

Committee On Rules
April 3, 2017

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, April 3, 2017
9:49 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE - CHAIR
COUNCILMAN MARK SQUILLA - VICE CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN BOBBY HENON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN AL TAUBENBERGER

BILLS: 161004, 161112, 170005, 170006,
170007, 170008, 170019, 170021,
170107, 170140, 160718, 161003

1 - - -

2 COUNCILMAN GREENLEE: Good morning,
3 everybody. This is the Committee on Rules.
4 We have obtained a quorum with Councilman
5 Johnson, Councilman Taubenberger,
6 Councilwoman Reynolds Brown and Councilman
7 Henon.

8 For the record, Bill No. 170141 at the
9 request of the sponsor will be held to the
10 Call of the Chair. That is a zoning change
11 in the Francisville section of the City. So
12 if anybody is here for that, that bill will
13 not be heard today.

14 Ms. Marconi, will you please read the
15 title of the first bill before us.

16 CLERK: Bill No. 161004: An Ordinance
17 to amend the Philadelphia Zoning Maps by
18 changing the zoning designations of certain
19 areas of land located within an area bounded
20 by State Road, Pennypack Path, the Delaware
21 River and Bleigh Street(extended).

22 COUNCILMAN GREENLEE: Thank you.

23 Mr. Gregorski.

24 MR. GREGORSKI: Morning, Councilman

1 Greenlee, Members of the Rules Committee.
2 I'm Marty Gregorski, Division Director with
3 the Development Division of the Philadelphia
4 Planning Commission. Here to testify on
5 Bill No. 161004, which was introduced in the
6 City Council on November 17 of this year by
7 Councilmember Henon.

8 Bill No. 161004 will amend the zoning
9 designations of certain parcels of land
10 located within an area bounded by State
11 Road, the Pennypack Path, the Delaware River
12 and Bleigh Street extended. This zoning
13 change will rezone the parcels along the
14 Delaware River Waterfront to appropriately
15 designate them for industrial use and allow
16 for the expansion of existing industrial
17 users. This area is in the North Delaware
18 District Plan, which was adopted by the
19 Planning Commission on March of 2016. And
20 that process included a thorough vetting of
21 all the proposed changes. Philadelphia City
22 Planning Commission considered Bill No.
23 161004 at its meeting of December 13, 2016
24 and recommended it for approval.

1 I will be happy to answer any questions
2 at this time.

3 COUNCILMAN GREENLEE: Thank you, sir.

4 Any questions for Mr. Gregorski on this
5 bill?

6 Seeing none, anyone else here to testify
7 on Bill No. 161004?

8 Seeing none, Ms. Marconi, our next bill,
9 please.

10 CLERK: Bill No. 161112: An Ordinance
11 to amend the Philadelphia Zoning Maps by
12 changing the zoning designations of certain
13 areas of land located within an area bounded
14 by 6th Street, South Street, the Delaware
15 Expressway and Washington Avenue.

16 MR. GREGORSKI: Good morning. Marty
17 Gregorski from the Philadelphia City
18 Planning Commission.

19 Bill No. 161112 amends the Philadelphia
20 Zoning Maps by changing the zoning
21 designations of certain areas of land within
22 an area bounded by 6th Street, South Street,
23 the Delaware Expressway and Washington
24 Avenue, the Queen Village neighborhood.

1 This bill is intended for corrective
2 remapping purposes and advancement of the
3 goals and recommendations of the Central
4 District Plan adopted by the Planning
5 Commission in June of 2013. To this end,
6 the remapping proposes the following
7 actions:

8 One, where appropriate, preserve single
9 family housing. Two, remove industrial
10 zoning. Three, better define commercial
11 corridors and nodes including Fabric Row,
12 2nd Street, Washington Avenue, Passyunk,
13 Bainbridge, 5th Street, 3rd and Catherine,
14 Front Street. Four, ease the application of
15 neighborhood conservation overlay,
16 residential versus commercial zoning. And
17 five, properly zone parks and community
18 gardens.

19 The Planning Commission staff has worked
20 closely with the leadership of the Queen
21 Village Neighborhood Association on this
22 remapping. The City Planning Commission at
23 its meeting of January 17, 2017 recommended
24 Bill No. 161112 for approval.

1 And I would be happy to answer any
2 questions at this time.

3 COUNCILMAN GREENLEE: Thank you. I see
4 we have amendments to this.

5 MR. GREGORSKI: We do.

6 COUNCILMAN GREENLEE: This is something
7 you worked out with --

8 MR. GREGORSKI: Correct.

9 COUNCILMAN GREENLEE: Okay. All right.
10 And that will be offered at the meeting.

11 Please let the record reflect Councilman
12 Jones, Member of the Committee, is present.

13 Any questions for Mr. Gregorski on this
14 bill?

15 Seeing none, anyone else to testify here
16 on Bill No. 161112?

17 Seeing none, thank you.

18 Ms. Marconi, our next bill, please.

19 CLERK: Bill No. 170005: An Ordinance
20 to amend the Philadelphia Zoning Maps by
21 changing the zoning designations of certain
22 areas of land located within an area bounded
23 by North Broad Street, Girard Avenue, Ridge
24 Avenue and Cecil B. Moore Avenue.

1 COUNCILMAN GREENLEE: Thank you.

2 MR. GREGORSKI: Morning, Councilman
3 Greenlee, Members of the Rules Committee.
4 I'm Marty Gregorski with the Philadelphia
5 City Planning Commission.

