24 moving into my new home in B Town.

25 I urge City Council to pass

1 2/7/07 RULES - BILLS 060902, 903
2 Bills 060901 and 060902 and provide the
3 zoning structure necessary to make this
4 master plan a reality, my reality.

5 Thank you for this opportunity
6 to provide my comments to the Committee
7 on City Council.

8 COUNCIL PRESIDENT VERNA: Thank
9 you very much.

10 Our next witness is...?

11 MS. SANFORD: Hi. Good
12 afternoon, Madam Chairperson and to the
13 fellow committee members.

14 My name is Pat Sanford and I'm
15 the CEO of Alexander Perry, Inc. Yes I
16 have taken considerable time away from
17 my schedule. I am also a member of the
18 Art Commission Board, the Mayor's
19 Committee on Minority Affairs, the
20 Governor's Committee on Minority
21 Affairs, the Please Touch Museum Board.

22 And I can actually say to you,
23 coming from -- grown up in Philadelphia,
24 that I have an uncle who's 81 years old
25 who lives on 31st and Norris Street and

1 2/7/07 RULES - BILLS 060902, 903

2 also cousins who live in the area that
3 are actually quite pleased to see such a
4 great development like Brewerytown
5 Square.

6 So I would challenge anyone who
7 lives in the area to not think about how
8 can we afford this? but think about why
9 not try to afford something like this?
10 I would challenge you. I want to put
11 that on the record that, you know,
12 sometimes we need to think a little
13 differently than we have in the past.

14 And I think that from a
15 standpoint of an owner of a business,
16 Westrum Development hired my firm. They
17 sought me out and hired my firm to
18 provide professional services, which,
19 sometimes in the city, doesn't happen
20 often. So they hired my woman-owned
21 minority firm to do interior design
22 services for one of the models that's at
23 Brewerytown.

24 Now that sole contract might
25 have been small initially, but it netted

1 2/7/07 RULES - BILLS 060902, 903
2 out over 150,000 because some of the
3 residents that live in the area sought
4 out my services as well and also
5 developers who toured the site.

6 So I am in full support of
7 Westrum Development's efforts because
8 they have absolutely reached out to the
9 community. They have reached out. My
10 cousins and uncles have toured the
11 project, and it has made them think more
12 about living in a property of this type
13 and magnitude.

14 So I would further say that to
15 pass a bill for this development would
16 be in the interests not only of Westrum
17 but other community members and other
18 people and business owners like myself.

19 Thank you very much.

20 COUNCIL PRESIDENT VERNA: Thank
21 you.

22 Good afternoon.

23 MS. HARDY: Good afternoon,
24 Madam Chairperson and members of the
25 committee. My name is Leola Hardy, and

1 2/7/07 RULES - BILLS 060902, 903

2 I'm here on behalf of both myself and my
3 husband, Joel Trotter, who could not be
4 here today.

5 We are both residents of
6 Brewerytown Square and we live in the
7 1300 block of North 31st Street. And I
8 would like to offer the following
9 testimony in support of Bill No.'s
10 060901 and 060902.

11 I'd first like to say that I
12 have been a long-term resident of the
13 City of Philadelphia. I'm a graduate of
14 Temple University School of Law. I've
15 been with the Public Defenders Office in
16 the city for the past ten years.

17 When my husband and I got
18 married, we decided to make a commitment
19 to remain in the City of Philadelphia,
20 and when we did so, we saw the
21 Brewerytown neighborhood as a hidden
22 gem. We saw that it was close to Center
23 City where we were able to work, close
24 to Fairmount Park, Kelly Drive. We
25 liked the diversity of the neighborhood

1 2/7/07 RULES - BILLS 060902, 903

2 that was there, and we also liked the
3 diversity of the people who are actually
4 buying in Brewerytown Square.

5 We saw a potential for growth,
6 and it made it an ideal place for us to
7 decide to buy. Moreover, we were very
8 excited to find new construction that we
9 felt was affordable and within our
10 reach.

11 We love the location and we are
12 excited about being a part of the
13 community and contributing to that
14 community.

15 We support the Brewerytown
16 Master Plan and think it's an excellent
17 opportunity to turn blighted, abandoned
18 industrial properties into a thriving
19 residential neighborhood that will
20 complement the existing structures and
21 neighbors while, at the same time,
22 welcome in new residents and the energy
23 and ideas that come along with them.

24 In the year that we've been
25 living in Brewerytown Square, we've

1 2/7/07 RULES - BILLS 060902, 903
2 become involved in that neighborhood.
3 I've become involved with the
4 Brewerytown CDC and also a Town Watch
5 program.

6 I have seen a cooperative
7 effort between the old and the new
8 residents in Brewerytown. And based on
9 conversations with the longtime
10 residents and new residents of the
11 neighborhood, I think that most of the
12 people that I have talked to --
13 actually, all of the people that I have
14 spoken to -- have seen positive changes
15 that have resulted from the Westrum
16 Development and the increase in activity
17 and new people who are in the area.

18 This is exactly the type of
19 development that progressive cities like
20 the City of Philadelphia should be
21 encouraging.

22 My husband and I, we both urge
23 City Council to pass both bills and to
24 provide the zoning relief necessary to
25 make the master plan a reality.

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2 Thank you for this opportunity
3 to be heard.

4 COUNCIL PRESIDENT Verna: Thank
5 you very much.

6 Are there any questions or
7 comments from members of the committee
8 of any of the three witnesses at the
9 table?

10 (No questions.)

11 COUNCIL PRESIDENT Verna: Thank
12 you again for your patience.

13 Our next witness?

14 (Witnesses come forward.)

15 COUNCIL PRESIDENT Verna: Would
16 you please identify yourself for the
17 record.

18 MR. WILLIAMS: Good afternoon
19 Madam Chairperson and committee members.
20 My name is Reynold Williams, and I am a
21 resident of Brewerytown. It is my
22 pleasure to speak before you today
23 regarding Bills 060901 and 060902.

24 The building of the Brewerytown
25 Square condominiums has afforded me the

1 2/7/07 RULES - BILLS 060902, 903

2 opportunity to purchase my first home at
3 an affordable price in a community close
4 to where I work and socialize.

5 I've realized a dream that has
6 been in the making for some time. With
7 that dream comes the idea of helping
8 others who are looking to take a chance
9 on the city, anxious to increase not
10 only the number of businesses in the
11 county but increase the number of young
12 residents as well.