6 Bill No. 170005 amends the Philadelphia
7 Zoning Maps by remapping an area bounded by
8 North Broad Street, Girard Avenue, Ridge
9 Avenue and Cecil B. Moore Avenue. This bill
10 is intended to advance the goals of the
11 Lower North District Plan and part of the
12 City's Comprehensive Plan.

13 The remapping protects existing single
14 family homes while providing clarity
15 regarding where multi-family apartments can
16 be built by right within the confined are
17 around Temple University. It also up-zones
18 North Broad Street and two key intersections
19 on Ridge Avenue, Broad and Girard Avenues
20 and Ridge and Cecil B. Moore Avenues. These
21 moves are intended to assist private sector
22 development.

23 The bill removes obsolete commercial
24 zoning from within the neighbor. It delays

1 the up-zoning of 1400 block of Broad Street
2 to giver preservationists time to nominate
3 five historic mansions to the Philadelphia
4 Historic Register.

5 The content of Bill No. 170005 was
6 previously introduced as Bill No. 161107.
7 The Philadelphia City Planning Commission
8 considered Bill No. 161107 at its meeting of
9 January 17 of this year and recommended it
10 for approval. Thus, we consider Bill No.
11 170005 as an item in accord with previous
12 policy and recommended for approval, as
13 well.

14 I would be happy to answer any
15 questions.

16 COUNCILMAN GREENLEE: Thank you, sir.

17 Any questions for Mr. Gregorski on this
18 bill?

19 Seeing none, anyone else here to testify
20 on Bill No. 170005?

21 Seeing none, thank you.

22 Ms. Marconi, please, our next bill.

23 CLERK: Bill No. 170006: An Ordinance
24 amending Chapter 14-500 of The Philadelphia

1 Code, entitled "Overlay Zoning Districts,"
2 by amending 14-504, entitled "NCO,
3 Neighborhood Conservation of Overlay
4 District," by further regulating the
5 placement of parking garages in the Ridge
6 Park Roxborough/NCO, under certain terms and
7 conditions.

8 COUNCILMAN GREENLEE: Before
9 Mr. Gregorski, Councilman Jones.

10 COUNCILMAN JONES: Thank you, Mr.
11 Chairman and thank you Members of the
12 Committee.

13 In '08, you did a total zoning remap
14 overlay to codify all of the confusing rules
15 related to the zoning of Philadelphia. The
16 book that we have when I first came here was
17 this thick(indicating). Lot of trees died.
18 It is now this thick(indicating). Lot of
19 trees were spared, but often it is every bit
20 of confusing and conflicting and
21 controversial as it ever was.

22 As we try to get it right, what I found
23 out, Mr. Chairman, is that the whole process
24 is a evolving thing. Neighborhoods change.

1 Conditions change. Priorities shift. And
2 we have to be nimble enough to shift with
3 it.

4 What I have today are three bills that
5 are a part of that shifting and changing by
6 way of development. Some parts of my
7 district, Mr. Chairman, if you put anything
8 up, people would be kind of grateful because
9 of what it replaced often blight and -- and
10 an impoverished condition given to the
11 neighborhood by the structures that remain.
12 In other parts of my neighborhood, people
13 have been discovered, property values have
14 gone up, and there is an ongoing conflict
15 about what should be there.

16 I want the people from the various
17 neighborhoods that are represented here
18 today to know I am listening. Sometimes I
19 don't like what I hear. Sometimes it hurts
20 to hear it, but I am listening and trying to
21 be responsive to that by balancing the need,
22 as you know, for development and the need
23 for preservation of the quality of life.

24 And so, I support these three bills that

1 are here before you today.

2 Thank you, Mr. Chairman.

3 COUNCILMAN GREENLEE: Thank you,
4 Councilman. And I think given what you said
5 about the Zoning Code, I think this Rules
6 Committee will always be busy. We will
7 always have stuff to do.

8 Mr. Gregorski, why don't you start.

9 MR. GREGORSKI: Good morning. I'm Marty
10 Gregorski with the Philadelphia City
11 Planning Commission.

12 Bill No. 170006 amends Ridge Park
13 Roxborough Neighborhood Conservation
14 District, the NCO, by regulating the
15 placement of parking garages within its
16 boundaries. The Ridge Park Roxborough NCO
17 was created by Bill No. 150858 in 2015. One
18 of the key provisions was to prohibit front
19 loaded garages in the RSA-3 residential
20 single family attached properties. However,
21 the bill was subsequently amended to remove
22 this prohibition. The City Planning
23 Commission recommended that bill for
24 approval despite its misgiving about

1 removing this requirement.

2 Bill No. 170006 reinstates this
3 prohibition of front-loaded garages in the
4 RSA-3 residential properties. Philadelphia
5 City Planning Commission considered Bill No.
6 170006 at its meeting of February 21, 2017,
7 and recommended it for an approval as now in
8 accord with previous policy.

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

11 COUNCILMAN GREENLEE: Thank you.

12 First, are there any questions for
13 Mr. Gregorski?

14 Please, let the record reflect,
15 Councilman Squilla, Vice Chair of the
16 Committee, is present.

17 We have another testifier.

18 MS. SCHLEIFER: Yes. My name is Marlene
19 Schleifer. I am a resident of Roxborough
20 and I am the Vice President and the
21 Corresponding Secretary of Ridge Park Civic
22 Association as well as RCO rep. I believe
23 you have three letters that were
24 submitted --

1 COUNCILMAN GREENLEE: Yes.

2 MS. SCHLEIFER: -- by members of our
3 Preservation Committee. And I just wanted
4 to personally thank, Councilman Jones. He
5 came, he saw and he made changes. And we
6 really appreciate that.

7 Roxborough has always been an
8 eyes-on-the-street community, not a suburban
9 one. And the proliferation of front-loading
10 garages, those eyes are gone. They are not
11 on the street anymore. And they are making
12 our street less friendly and less safe.
13 Cars parked in front of garages frequently
14 obstruct the sidewalk making pedestrians go
15 around them by walking out into the street.
16 And more curb cuts mean fewer parking spaces
17 for existing residents who park on the
18 street.

19 So, I believe that you have all the
20 other information that you need. I just
21 wanted to reiterate that. And to also say
22 that we strongly support this change.

23 COUNCILMAN GREENLEE: Thank you, ma'am.
24 Thank you. As you mentioned, for the

1 record, written testimony will be submitted
2 from Sandy Sorilen, Jennie Tis -- I hope I
3 am pronouncing it right -- and Cheryl
4 Feldman.

5 MS. SCHLEIFER: Correct.

6 COUNCILMAN GREENLEE: Okay. Thank you.
7 Any questions, comments?

8 COUNCILMAN JONES: Just one again.

9 COUNCILMAN GREENLEE: Councilman Jones.

10 COUNCILMAN JONES: One of the things as
11 an elected official you learn is that you
12 may represent them in the community, but
13 they live with it every day. They have to
14 find parking spaces at two in the morning
15 and walk blocks to get to where they have to
16 live and work and play.

17 So, what we as elected officials have to
18 learn is that sometimes we may view a thing
19 from a 50,000-foot view. But unless you
20 walk in a day in their shoes, you don't get
21 that. And it takes a while for us to
22 listen, but we actually do listen.

23 So I appreciate -- my point is, I
24 appreciate the constant vigilance that you

1 give your community. And it shows that's
2 the difference between good communities and
3 great communities.

4 Thank you.

5 COUNCILMAN GREENLEE: Thank you,
6 Councilman.

7 Any other questions, comments?

8 Seeing none, anyone else here to testify
9 on Bill No. 170006?

10 Seeing none, thank you.

11 Ms. Marconi, our next bill, please.

12 CLERK: Bill No. 170007: An Ordinance
13 to amend the Philadelphia Zoning Maps by
14 changing the zoning designations of certain
15 areas of land located within an area bounded
16 by Shurs Lane, Walnut Lane, Henry Avenue,
17 Lincoln Drive, Ridge Avenue and Main Street.

18 COUNCILMAN GREENLEE: Mr. Gregorski.

19 MR. GREGORSKI: Good morning, Chairman
20 Greenlee, Members of the Rules Committee,
21 Marty Gregorski with the Philadelphia City
22 Planning Commission.

23 Bill No. 150721 amends the Philadelphia
24 zoning maps by remapping an area bounded by

1 Shurs Lane, Walnut Lane, Henry Avenue,
2 Lincoln Drive, Ridge Avenue and Main Street.
3 The bill is intended for corrective
4 remapping purposes and the advancement of
5 the goals and recommendations of Lower
6 Northwest District Plan adopted by the
7 Planning Commission in December 2014.

8 To this end, the remapping proposes the
9 following actions: Zoning to advance the
10 plan, rezoning where appropriate CMX-2 and
11 CMX-2.5 commercial to encourage new
12 commercial uses and mixed-use development.
13 Currently, Commercial Auto 1, CMX-1;
14 Commercial and RSA residential zoning
15 classifications.

16 Zoning to advance the plan introduced
17 RN-1, Residential Multi-family zoning, to
18 encourage new residential development where
19 appropriate, zoning to advance the plan,
20 remap the current RSA-3 residential to RSA-5
21 and RM-1 residential to prohibit front
22 garages on new residential construction and
23 to require contextual design.

24 Corrective rezoning to remap historic

1 and culturally significant properties to
2 RSD-1 and RSD-3 residential to reflect
3 existing lot size and aid in their
4 preservation. And corrective zoning to
5 rezone other residential and commercial
6 properties to match their existing uses.
7 The Planning Commission staff has worked
8 with the leadership of the Roxborough
9 Development Corporation and Wissahickon
10 Interested Citizens Association for this
11 remapping.

12 City Planning Commission at its meeting
13 of February 21 of this year recommended Bill
14 No. 170007 for approval. And I would be
15 happy to answer any questions at this time.

16 COUNCILMAN GREENLEE: Thank you, sir.

17 Any questions or comments?

18 Seeing none, for the record, there is a
19 written testimony in support of this bill
20 from Jeffrey Allegretti who says nice things
21 about Councilman Jones.

22 A lot of people are writing nice things
23 about you today, sir.

24 COUNCILMAN JONES: Not all the time.

1 COUNCILMAN GREENLEE: I was going to
2 say, enjoy while it lasts.

3 COUNCILMAN JONES: It's fleeting.
4 Fleeting.

5 COUNCILMAN GREENLEE: Anyone else here
6 to testify on Bill No. 170007?

7 Seeing none, Ms. Marconi, our next bill,
8 please.

9 CLERK: Bill No. 170008: An Ordinance
10 amending Chapter 14-500 of The Philadelphia
11 Code, entitled "Overlay Zoning Districts,"
12 by amending the subsection, entitled "NCA,
13 Ridge Avenue Neighborhood Commercial Area
14 Overlay," and making related changes, all
15 under certain terms and conditions.