13 For far too long, students of
14 the many area colleges have left for
15 other cities such as New York, D.C., and
16 Chicago, and it is now up to you to
17 reverse this trend.

18 With the efforts of Westrum
19 Development, we now have a means of
20 retaining these students and their
21 spending power in the form of affordable
22 housing, something these other cities
23 can't offer. The Brewerytown project
24 offers a means for these students to
25 remain in the area at an affordable

1 2/7/07 RULES - BILLS 060902, 903
2 price through low-cost attractive
3 housing and reasonable financial plans,
4 all the while helping a community
5 prosper in the process through efforts
6 to provide small-business and retail
7 opportunities.

8 I relish the potential the
9 development holds for both it's new
10 residents and those who have called
11 Brewerytown home for sometime. In its
12 development, Westrum did not displace a
13 single Brewerytown resident; instead,
14 Westrum turned abandoned lots and
15 warehouses into valuable property by
16 constructing homes.

17 With the advent of the
18 development, local-area homes have
19 increased their value, offering
20 financial rewards for those looking to
21 further renovate their existing home or
22 have them looking for means to see their
23 current economic strength grow.

24 There's a positive effect to
25 the Brewerytown project that extends far

1 2/7/07 RULES - BILLS 060902, 903

2 beyond my property or the property of
3 new Brewerytown residents:

4 It is the hope for the
5 revitalization of North Philadelphia one
6 block at a time, working with current
7 residents and offering financial benefit
8 to them in the process. To hinder such
9 development only strengthens the
10 stagnation that areas outside of Center
11 City have fought for over the last
12 decade.

13 I implore your help in not only
14 insisting that people such as myself
15 actualize a dream but help the city and
16 its residents prosper through the
17 financial and economic rewards that come
18 through affordable house and business
19 opportunities.

20 As a minority, I take pride in
21 being able to buy a house in a community
22 such as Brewerytown. In the time that
23 I've been there, as you can see from
24 those in attendance, we're a Benetton
25 commercial; we are a conglomeration of

1 2/7/07 RULES - BILLS 060902, 903
2 multiple cultures that are here today to
3 show our support for what Mr. Westrum
4 has done in the community.

5 I don't believe it's an issue
6 of black, white, or racial issues or
7 economic concerns, as we are trying to
8 address all these here today. In
9 effort, we've approached one of the most
10 difficult things and compromised, and
11 we're here before you to see that this
12 goes through.

13 I thank you for time and
14 support.

15 COUNCIL PRESIDENT VERNA:
16 You're welcome.

17 Please identify yourself for
18 the record.

19 MS. LAND: Good afternoon,
20 Madam President and members of City
21 Council. My name is Lorraine Land and
22 I'm a resident of Brewerytown Square. I
23 live at 3127 West Thompson Street. I
24 have lived at this address for just over
25 a year.

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2 I work as a school counselor
3 for the School District of Philadelphia,
4 so living here and living in Brewerytown
5 affords me the opportunity to be in
6 close proximity to my place of
7 employment. Actually, I work at
8 Strawberry Mansion High School, so every
9 day, I wake up in the morning and I walk
10 to Strawberry Mansion; and every
11 afternoon, I walk home.

12 As well as offering me a place
13 to live close to work, Brewerytown also
14 allows me to have access to the myriad
15 of things that Philadelphia has to offer
16 such as the museums, restaurants and
17 nightclubs, as well as its various
18 cultural events.

19 As a full-time -- as an
20 educator, a single female, and a
21 full-time Ph.D. student, it was my
22 belief that my financial situation would
23 never allow me the opportunity to
24 purchase a home close to Center City,
25 Philadelphia, although purchasing a home

1 2/7/07 RULES - BILLS 060902, 903
2 in Center City or near Center City has
3 always been my dream.

4 However, my belief was
5 transformed when I heard of Westrum's
6 development here in Brewerytown. The
7 same day I saw the community in December
8 of 2005, I put down my deposit. Two
9 weeks later, the day before Christmas, I
10 moved into my first home. My dream was
11 realized.

12 This past year living in
13 Brewerytown has been wonderful. I have
14 met many friendly and welcoming
15 neighborhoods, both inside the
16 development and outside of the
17 development. I have also met great
18 people at the local markets and stores
19 as well as within the staff employed by
20 Westrum.

21 Throughout the past year, I
22 have read much press regarding what is
23 happening at Brewerytown, and
24 unfortunately, much of this press has
25 been negative.

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2 As a resident who's lived there
3 a year now, I can see nothing negative
4 in furthering the development of such a
5 wonderful abutting community. By
6 allowing Westrum to continue to develop
7 at Brewerytown, the City Council will
8 allow this community and its members,
9 regardless of their race, gender and
10 socioeconomic status, to thrive and
11 realize their dreams as well.

12 Thank you for giving me the
13 opportunity to be heard.

14 COUNCIL PRESIDENT VERNA:
15 You're welcome.

16 Please identify yourself.

17 MS. KUJATH: Good afternoon.
18 My name is Lynn Kujath. My address is
19 3112 west Master Street, Philadelphia,
20 PA. I would like to offer the following
21 testimony on Bill No. 060901 and 060902.

22 I moved to Philadelphia seven
23 years ago to attend college and fell in
24 love with the city. Throughout my
25 entire life, I have had to work hard for

1 2/7/07 RULES - BILLS 060902, 903
2 every dollar in my pocket. I put myself
3 through college and am a first-time
4 homeowner because of the affordable
5 option that Brewerytown Square provided.

6 Currently, I am employed by the
7 Children's Hospital of Philadelphia as a
8 nurse-practitioner, and I give back to
9 the community on a daily basis.

10 I was drawn to Brewerytown
11 because of its close proximity to my
12 employer, Kelly Drive, I-76, the zoo,
13 Fairmount Park, and Center City, but
14 most importantly, because I saw a
15 diamond in the rough.

16 Brewerytown has tremendous
17 potential that is unmatched by other
18 neighborhoods of Philadelphia. In
19 addition, the proposed master plan will
20 facilitate the Girard Avenue commercial
21 corridor to flourish beyond what we can
22 envision. Just as Philadelphia has been
23 named "The Next Best City," Brewerytown
24 is the next best neighborhood.

25 I'm in total support of the

1 2/7/07 RULES - BILLS 060902, 903
2 master plan and the transformation of a
3 blighted district into a flourishing
4 neighborhood that complements and unites
5 with the larger community.