16 COUNCILMAN GREENLEE: Mr. Gregorski.

17 MR. GREGORSKI: Good morning. Marty
18 Gregorski with the Philadelphia City
19 Planning Commission.

20 Bill No. 170008 amends Section 14-500 of
21 The Philadelphia code entitled "Overlay
22 Zoning District," by amending the subsection
23 entitled "/NCA, Ridge Avenue Neighborhood
24 Commercial Area Overlay," and making related

1 changes, all under certain terms and
2 conditions. The bill will extend the
3 overlay boundary south to Wissahickon
4 Station consistent with the goals and
5 recommendations of Lower Northwest District
6 Plan adopted by the Planning Commission in
7 December of 2014.

8 To this end, this code amendment
9 proposes the following actions: Zoning to
10 advance the plan, extend the /NCA, Ridge
11 Avenue Overlay south to Wissahickon Station.
12 This imposes the following standards upon
13 new development. A 45-foot height limit
14 along Ridge Avenue, a three to ten parking
15 ratio for mixed-use development projects, a
16 prohibition on drive-thrus, non-accessory
17 parking lots, moving and storage facilities
18 or a special exception requirement for take
19 out, business and professional offices for
20 uses that are detrimental to vibrant,
21 pedestrian-oriented commercial corridor.

22 Planning Commission staff has worked
23 closely with Councilman Jones' staff as well
24 as the leadership of the Roxborough

1 Development Corporation and the Wissahickon
2 Interested Citizens Association on this
3 remapping.

4 City Planning Commission at its meeting
5 of February 21, 2017 recommended Bill No.
6 170008 for approval. And I would be happy
7 to answer any questions at this time.

8 COUNCILMAN GREENLEE: Thank you, sir.

9 Any questions?

10 Seeing none, anyone else here to testify
11 on Bill No. 170008?

12 Seeing none, move on.

13 Ms. Marconi, our next bill, please.

14 CLERK: Bill No. 170019: An Ordinance
15 to amend the Philadelphia Zoning Maps by
16 changing the zoning designations of certain
17 areas of land located within an area bounded
18 by Clearfield Street, Kensington Avenue,
19 Frankford Creek and Aramingo Avenue.

20 COUNCILMAN GREENLEE: Mr. Gregorski.

21 MR. GREGORSKI: Morning, Marty Gregorski
22 with the City Planning Commission.

23 Bill No. 170019 changes the zoning in
24 Harrogate and part of Port Richmond in an

1 area bounded by Clearfield Street,
2 Kensington Avenue, Frankford Creek and
3 Aramingo Avenue. The bill removes obsolete
4 commercial zoning from Frankford Avenue,
5 which has stopped functioning efficiently as
6 a commercial corridor in this area. Most
7 former commercial buildings are now multiple
8 unit apartments.

9 Bill No. 170019 replaces multi-family
10 zoning with single family zoning in blocks,
11 which are primarily single family, and it
12 preserves light industrial, medium
13 industrial activity within the boundaries of
14 Port Richmond Development and Enterprise
15 service area.

16 The City Planning Commission at its
17 meeting of February 21 of this year
18 recommended Bill No. 170019 for approval.
19 And I would be happy to answer any questions
20 at this time.

21 COUNCILMAN GREENLEE: Thank you, sir.

22 Any questions?

23 Seeing none, anyone else here to testify
24 on Bill No. 170019?

1 Seeing no one, thank you.

2 Ms. Marconi, our next bill, please.

3 CLERK: Bill No. 170021: An Ordinance
4 to amend the Philadelphia Zoning Maps by
5 changing the zoning designations of certain
6 areas of land located within an area bounded
7 by Wayne Avenue, Berkley Street, Morris
8 Street and West Logan Street, extended.

9 COUNCILMAN GREENLEE: Mr. Gregorski.

10 MR. GREGORSKI: Good morning. Marty
11 Gregorski with the Philadelphia City
12 Planning Commission.

13 Bill No. 170021 changes the zoning of
14 Lower Germantown in the area bounded by
15 Wayne Avenue, Berkley Street, Morris Street
16 and Logan Street. The bill contains two
17 corrective zoning map amendments to
18 recognize existing land use patterns.

19 The first proposed change is from SP
20 POA, Special Purposes Park and Open Spaces,
21 to RSA-3, residential single family
22 attached, to remove park zoning from
23 privately owned land in order to un-encumber
24 the property. The first change is proposed

1 at the request of the property owner. The
2 second proposed change is from CMX-2.5
3 commercial mixed use to RSA-5 residential
4 single family attached on a block containing
5 exclusively residences.

6 The City Planning Commission at its
7 meeting of February 21 of this year
8 recommended approval for Bill No. 170021.
9 And I would be happy to answer any questions
10 at this time.

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

13 Any questions?

14 Seeing none, anyone else here to testify
15 on Bill No. 170021?

16 Seeing none, next bill, please,
17 Ms. Marconi.

18 CLERK: Bill No. 170107: An Ordinance
19 to amend the Philadelphia Zoning Maps by
20 changing designations of certain areas of
21 land located within an area bounded by
22 Dauphin Street, 31st Street, Susquehanna
23 Avenue, Ridge Avenue and 2nd Street.

24 MR. GREGORSKI: Good morning. Marty

1 Gregorski with the Philadelphia City
2 Planning Commission.

3 Bill No. 170107 concerns the Strawberry
4 Mansion High School at 3133 Ridge Avenue in
5 the Lower North District that is currently
6 zoned RM-1 residential multi-family. The
7 School District of Philadelphia would like
8 to lease space within the unused portions of
9 the school to various community resource
10 organizations.

11 While this particular school is not part
12 of the Mayor's community schools initiative,
13 the District would like to continue offering
14 community services to its residents within
15 the Strawberry Mansion Community.

16 The City Planning Commission has
17 recommended that the ICM-X industrial
18 commercial mixed-use district would work the
19 best for community schools, as it would
20 allow for education and community uses.
21 Thus, the proposed zoning designation for
22 this property is ICMX in order to be aligned
23 with the goals and uses in community
24 schools.

1 Philadelphia City Planning Commission
2 considered Bill No. 170107 at its meeting of
3 February 21 of this year and recommended it
4 for approval. I would be happy to answer
5 any questions.

6 COUNCILMAN GREENLEE: Thank you.

7 Any questions?

8 Seeing none, anyone else here to testify
9 on Bill No. 170107?

10 Seeing none, thank you.

11 Ms. Marconi, our next bill, please.

12 CLERK: Bill No. 170140: An Ordinance
13 to amend the Philadelphia Zoning Maps by
14 changing the zoning designations of certain
15 areas of land located within an area bounded
16 by Girard Avenue, 9th Street, Brown Street,
17 8th Street, Spring Garden Street and Broad
18 Street.

19 COUNCILMAN GREENLEE: Mr. Gregorski.

20 MR. GREGORSKI: Good morning. Marty
21 Gregorski with the Philadelphia City
22 Planning Commission.

23 Bill No. 170140 amends the Philadelphia
24 Zoning Maps by changing the zoning

1 designations of certain areas of land within
2 an area bounded by Girard Avenue, 9th
3 Street, Brown Street, 8th Street, Spring
4 Garden Street and Broad Street. This area
5 is commonly referred to as West Poplar.

6 The bill is intended for corrective
7 remapping purposes and advancement of the
8 goals and recommendations of the Central
9 District Plan adopted by the Planning
10 Commission in June 2013. To this end, the
11 remapping proposes the following actions:

12 Reduce number of cases that must go to the
13 ZBA, protect single family homes, encourage
14 reuse of industrial structures, concentrate
15 density around transit and zone public open
16 spaces correctly.

17 Outreach with community groups included
18 the 14th Democratic Ward RCO, the former
19 West Poplar CDC and the Richard Allen New
20 Generation which has been ongoing since
21 2015.

22 The City Planning Commission reviewed
23 Bill No. 170140 at its meeting of March 21
24 of this year, and recommended it for

1 approval. And I would be happy to answer
2 any questions at this time.

3 COUNCILMAN GREENLEE: Thank you, sir.
4 And I understand we have an amendment for
5 this.

6 MR. GREGORSKI: Yes.

7 COUNCILMAN GREENLEE: Any questions for
8 Mr. Gregorski?

9 Seeing none, Ms. Marconi, I understand
10 we have another witness?

11 CLERK: Diane Monroe.

12 COUNCILMAN GREENLEE: Don't worry,
13 Ms. Monroe. We weren't going to forget
14 about you.

15 MS. MONROE: Okay.

16 COUNCILMAN GREENLEE: Nice to see you.
17 Please identify yourself for the record.

18 MS. MONROE: All right. My name is
19 Diane Monroe. And I am the 14th Ward RCO
20 chair as well as I'm a resident of the West
21 Poplar neighborhood.

22 To start, good morning.

23 COUNCILMAN GREENLEE: Good morning.

24 MS. MONROE: It is a pleasure to speak

1 before you this morning as the Chair of the
2 14th ward RCO and a long time resident of
3 the West Poplar neighborhood for over 35
4 years. I am in support of the proposed
5 rezoning of the West Poplar Neighborhood.

6 The 14th Ward RCO held open community
7 meetings with the representatives of the
8 Planning Commission to discuss their plans
9 and ask questions that has been affecting
10 West Poplar for the past ten years. Jeffrey
11 Young of President Councilman Clarke's
12 Office has attended our open community
13 meetings to present the final proposed
14 rezoning of West Poplar.

15 He answered questions -- he answered
16 resident's questions. And they, too,
17 support changing specially the RM-1, RM-2
18 rezoning to RSA-5 zoning. Our residents
19 have felt that the West Poplar neighborhood
20 has been raped with these condos and
21 multi-family housing. And please
22 understand, that the condos and the
23 multi-family housing, I haven't seen a child
24 living there yet over the ten years. And

1 this has been a plague on our community for
2 the past ten years.

3 The high density has caused instability
4 in our community. People move in and they
5 move out. Trash and mattresses have become
6 a norm on our streets. Parking is a
7 nightmare. Wherein, it has become a
8 decision factor of your every day goings and
9 comings.

10 Having single family zoning will
11 stabilize our community. New residents will
12 become vested and will get involved with the
13 schools and take care of their property and
14 show pride in sweeping and shoveling of snow
15 where they live. These issues were brought
16 to President Councilman Clarke's attention,
17 and he has heard our cries.

18 And this bill will help to make West
19 Poplar a strong community again of people
20 who cares about the elderly and the children
21 who lives on the streets within the West
22 Poplar neighborhood because you will know
23 their names. We encourage -- we encourage
24 that the Councilmembers will vote in favor

1 of rezoning West Poplar so we can have our
2 community back again.

3 Thank you very much.

4 COUNCILMAN GREENLEE: Thank you,
5 Ms. Monroe. Thank you. And thanks for the
6 work you do up there. I am familiar with
7 the work you do.

8 (Applause.)