6 As a taxpayer, registered
7 voter, and your neighbor, I urge City
8 Council to pass Bill No. 060901 and
9 060902 to provide the zoning structure
10 to make this master plan a reality.

11 Thank you for allowing me the
12 opportunity to allow me to come before
13 you.

14 COUNCIL PRESIDENT VERNA: Thank
15 you very much.

16 Are there any other questions
17 or comments of these witnesses?

18 (No response.)

19 COUNCIL PRESIDENT VERNA:
20 Seeing none, I would ask
21 Mr. McPherson -- are there any other
22 witnesses who would like to be heard?

23 MR. MCPHERSON: There's one
24 more.

25 COUNCIL PRESIDENT VERNA: May I

1 2/7/07 RULES - BILLS 060902, 903

2 suggest you approach the witness table,
3 please.

4 (Witnesses come forward.)

5 COUNCIL PRESIDENT VERNA: Good
6 afternoon. Please identify yourself for
7 the record.

8 MR. COOPER: Good afternoon,
9 Madam Chairperson and members of the
10 Committee on Rules. My name is Frank
11 Mercantonio, and I currently live in the
12 Brewerytown Square development. I'd
13 like to offer the following testimony on
14 Bills No. 060901 and 060902.

15 Brewerytown has been a
16 struggling neighborhood for many years
17 but yet remains one with strong assets,
18 where there is potential to build from
19 its existing strengths and prevent or
20 even potentially reverse further
21 decline.

22 Despite struggling with poverty
23 in recent decades, Brewerytown has seen
24 a recent influx of young professionals
25 and is considered a neighborhood on the

1 2/7/07 RULES - BILLS 060902, 903

2 rise.

3 I, for example, decided to buy
4 in Brewerytown Square because it awarded
5 me an affordable and unparalleled option
6 new construction near Center City and
7 made many things that I enjoy to do just
8 a five-minute drive away. My
9 girlfriend's commute is exactly seven
10 minutes.

11 However, owning a home in
12 Brewerytown has also afforded me a much
13 greater as opposed to many of the
14 properties available in the city, many
15 of which do not even include parking.

16 But more importantly,
17 Philadelphia and its people are not
18 foreign to urban revitalization and
19 neighborhood transformation.
20 Philadelphia is known as a city of
21 neighborhoods, okay, but not all of them
22 what they are today weren't always like
23 that.

24 Old City is a place of unique
25 people, significant history, charming

1 2/7/07 RULES - BILLS 060902, 903
2 shops, intriguing night life, and just
3 loads of entertainment. I'd like to
4 know how all of that became Philly's
5 version of New York's Soho without
6 change.

7 What about Fishtown? A
8 neighborhood once hit by poverty has
9 been seeing property values rise in
10 recent years as the neighborhood has
11 seen an influx of artists and
12 professionals.

13 Northern Liberties. In recent
14 years, Northern Liberties has become a
15 center for local artists and musicians
16 due to large improvement and large
17 revitalization projects that have been
18 undertaken recently. That neighborhood
19 has been targeted for revitalization
20 because it's very close to Center City.

21 There are many other examples
22 of revitalized neighborhoods that I can
23 speak of across the city. East Falls,
24 Manayunk, Mt. Airy, Manayunk, South of
25 South, Bella Vista, and Parkside, just

1 2/7/07 RULES - BILLS 060902, 903

2 to name some.

3 These areas vastly differ from
4 one another in many ways. Some are
5 gentrifying while others remain
6 relatively stable demographically. In
7 some areas, one person or institution
8 invests capital; others are rekindled by
9 the spillover effects of an adjacent
10 neighborhood's transformation.

11 But what brings all of
12 Philadelphia's success stories together
13 is that in every single case, the
14 transformation came about because of a
15 rediscovery of a neighborhood's
16 particular assets, much like Brewerytown
17 has.

18 And in attempt to bring new
19 life to the Brewerytown neighborhood, I
20 am in support of the master plan and the
21 transformation of vacant properties and
22 abandoned buildings into a thriving
23 neighborhood that complements and
24 connects to a larger community.

25 As Brewerytown moves toward

1 2/7/07 RULES - BILLS 060902, 903
2 economic and social revitalization, this
3 and future redevelopment projects will
4 continue to remove significant physical
5 decay from the area as well as have a
6 strong positive effect on the
7 surrounding neighborhoods. In time,
8 Brewerytown can be a success story too.

9 So in closing, I ask City
10 Council to pass Bill No.'s No. 060901
11 and 060902 to provide the zoning
12 structures necessary to make this a
13 master plan a reality.

14 Thank you for the opportunity
15 to speak before this Council.

16 COUNCIL PRESIDENT VERNA: Thank
17 you, sir.

18 Please identify yourself for
19 the record.

20 MR. SMYTHE: Hi. My name is
21 Doug Smythe. I'm here today as a
22 Philadelphia homeowner, investor, and
23 School District employee.

24 I first decided to invest in
25 Brewerytown in September of this year.

1 2/7/07 RULES - BILLS 060902, 903

2 I was looking at a three-story
3 fixer-upper on Poplar Street.

4 The sole reason I initially
5 considered investing in this particular
6 area was John Westrum and his master
7 plan to develop Brewerytown. What
8 prevented me from investing in that
9 specific Brewerytown location was the
10 yet-to-be-finalized Bills 060901 and
11 060902, the very bills that I'm here
12 today to support.

13 As a perspective investor and
14 homeowner, I am here to pledge my
15 support of the master plan and
16 transformation of the vacant properties
17 and abandoned buildings into a thriving
18 neighborhood that complements and
19 connects to the larger Philadelphia
20 community. When I saw the tremendous
21 potential of the neighborhood and the
22 Girard Avenue commercial corridor, I
23 decided I wanted to be a part of the
24 revitalization.

25 So I purchased a home in

1 2/7/07 RULES - BILLS 060902, 903

2 Brewerytown. I live at 17 Brewerytown
3 Court. I believe in the concept of a
4 mixed-income neighborhood where housing
5 opportunities are available for
6 Philadelphians of varying income. My
7 purchasing of a home in Brewerytown is
8 confirmation of my commitment to this
9 cause. Due to Brewerytown's proximity
10 to Center City employment, recreation,
11 entertainment and cultural centers and
12 affordable, an unparalleled option for
13 new construction near Center City has
14 been created.

15 If the master plan for
16 Brewerytown is denied, other investors,
17 including myself, will look elsewhere to
18 invest. This would be a travesty to the
19 community of Brewerytown and a wonderful
20 opportunity would be lost for the
21 Philadelphia community as a whole.

22 As an educator, my whole life's
23 work has been focused on improving the
24 lives of inner-city children in this
25 beautiful City of Philadelphia. I've

1 2/7/07 RULES - BILLS 060902, 903
2 run programs for foster children and
3 students in need of more academic social
4 and emotional support. I have taught
5 special education for nearly five years,
6 and I am currently principal intern at
7 Ben Franklin High School.

8 The last thing I would do as an
9 educator would be to support a business
10 in the Philadelphia area whose interest
11 would be detrimental in any way to the
12 people of our community, especially our
13 children.

14 John Westrum has agreed to
15 adopt Ben Franklin High School. The
16 Westrum company will provide supports in
17 a plethora of ways to assist Ben
18 Franklin in meeting the many needs of
19 our students. Ben Franklin is the only
20 comprehensive high school in the Center
21 City region that is not a magnet school.
22 Ben Franklin has made considerable gains
23 over the past couple years under Chris
24 Johnson's spectacular leadership. John
25 Westrum also saw the potential in this

1 2/7/07 RULES - BILLS 060902, 903

2 up-and-coming school.

3 The inception of this
4 partnership took form while I was in
5 conversation with a Westrum
6 representative named Francina. I began
7 explaining how a large portion of our
8 students reside in and around the
9 Brewerytown section of Philadelphia. I
10 also told this representative the
11 adversity so many of our young students
12 face every day in their lives.

13 The first thing this
14 representative said to me was, "How can
15 we help." Not "That's a shame" or "Oh,
16 I know, it's terrible." No. This
17 representative, Francine, asked me, "How
18 can we help?" I believe this concern and
19 care you could find in all of John
20 Westrum's employees.

21 When the dialogue transpired on
22 that day, a beautiful partnership began
23 to form. John Westrum is the epitome of
24 what a business-owner in this country
25 should be. Our school district needs

1 2/7/07 RULES - BILLS 060902, 903
2 commercial businesses to come to our
3 city; business taxes give the district
4 tremendous fiscal support in educating
5 and improving the lives of
6 Philadelphia's children.

7 Passing Bill No. 060901 and
8 060902 will help assure a better future
9 for all of Philadelphia but particularly
10 our children. On your a.

11 MR. ESTES: Good afternoon. My
12 name is Dave Estes, and I'm here in
13 support of Bill No.'s 060901 and 060902.

14 One of the reasons my wife and
15 I chose to purchase a home in
16 Brewerytown Square is the potential for
17 repeating the experiences that we had in
18 2004 and 2005 while living in Harlem in
19 New York City.

20 During our two years in Harlem,
21 we witnessed the redevelopment of vacant
22 lots and the rehabilitation of abandoned
23 buildings. As a result of these
24 tangible and visible changes, much
25 needed growth and revitalization took

1 2/7/07 RULES - BILLS 060902, 903

2 place.

3 Our neighborhood went from
4 depressed streets with very little signs
5 of life to a community full of people
6 from all walks of life and ethnic
7 backgrounds living together and
8 restoring the economic vitality of the
9 area.

10 Long-term residents reaped the
11 benefits from the addition of new
12 businesses and amenities as well as
13 increased property values. In time,
14 they welcomed their new neighbors and
15 cultivated a unique and beautiful
16 community together.

17 As my wife and I look at the
18 streets, vacant lots, and abandoned
19 buildings surrounding Brewerytown
20 Square, we see only opportunity --
21 opportunity for existing residents and
22 those to come to work together to build
23 this area into a community that
24 celebrates its history and embraces its
25 legacy.

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2 The City of Philadelphia needs
3 healthy neighborhoods. It has been said
4 that a rising tide will lift all boats.
5 We believe strongly that continuing the
6 development of the Brewerytown Master
7 Plan will lift the neighborhood and
8 bring peace and prosperity to the area.

9 Thank you.

10 (Applause.)

11 COUNCIL PRESIDENT VERNA: Thank
12 you.

13 Are there any questions from
14 members of the committee?

15 (No questions.)

16 COUNCIL PRESIDENT VERNA:
17 Gentlemen, thank you.

18 Our next witnesses, please?

19 (Witness comes forward.)

20 MS. TAMAKI: Good afternoon.

21 COUNCIL PRESIDENT VERNA: Good
22 afternoon.

23 MS. TAMAKI: My name is Teruko
24 Tamaki. I'm a resident of Brewerytown,
25 and my address is 3131 West Thompson

1 2/7/07 RULES - BILLS 060902, 903
2 Street, Philadelphia, PA. I would like
3 to offer the following testimony on Bill
4 No. 060901 and 060902.

5 My husband and I decided to
6 move to Brewerytown because of the
7 tremendous potential we saw in the
8 neighborhoods and the Girard Avenue
9 commercial strip. We wanted to be a
10 part of its revitalization. Today, we
11 shop and dine on Girard Avenue and
12 especially enjoy the fine restaurants
13 such as and (indiscernible) Express and
14 (indiscernible) Seafood.

15 I'm committed to the City of
16 Philadelphia and the Brewerytown
17 neighborhood and look forward to seeing
18 the community grow farther into a lively
19 neighborhood. I'm in support of the
20 master plan and transformation of vacant
21 properties and abandoned buildings into
22 a nice neighborhood that complements and
23 connects to the larger community.

24 I'm expecting our first child
25 in May, and we would like to welcome him

1 2/7/07 RULES - BILLS 060902, 903
2 into a large and warm community where he
3 will be able to make many friends and
4 play safely.

5 We urge City Council to pass
6 Bill No. 060901 and 060902 to provide
7 the zoning structure necessary to make
8 this master plan a reality.

9 Thank you for the opportunity
10 to come.

11 COUNCIL PRESIDENT VERNA: Thank
12 you very much.

13 This is our last witness, we
14 hope.

15 (Applause.)

16 MR. WESTRUM: I had this
17 prepared originally to say, "Good
18 morning, Madam Chairperson," but it's
19 now, "Good Afternoon, Madam Chairperson
20 and City Council and members of the
21 Rules Committee."