9 And you're special. You usually don't
10 get that kind of hand from the crowd.

11 (Laughter)

12 COUNCILMAN GREENLEE: Any questions or
13 comments?

14 Seeing none, anyone else here to testify
15 on Bill No. 170140?

16 Seeing none, Ms. Marconi, our next bill
17 please -- oh, first, please let the record
18 reflect Councilwoman Bass, Member of the
19 Committee is present. And just for the
20 Committee, I think bill -- the testimony for
21 Bill No. 170141 is included in your packet.
22 But that bill, as I mentioned earlier, is
23 being held at the call of the Chair.

24 Thank you. Ms. Marconi, please.

1 CLERK: Bill No. 160718: An Ordinance
2 amending Section 14-502 of The Philadelphia
3 Code, entitled "CTR, Center City Overlay
4 District," by adding a new entitled "Society
5 Hill Area," adding additional standards
6 concerning green roofs, and making related
7 changes, all under certain terms and
8 conditions.

9 COUNCILMAN GREENLEE: Mr. Gregorski,
10 after you testify, please just stay there
11 because there are some members of the
12 community who will be speaking, too.
13 Probably have questions.

14 COUNCILMAN SQUILLA: Can I --

15 COUNCILMAN GREENLEE: Oh, I'm sorry.
16 Councilman Squilla.

17 COUNCILMAN SQUILLA: I just want to say,
18 too, this bill is on its second hearing. We
19 did have a hearing a while back. And the
20 Planning Commission had asked us to hold off
21 until we had further meetings with the
22 community. And so, this -- this meeting is
23 now coming forward since we met with the
24 community on this legislation.

1 Thank you.

2 COUNCILMAN GREENLEE: Thank you,
3 Councilman. Mr. Gregorski, please.

4 MR. GREGORSKI: Good morning. I'm Marty
5 Gregorski with the Philadelphia City
6 Planning Commission.

7 Bill No. 160718 amends the Philadelphia
8 Zoning Code by adding a new subsection to
9 the Center City Overlay for the Society Hill
10 neighborhood in the area bounded by Walnut,
11 8th Street, Lombard Street and the Delaware
12 River. This new subsection will exempt the
13 area from density bonuses for green roofs in
14 the RM-1 residential multi-family and CMX-2
15 and 2.5, neighborhood commercial zoning
16 districts.

17 Density bonuses for green roofs were
18 established by Bill No. 150745 enacted in
19 2015 to encourage environmentally
20 sustainable building practices for small
21 building projects. Philadelphia City
22 Planning Commission considered Bill No.
23 160718 in its meeting of September 20, 2016.
24 And recommend that it not be approved.

1 However, since that time, the staff of the
2 City Planning Commission has met with the
3 Councilman and representatives from the
4 affected community and has come to
5 understand their objections to the green
6 roof bonus.

7 The staff is currently working on a
8 complete reorganization and rewrite of the
9 Center City Overlay District. And coupled
10 with planning efforts underway in the
11 Society Hill Area, we expect the new overlay
12 for that area to be forthcoming. Once these
13 two items are completed, the staff worked to
14 place this provision within the correct
15 context within the zoning code.

16 And I would be happy to answer any
17 questions at this time.

18 COUNCILMAN GREENLEE: Before we hear
19 from the community, any questions directly
20 of Mr. Gregorski?

21 Okay. Mr. Gregorski, if you can just
22 stay there, Ms. Marconi, who else do we
23 have?

24 CLERK: Paul Boni.

1 (Witnesses approach Table.)

2 COUNCILMAN GREENLEE: Good morning.

3 Please identify yourself for the record and
4 proceed. Will they be testifying? You all
5 going to testify.

6 MR. BONI: More for moral support.

7 COUNCILMAN GREENLEE: All right.

8 Mr. Boni, please identify yourself and
9 proceed.

10 MR. BONI: My name is Paul Boni,
11 B-o-n-i. Mr. Chairman, Councilman Squilla
12 and other members of the Rules Committee,
13 good morning. I'm here on behalf of the
14 Society Hill Civic Association in support of
15 Bill No. 160718. I'm the Chair of our
16 Zoning and Historic Preservation Committee.
17 Here with me is Rosanne Lush, our president
18 and also Mr. Robert Kramer, the chair of our
19 legal committee.

20 Our Civic Association has been in
21 existence for over 50 years. We currently
22 have over a thousand dues-paying members,
23 which is just about 20 percent of the entire
24 neighborhood. We have the members here

1 today in attendance to show their support
2 for this bill. And I would like to just the
3 ask the folks from Society Hill who are in
4 support of this bill to please raise their
5 hands.

6 (Audience members raise hands)

7 COUNCILMAN GREENLEE: All right. The
8 record will reflect there are roughly 15
9 members who raised their hand. Roughly.

10 Okay. Thank you.

11 MR. BONI: Thank you, Mr. Chair.

12 This is a bill we've been working on for
13 over a year. We want to thanks some folks
14 who have worked really hard to get us to
15 this point. First and foremost, we want to
16 thank our District Councilman, Councilman
17 Squilla and his legislative aide Sean
18 McMonagle. We also want to thank Hadji
19 Alexander Maloumian, who I now understand is
20 the former legislative aid for Councilwoman
21 Reynolds Brown. And from the Planning
22 Commission we thank Marty Gregorski who just
23 testified and also our district
24 representative Ian Litwen.