22 COUNCIL PRESIDENT VERNA: Good
23 afternoon.

24 MR. WESTRUM: So thank you for
25 hearing everything. And my name is John

1 2/7/07 RULES - BILLS 060902, 903
2 Westrum, CEO of Westrum Development
3 Company, and I'm in a residence at 275
4 South 19th Street, in Philadelphia. I'm
5 here today to extend my support of Bill
6 060901 and 060902.

7 And while we tried to cut
8 things short, the passion that came from
9 all of our residents and the people that
10 are that much in support, we couldn't
11 contain them. We really wanted to try
12 to make things go faster.

13 But I just want to personally
14 look around and say thank you to
15 everybody for staying here and being the
16 way that you are, because this is the
17 future of community activists that are
18 here, and they're not here to stop
19 things in the city; they're here to push
20 things forward to make the city the
21 great place that it can be, so I want to
22 thank everybody for that.

23 In 2001, a little over five
24 years ago, I stood atop the Red Bell
25 Brewery building at 31st and Jefferson

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2 Street, which was being sold at a
3 bankruptcy sale.

4 I looked out at the horizon and
5 saw a vastly underutilized areas of
6 abandoned industrial buildings and a
7 level of a disinvestment in the area.
8 At the same time, I saw the proximity of
9 Center City and to one side, the
10 recreation and beauty of Fairmount Park
11 to the other side.

12 Adjoining the blighted former
13 industrial area was a solid neighborhood
14 that was in dire need of market-rate
15 investment. I envisioned a vibrant
16 community of market-rate housing,
17 community retail, and the current and
18 future of Philadelphians being created
19 from vacant, abandoned, underutilized
20 industrial buildings, and all of those
21 properties lie between 31st and 32nd
22 Streets, in between Girard and Oxford in
23 Brewerytown.

24 This location would offer home
25 buyers unparalleled access to make

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2 transportation, shopping, dining, and
3 commerce cultural and recreational
4 opportunities that the City has to offer
5 as well as a connection with a
6 neighborhood that was proud in tradition
7 of hard work and community concern.

8 At the same time as that was
9 occurring, I listened to the Mayor's
10 vision of neighborhood transformation
11 and said, This was the place. This was
12 a place. And where this vision could
13 come to life. And I said to myself,
14 "This is the place that this vision can
15 come to life."

16 A famous quote states that
17 nothing is as strong as an idea whose
18 time has come. Well, to me it is clear
19 that the idea of neighborhood
20 transformation time has truly come, and
21 the location with the ideal spot for
22 this transformation to occur would be
23 Brewerytown, Philadelphia, PA.

24 This also came at a time when
25 smart growth practices were being

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2 debated. And for the previous 15 years,
3 our company had focused on developing
4 greenfield farmland. It was at this
5 time, in 2001, that our company decided
6 to do what was pleaded of us -- to go to
7 the cities and the boroughs and to take
8 back abandoned, blighted areas and bring
9 them back into positive housing
10 neighborhoods where people could live
11 and love to live.

12 With the assistance of the
13 Administration and Councilman Clarke, we
14 started construction on the first phase
15 of our plan, Brewerytown Square, which
16 consists of 144 townhomes in 2004, and
17 we introduced that to the public in
18 2005.

19 Our vision proved to be
20 accurate, as over 50 potential buyers
21 weathered the night storms, camping out
22 and waiting in line all night to
23 purchase one of the initial market-rate
24 homes. Since then we have built and
25 sold nearly 75 of the first phase, and

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2 we have more than 80 new home
3 owners/families living in the community
4 since our grand opening in 2005.

5 We are pleased to report -- and
6 you saw it here today -- that the
7 homeowner population is a wonderfully
8 diverse mix in nearly every demographic
9 category -- ethnic, economic,
10 occupation, age, et cetera, but they all
11 share the same vision of a revitalized
12 Brewerytown and the advantage of city
13 living.

14 And this, I think, is very
15 important to say is that the concept of
16 affordable housing. It's important to
17 add that over 90 percent of our
18 purchasers to date fit within the
19 eligible household income definition of
20 affordable/workforce housing, as
21 proposed by Councilman Clarke in Bill
22 060732. Our goal of a community of
23 diversity has truly been met.

24 During the construction of the
25 first phase of the Brewerytown Square

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2 site, we worked with the community and
3 had over 50 meetings.

4 We worked with the community in
5 hiring practices, with job training for
6 the community of minority workers. We
7 created a community newsletter, assisted
8 the CDC in their computer lab, and
9 generally worked to preserve the
10 integrity of the community.

11 Over the past two years, we
12 have embarked on our mission to create a
13 master plan to continue the original
14 vision to transform the rest of the
15 properties we control in this portion of
16 Brewerytown. The process included
17 countless meetings and work sessions
18 with local and other stakeholders to
19 produce a plan that is being presented
20 here today.

21 Our plan, which entails
22 building of 595 townhomes and
23 condominium units with approximately
24 50,000 square feet of community retail
25 space, including the renovation of

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2 existing buildings, offers a mix of
3 housing type that has met with support
4 of the Brewerytown CDC, Brewerytown's
5 Sharwood Community Civic Association,
6 the Girard Coalition, the Girard
7 Coalition, the West Girard Business
8 Association, various City agencies,
9 including the Planning Commission, NTI,
10 OHCD, as well as being recognized by the
11 Delaware Valley Smart Growth Alliance.

12 And I look at that Delaware
13 Valley Smart Growth Alliance Recipient
14 award as a praise for what we're doing
15 in the City of Philadelphia.

16 While we have garnered
17 significant community support for our
18 plan, we also recognize that we have a
19 serious obligation to support the
20 community and its residents.

21 We have formed strategic
22 partnerships with the Brewerytown CDC to
23 provide financial support by purchasing
24 25 work stations for its newly-open
25 technology computer center.

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2 We began a community
3 newsletter. We sponsored community
4 festivals and programs. And we formed,
5 and will continue to support, the
6 Homeowner Institute, just to name a few.

7 Additionally, we have partnered
8 with Gentis Group to provide 20
9 affordable housing units, both
10 renovation and new construction, on
11 vacant and abandoned lots in the city --
12 in the neighborhood. This is over and
13 above the 61 affordable units recently
14 built by Penrose Properties, another
15 concerned and dedicated corporate
16 citizen who moved their offices from Two
17 Liberty Place to Brewerytown in response
18 to what they felt was their core
19 competency.

20 Today, we stand here together
21 as stakeholders. It is much easier for
22 people to come out who would oppose
23 something, and I think that it's a
24 testament to every one of the residents
25 of Brewerytown Square as well as

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2 stakeholders who feel that positive for
3 what they want to see done for them to
4 take a day off from work -- not to
5 oppose something, but to come out and
6 support that. It's very rare that you
7 can find that. It's very easy to have
8 people come out in opposition; it's very
9 hard to get people to come out and
10 support.

11 So, again, I mean, by a show of
12 hands and a show of signs, I mean, you
13 can see what people are saying: We
14 support the Brewerytown Master Plan.

15 (Applause.)

16 MR. WESTRUM: So in conclusion,
17 we ask City Council and the Rules
18 Committee to share our vision for the
19 master plan, to share our vision for
20 neighborhood transformation, to bring
21 the original vision into reality with
22 the passage of these bills.

23 Thank you very much for your
24 consideration.

25 COUNCIL PRESIDENT VERNA: Thank

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2 you.

3 (Applause.)

4 MR. PRIMAVERA: I'm going to
5 pass up for the record additional
6 petitions and letters. Thank you.

7 COUNCIL PRESIDENT VERNA: Are
8 there any other witnesses that would
9 like to be heard?

10 (Witness comes forward.)

11 MS. BRACY: My name is Linda
12 Bracy, and when I came here today, I
13 didn't come with the intention of
14 speaking; I came because I wanted to
15 hear what was going on.

16 And I heard a lot of people
17 speak about a lot of passion coming
18 because they approve it. You're getting
19 ready to hear passion now coming from
20 somebody who opposes it.

21 I'm a homeowner and a resident.
22 And I'm not a homeowner that got a house
23 last year. I'm proud of all you guys
24 who bought your house last year.

25 I have a home that I have taken

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2 care of for 20 years. My house was
3 there when Acme backed into it and tore
4 it up. My father had that house then.

5 When that house got torn up at
6 1339 and 1337 North 30th Street, my
7 family had to get all of our money to
8 repair the things that the City said
9 were now our responsibility 'cause we
10 owned that home. When the water main
11 got torn up under the street, we had to
12 repair all of those things, so over
13 those years, we have worked every day.

14 (Applause.)

15 MS. BRACY: I have seven
16 children; they work every day. I work
17 every day, my husband work every day.
18 We have a daughter we're sending to
19 college because Brewerytown needs a
20 lawyer to help them do some of the
21 things, so we're spending our money
22 doing everything we can.

23 And I oppose it because it's
24 like we don't matter. I live there. I
25 have taken care of my home. I didn't

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2 get a beautiful house and I come and do
3 whatever. Hey, when the roof fell in, I
4 had to get my money to get a new roof.
5 Hey, when the electricity don't work, we
6 have to buckle down and get our money
7 together. We love that house we've
8 taken care of that house.

9 And so to know that my father,
10 who is 80 years old now, would not have
11 been able to afford to keep his house --
12 if these prices go up, he can't afford
13 to keep it because he's 80 years old.
14 So you know what? I bought my family's
15 house, my family's house.

16 So this is not just Brewerytown
17 Square or some houses over there; this
18 was my family's house.

19 And this is why I oppose it.
20 My sons built me two flowerpots on
21 either side of the house. When Penrose
22 built their apartment, they cement came
23 down and killed every flower I had.
24 Nobody ever came over and said, "Ma'am,
25 I'm sorry."

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2 The mornings that my husband
3 and I were waking up at 4 and 5 o'clock
4 in the morning because of the
5 construction company, nobody never said,
6 "Ma'am, I'm sorry."

7 The nights we came home and had
8 to park our car two blocks away to walk
9 to our house that we paid for, nobody
10 said, "Ma'am, I'm sorry." Matter of
11 fact, some of the construction men, when
12 I asked them, "Would you please not sit
13 on our steps, would you please not throw
14 your trash in the street here because we
15 clean it up. Oh, excuse me, excuse me.
16 You own some property? Yes, I do. Yes,
17 I do."

18 And these are things that I
19 think -- you know, this is what Westrum
20 didn't hear. Everybody who told you
21 they talked to everybody? I'll tell you
22 what. I look in the door of the CDC
23 every day when I come out, going to
24 work. Nobody has ever said anything.
25 The papers that they told you that they

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2 put in the doors, no papers have ever
3 been in my door.

4 (Applause.)

5 MS. BRACY: I got two doors,
6 and no papers have ever been in my door.
7 No papers have ever -- and they said,
8 Well, you know, the community can use
9 our computers. My children had
10 computers before you even built that.

11 So the things that they are
12 doing, I mean, they're not doing things
13 that are actually taking care of me;
14 they're doing what's benefitting them.

15 Mr. Clarke, when you was
16 traveling around through my community, I
17 sent my daughter out to talk to you.
18 Hey, you didn't talk to us.

19 But you know what? Let me tell
20 you, I have seven grown children, and I
21 make sure they vote. I make sure that
22 they vote.

23 (Applause.)

24 COUNCIL PRESIDENT VERNA: Thank
25 you very much.

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2 Is there anyone else that would
3 like to testify?

4 (No response.)

5 COUNCIL PRESIDENT VERNA:

6 Seeing no one, this will conclude our
7 public hearing.

8 * * *

9 COUNCIL PRESIDENT VERNA: We
10 will now go into our public meeting.

11 The Chair recognizes Councilman
12 Clarke regarding Bill No. 060901.

13 COUNCILMAN CLARKE: Thank you,
14 Madam President.

15 Madam President, I move that
16 Bill 060901 be reported out of committee
17 with a favorable recommendation.

18 MR. MCPHERSON: Councilman?

19 COUNCILMAN CLARKE: Yes?

20 MR. MCPHERSON: There was an
21 amendment that was offered.

22 (Committee members confer among
23 themselves off the record.)

24 COUNCILMAN CLARKE: Thank you,
25 Madam President.

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2 Madam President, before -- I
3 probably should have done this in the
4 public hearing.

5 Before we proceed, I just want
6 to say a couple of things. This
7 particular proposal has been a sensitive
8 proposal from day one, and having been
9 born and raised in North Philadelphia
10 all of my life, I have a clear sense of
11 some of the concerns about these types
12 of proposals, some of the
13 characteristics associated with these
14 types of proposals, be it perceived or
15 real.