1 The bill would amend the Zoning Code to
2 define a Society Hill District. We, of
3 course, a very small area of the city only
4 from Walnut to Lombard and only to 8th. Our
5 properties are mostly already built up. And
6 of course, we have one of the nation's
7 largest concentration of 18th and early 19th
8 century buildings. The neighborhood retains
9 the harmony, scale, materials and rhythm of
10 the rowhouse construction and the original
11 pattern of streets altered only by the
12 Redevelopment Plan of the '50s and '60s.
13 And we're fortunate to be surrounded by
14 significant mixed use activity -- Old City,
15 Head House Square, South Street, stores on
16 5th Street and new mixed uses on Washington
17 Square.

18 We're in the early phases of generating
19 a neighborhood plan. We have hired a
20 planning and architectural firm, KSK
21 Architects Planners Historians. And with
22 the involvement of the Planning Commission,
23 we have a series of public engagement
24 sessions with all of the stakeholders in our

1 neighborhood. Our planning efforts have
2 revealed the need for this bill at this
3 time.

4 First, the bill would not allow the use
5 of a green roof density bonus in our
6 neighborhood. I want to emphasize that we
7 strongly support the concept of green roofs.
8 We would even be fine if the City would
9 impose a mandatory green roof requirement on
10 all new construction. We just don't believe
11 that a density bonus is appropriate for our
12 neighborhood. Developers are not making use
13 of even the existing density requirements in
14 our neighborhood. They want to build much
15 larger units.

16 There is an amendment to this bill that
17 we have been working on, and I would like to
18 speak to for a moment. I don't think it's
19 in the current version, but it is in edits
20 that were made by the Law Department as part
21 of our conversations with the Councilman.

22 The amendment would not allow the use of
23 the Fresh Food Market incentive that would
24 allow extra height to new construction.

1 Here, too, I wish to emphasize that we
2 strongly support the proliferation of Fresh
3 Food Markets in Philadelphia. We researched
4 the origins of the Fresh Food Market
5 Incentive. And we have come up with, of
6 course, various reports and studies by the
7 City Administration, former administrations
8 and by the food -- an organization called
9 the Food Trust, which I'm sure the committee
10 is very well aware of and, of course,
11 industry stakeholders.

12 And to us, it seems clear that the Fresh
13 Food Incentive is to encourage the use of --
14 encourage fresh foods and vegetables in
15 neighborhoods that are underserved.
16 Fortunately, that's not our neighborhood.
17 And we feel that the height bonus that comes
18 with the Fresh Food Market is inappropriate
19 for our neighborhood.

20 Our neighborhood and the civic
21 association, we are in favor of change and
22 new development. Recent years we supported
23 the St. James apartment tower, 45-story
24 tower, the Toll Brothers condos on Head

1 House Square, the conversion of the
2 Lippincott, the Heir, 320 Walnut, new
3 highrise at 5th and Walnut. Many of those
4 buildings have ground floor cafes and other
5 mixed uses. Currently under construction
6 are four new townhouses on South 3rd Street
7 between Walnut and Spruce, and the
8 conversion of the Salvation Army building
9 next to it into 14 apartments.

10 We're a neighborhood of strong
11 ownership. And we also have a good supply
12 of rental apartments and increasingly of
13 families with children. We want to thank
14 Councilman Squilla for his work on this
15 bill. And we believe it's appropriate for
16 our neighborhood. And we're happy to take
17 any questions, and we look forward to it.

18 COUNCILMAN GREENLEE: Okay. Thank you.
19 And neither of you are testifying? You are
20 just here in support? Okay.

21 Councilwoman Reynolds Brown, you have
22 questions?

23 COUNCILWOMAN REYNOLDS BROWN: Yes. Good
24 morning. Good morning. Good morning.

1 Please help me understand, again, how
2 this bill intersects with my bill? I don't
3 want to -- I can't repeat what I think I
4 heard. So, just repeat what you said with
5 regards to my bill.

6 MR. BONI: The green roof bonus?

7 COUNCILWOMAN REYNOLDS BROWN: Yes. Yes.
8 Yes.

9 MR. BONI: Well, the green roof bonus
10 provision of the Zoning Code which passed
11 about a year ago, I think it was December of
12 2015 if I'm not mistaken, changes the
13 formula for density, how many units can be
14 on a certain parcel. And it allows more
15 units if a green roof is proposed for the
16 new construction.

17 It doesn't change the height of the
18 building, the width, the length. Doesn't
19 change the box. It just changes how many
20 apartments or units can be in that box.

21 When that was still a bill and going
22 through Committee and City Council, we
23 talked to Councilman Squilla and also to
24 your legislative aide, and we asked for our

1 neighborhood to be exempted from that bill.
2 Several months earlier, there was a Center
3 City Overlay Bill that included some changes
4 to the zoning code. And we worked with the
5 Councilman to exempt us from a portion of
6 that bill, too, regarding density. And so,
7 we felt that this was appropriate.

8 While we -- unfortunately, we got into
9 the legislative process very late in the
10 game. And in either November or early
11 December of 2015, we were told that it's too
12 late to make this change because to make the
13 change at that time would have required the
14 bill to be postponed to the next legislative
15 session. But you know, our understanding,
16 of course, from our Councilman and also from
17 your office was that they would work with us
18 come the new year to make -- to make this
19 exemption.

20 So this bill -- that was over a year ago
21 now. So that -- this bill would exempt our
22 neighborhood from -- from that bonus.

23 COUNCILWOMAN REYNOLDS BROWN: And the
24 principal issue is because of the enormous

1 density issues that Society Hill continues
2 to be faced with, correct?