16 This started a couple years
17 ago, and we have had extensive meetings.
18 Was I at every single meeting? No. Was
19 I at a lot of meetings? Yes. Did I get
20 feedback from most of the meetings?
21 Yes.

22 I understand this is -- this is
23 new to this community, but we made a
24 commitment and I made a commitment early
25 on in the process when, frankly

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2 speaking, I wasn't supportive of this
3 proposal, but we had a number of
4 discussions with a number of people, and
5 people had made commitments particularly
6 to the residents, the long-term
7 residents of that neighborhood, 'cause
8 at the end of the day, yes, those are
9 the people that have been extremely
10 supportive of me politically, and I
11 understand that.

12 But the reality is that things
13 change -- all the time, everywhere. And
14 in order to deal with change in the
15 appropriate way, you must have the
16 appropriate solicitation and input from
17 everybody.

18 And I don't think there's a
19 single person in here who's asked to
20 speak to me that I have not spoken to.
21 We may not agree, but I have spoken to
22 them. I have spoken to a couple people
23 who testified today as recent as week,
24 very extensively.

25 We may not agree on everything,

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2 but the one thing that I'm committing to
3 is to making sure that this community
4 prosper in a way that will not be
5 detrimental -- and I say that with
6 emphasis -- that will not be detrimental
7 to the current residents and the new
8 residents, right? 'Cause this is a city
9 of neighborhood, and I want to make sure
10 that this neighborhood is one of the
11 best neighborhood in the City of
12 Philadelphia, not simply by virtue of
13 the new development, but by virtue of
14 the fact that it should be, period, all
15 right?

16 There are a number of
17 challenges in that neighborhood that
18 people have spoken about. Regardless as
19 to whether or not this development was
20 going to be built, we have a crime issue
21 in that particular neighborhood, and it
22 should be dealt with in spite of whether
23 or not these new houses are built.

24 We have an issue with respects
25 to the lack of unemployment and

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2 educational needs in that community that
3 should be dealt with, in spite of
4 whether or not this particular
5 development is built.

6 Now, I believe this particular
7 development can enhance this community
8 right? But what I don't want to have
9 happen if -- assuming that this
10 proceeds, is that we create this
11 division, and I'm a little concerned
12 about what could possibly happen, this
13 division between the old and the new
14 residents.

15 Now, I know, by and large,
16 that's not nearly the case because I
17 have been involved in this process, and
18 a substantial amount of people in that
19 community are in support of this
20 development, but I don't want to give
21 the impression -- a lot of my colleagues
22 here are not as intimately aware --
23 Councilman Greenlee is because he's a
24 resident of that community and is
25 intimately aware of what's actually

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2 going on in that community.

3 But I say that we cannot simply
4 pass this bill and not, one, acknowledge
5 the fact that there are some issues,
6 there are some concerns about taxes of
7 the existing residents going up, and
8 we've made it clear, and we will
9 continue to make it clear, using the
10 representatives from the Board of
11 Revision of Taxes, that this particular
12 development will not impact because it
13 is not comparable to properties as you
14 relate to the assessments.

15 But if, in fact, it continues
16 to be some concerns, we're going to
17 continue to push ahead and make sure the
18 tax structure that's in this
19 neighborhood has not created a burden on
20 the existing residents or the new
21 residents, right?

22 So as we move ahead, assuming
23 we pass this bill, there has to be
24 continued discussion, continued
25 acknowledgment that there are some

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2 concerns with some of the residents,
3 continued participation of all of the
4 residents to make sure at the end of the
5 day -- this is one neighborhood, not the
6 new houses versus the old houses and the
7 new people versus the old people. This
8 is going to be one neighborhood, and we
9 have to continue to have reasonable
10 dialogue as we move ahead, all right?

11 So I just wanted to make that
12 clear, and I know I should have done
13 that in the public meeting.

14 (Applause.)

15 COUNCIL PRESIDENT Verna: Okay.
16 Again, the Chair recognizes Councilman
17 Clarke.

18 COUNCILMAN CLARKE: Thanks.
19 Thank you, Madam Chair.

20 Madam President, I would like
21 to offer an amendment to Bill 060901.
22 It is listed as Map B on the proposed
23 zoning.

24 COUNCIL PRESIDENT Verna: Do I
25 hear a second?

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2 (Motion seconded.)

3 COUNCIL PRESIDENT VERNA: It
4 has been moved and seconded that the
5 amendment be adopted.

6 All in favor will say aye.

7 Those opposed?

8 The ayes have it and the
9 amendment is adopted.

10 Again, the Chair recognizes
11 Councilman Clarke.

12 COUNCILMAN CLARKE: Madam
13 President, I move that Bill No. 060901
14 be reported out of committee with a
15 favorable recommendation as amended.

16 (Motion seconded.)

17 COUNCIL PRESIDENT VERNA: It
18 has been moved and seconded that Bill
19 No. 060901 be reported out of committee
20 with a favorable recommendation as
21 amended.

22 All in favor will signify by
23 saying aye.

24 Those opposed?

25 The ayes have it and the motion

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2 carries.

3 The Chair again recognizes
4 Councilman Clarke regarding Bill No.
5 060902.

6 COUNCILMAN CLARKE: Thank you,
7 Madam President.

8 Madam President, we will be
9 offering two amendments. One amendment
10 addresses the concerns raised by the
11 Planning Commission at an earlier
12 meeting and subsequently at some of the
13 meetings that we've had with the
14 Planning Commission. It basically
15 adopts the recommendations of the
16 Planning Commission into the
17 legislation.

18 There will be a requirement of
19 a conceptual outline of the public
20 benefits proposal. We will be asking
21 the developer, prior to the
22 implementation phase of this ordinance,
23 to outline and submit both to the
24 Planning Commission and the City Council
25 a public benefits initiative that

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2 incorporates proposals of dealing with
3 affordable housing, open space, and all
4 of the other things that were mentioned
5 in earlier testimony by the Planning
6 Commission.

7 The second ordinance, as a
8 result of some concerns raised by a
9 number of people -- and I actually agree
10 with them that this particular bill, as
11 earlier proposed, would have designated
12 a classification -- a new classification
13 of zoning that has citywide
14 implications.

15 I don't think that given the
16 process associated with this bill that
17 we should impact all of the Council
18 districts because a number of Council
19 districts have not been involved
20 intimately in the formulation of this
21 bill.

22 So this second amendment will
23 essentially designate site-specific to
24 this particular proposal, and basically
25 the language is an order for an

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2 additional Industrial Transformation
3 District to be established. It must be
4 introduced by a councilmember for that
5 particular district.

6 COUNCIL PRESIDENT VERNA: Very
7 good.

8 (Motion seconded.)

9 COUNCIL PRESIDENT VERNA: It
10 has been moved and seconded that the
11 amendments be adopted.

12 All those in favor will say
13 aye.

14 Those opposed?

15 The ayes have it and the motion
16 carries.

17 Again, the Chair recognizes
18 Councilman Clarke.

19 COUNCILMAN CLARKE: Thank you,
20 Madam Chair.

21 Madam Chair, I move that Bill
22 No. 060902, as amended, be approved and
23 a request for -- actually, I don't need
24 a suspension of the rules.

25 (Motion seconded.)

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2 COUNCIL PRESIDENT VERNA: It
3 has been moved and seconded that Bill
4 No. 060902 be reported out of committee
5 with a favorable recommendation as
6 amended.

7 All those in favor will say
8 aye.

9 Those opposed?

10 The ayes have it and the motion
11 carries.

12 Again, the Chair recognizes
13 Councilman Clarke --

14 COUNCILMAN CLARKE: Thank you,
15 Madam President.

16 COUNCIL PRESIDENT VERNA: --
17 regarding Bill No. 060902.

18 COUNCILMAN CLARKE: Thank you,
19 Madam President. I move that Bill 060
20 --

21 COUNCIL PRESIDENT VERNA: 0928.

22 COUNCILMAN CLARKE: -- 928 be
23 reported out of committee with a
24 favorable recommendation and a request
25 for rules suspension so as to allow

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2 reading at the next session of Council.

3 (Motion seconded.)

4 COUNCILMAN O'NEILL: Madam
5 President?

6 COUNCIL PRESIDENT VERNA: Yes.

7 COUNCILMAN O'NEILL: I have to
8 abstain on this and make a statement on
9 the record.

10 COUNCIL PRESIDENT VERNA: Yes,
11 yes.

12 COUNCILMAN O'NEILL: Yes. I
13 will be abstaining on this bill. The
14 law firm with which I'm associated, Fox
15 Rothschild, represents Children's
16 Hospital in this matter, and I will,
17 therefore, be abstaining. I have also
18 taken no part in any deliberations
19 involving the bill.

20 COUNCIL PRESIDENT VERNA: Very
21 good. Thank you.

22 It has been moved and seconded
23 that Bill No. 060928 be reported out of
24 committee with a favorable
25 recommendation and further that the

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2 rules of Council be suspended so as to
3 permit first reading at our next session
4 of Council.

5 All in favor will say aye.

6 Those opposed?

7 The ayes have it. The motion
8 carries, and the record will reflect
9 that Councilman O'Neill abstained from
10 the vote.

11 The Chair recognizes Councilman
12 Clarke regarding Bill No. 060962.

13 COUNCILMAN CLARKE: Thank you,
14 Madam President.

15 Madam President, I move that
16 Bill 060962 be reported out of committee
17 with a favorable recommendation.

18 MR. McPHERSON: And a
19 suspension of the rules.

20 (Motion seconded.)

21 COUNCIL PRESIDENT VERNA: It
22 has been moved and seconded that Bill
23 No. 060962 be reported out of committee
24 with a favorable recommendation.

25 All in favor will say aye.

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2 Those opposed?

3 The ayes have it and the motion
4 carries.

5 Again, the Chair recognizes
6 Councilman Clarke regarding Bill No.
7 060963.

8 COUNCILMAN CLARKE: Madam
9 President, I move that Bill 060963 be
10 reported out of committee with a
11 favorable recommendation.

12 (Motion seconded.)

13 COUNCIL PRESIDENT VERNA: It
14 has been moved and seconded that Bill
15 No. 060963 be reported out of committee
16 with a favorable recommendation.

17 All in favor will signify by
18 saying aye.

19 Those opposed?

20 The ayes have it and the motion
21 carries.

22 The Chair recognizes Councilman
23 Clarke regarding Bill No. 060964.

24 COUNCILMAN CLARKE: Madam
25 President, I move that Bill 060964 be

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2 reported out of committee with a
3 favorable --

4 COUNCIL PRESIDENT VERNA: I
5 think we have an amendment on that.

6 COUNCILMAN CLARKE: Do you have
7 the amendment? This is for the street?

8 Thank you. Thank you, Madam
9 President, for bringing that to my
10 attention.

11 Madam President, I move for the
12 adoption of the amendment to Bill No.
13 060964

14 (Motion seconded.)

15 COUNCIL PRESIDENT VERNA: It
16 has been moved and seconded that the
17 amendment be adopted.

18 All in favor will say aye.

19 Those opposed?

20 The ayes have it and the motion
21 carries.

22 Again, the Chair recognizes
23 Councilman Clarke.

24 COUNCILMAN CLARKE: Madam
25 President, I move that Bill 060964 be

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2 reported out of committee as amended
3 with a favorable recommendation.

4 (Motion seconded.)

5 COUNCIL PRESIDENT VERNA: It
6 has been moved and seconded that Bill
7 No. 060964 be reported out of committee
8 with a favorable recommendation as
9 amended.

10 All those in favor will signify
11 by saying aye.

12 Those opposed?

13 The ayes have it, and the
14 motion carries.

15 The Chair recognizes Councilman
16 Clarke regarding Bill No. 060965.

17 COUNCILMAN CLARKE: Madam
18 President, I move that Bill 060965 be
19 reported out of committee with a
20 favorable recommendation.

21 (Motion seconded.)

22 COUNCIL PRESIDENT VERNA: It
23 has been moved and properly seconded
24 that Bill No. 060965 be reported out of
25 committee with a favorable

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2 recommendation.

3 All those in favor will signify
4 by saying aye.

5 Those opposed?

6 The ayes have it and the motion
7 carries.

8 And this concludes our public
9 meeting. Thank you very much.

10 (Applause.)

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I HEREBY CERTIFY that the

proceedings of the City of Philadelphia

Council Committee on Rules are contained

fully and accurately in the stenographic

notes taken by me on Wednesday, February 7,

2007, and that this is a true and correct

statement of same.

JOSEPHINE CARDILLO
Registered Professional Reporter

(The foregoing certification

of this transcript does not apply to any

reproduction of the same by any means, unless

under the direct control and/or supervision

of the certifying reporter.)