3 MR. BONI: Well, in our neighborhood, we
4 don't see small -- so this would allow
5 more -- more units in a project and, of
6 course, the units would be smaller. Because
7 if you're not changing the box and your
8 adding more units, then each unit is
9 smaller.

10 In our neighborhoods, developers are not
11 building small units. They are building --
12 they are not even building big units. But
13 the buyers who buy those units combine a
14 couple of big units together, and want to go
15 even bigger than -- that's what happened to
16 Toll Brothers. Toll Brothers was approved
17 for X number, and then they -- Toll found
18 that the buyers wanted to combine two or
19 three units to make really gargantuan units.

20 COUNCILWOMAN REYNOLDS BROWN: What did
21 you call them?

22 MR. BONI: I called them gargantuan.
23 Probably -- probably not the most perfect
24 word I could have used, but it's what came

1 to mind. You know, I live in a trinity. So
2 to me, it doesn't take much to get to
3 gargantuan.

4 So that, the only way that a developer
5 would use this in our neighborhood would be
6 to pull a by-right permit to try as a
7 negotiating tactic to scare people and try
8 and get some leverage to negotiate for a
9 variance or a rezoning or something like
10 that.

11 COUNCILWOMAN REYNOLDS BROWN: Okay.

12 MR. BONI: That's -- that's what we have
13 seen. That's what we fear. And you know,
14 we certainly approve of green roofs. And we
15 are not here to speak badly about it. We
16 think it's --

17 COUNCILWOMAN REYNOLDS BROWN: I hope
18 not. That's the future, right?

19 MR. BONI: Yes. Yes.

20 COUNCILWOMAN REYNOLDS BROWN: I
21 appreciate you putting the background on the
22 record so that it's clear how we have
23 arrived at this point.

24 MR. BONI: Thank you.

1 COUNCILWOMAN REYNOLDS BROWN: Thank you
2 for your testimony.

3 COUNCILMAN GREENLEE: Thank you,
4 Councilwoman.

5 Councilman Squilla, I think you wanted
6 Mr. Gregorski to come back, too.

7 COUNCILMAN SQUILLA: Yeah. I guess
8 after -- was it one more person to testify.

9 COUNCILMAN GREENLEE: You want to wait?
10 Okay. All right.

11 COUNCILMAN SQUILLA: This -- we'll have
12 questions here. I know we did talk about
13 the additional exemption from the grocery
14 bonus, also. And then that we met with the
15 community over that leadership. I shouldn't
16 say the whole community, but the leadership
17 of the community. And then we had further
18 discussions afterwards.

19 I sort of got the notion from the
20 leadership is that, you know, this is a
21 start. They are in the process of doing a
22 remapping of Society Hill, which goes
23 through and look at all the zoning of the
24 community and deciding how we want to move

1 forward with that working with Planning to
2 do that.

3 So in those discussions, this is just a
4 start from what I understand. And that we
5 will be looking at other bonus reductions
6 from Society Hill, maybe all bonuses removed
7 from Society Hill. So, I know that's a plan
8 in the future that we'll be discussing
9 about.

10 But before we talked about removing all
11 the bonuses, we did talk about the one bonus
12 which Mr. Boni had just suggested, which was
13 also the green roof bonus. And we had an
14 amendment to this bill that I had put on
15 hold until everybody had testified. Because
16 if we're going to go with more bonuses in
17 the future to remove, then we would want to
18 do that in a succinct way with everything.

19 But I think what we will do is -- there
20 is still a possibility to introduce that
21 amendment. But I guess we want to hear from
22 the other and Mr. Gregorski about also that.
23 And then I think there was one more
24 testimony, and then we can open that for

1 discussion.

2 COUNCILMAN GREENLEE: Okay. So, we will
3 have the other person.

4 COUNCILMAN SQUILLA: Yes, please.

5 COUNCILMAN GREENLEE: Makes sense. Any
6 other questions for this -- Ms. Marconi, who
7 else do we have here?

8 CLERK: Jim Maransky.

9 (Witness approaches Table.)

10 COUNCILMAN GREENLEE: If I could ask you
11 folks just -- and is there anyone else here
12 on this bill?

13 No? Okay. Good.

14 Mr. Maransky, please, identify yourself
15 and proceed.

16 MR. MARANSKY: Hi. James Maransky. I'm
17 here on behalf of the BIA. I'm Vice
18 President on behalf of BIA and the Chair of
19 the Green Committee.

20 So, to give you a little -- I'm a real
21 estate developer, construction manager and
22 I'm also a green roof professional. So to
23 give you a little history on why I'm here
24 and a little history on the Green Roof Bill,

1 as well.

2 About two years ago, Councilwoman
3 Reynolds Brown had requested to have her
4 office retreat at a project that I built in
5 Fishtown, the IceHouse. The IceHouse is a
6 37 LEED platinum multi-family unit. So, we
7 were -- I had the honor of being the first
8 multi-family LEED platinum low rise in
9 Philadelphia history. We are also the first
10 Green Roof Tax Credit recipient in the City.

11 So, she came over with her office staff
12 and we started talking. She said she had a
13 great desire to enact a series of
14 sustainability bills. So we -- over the
15 next six months, I worked with Hadji in her
16 office. And we worked on a number of bills,
17 the Green Roof Density Bill becoming one of
18 them. We put a lot of work into defining
19 how the bill would operate, why we thought
20 there would be demand, what the result would
21 be. And the density bonus was really --
22 became, you know, critical. Because just
23 like Mr. Boni said, we are not changing any
24 physical characteristics of the building.

1 It's not getting more coverage. It's not
2 getting more height. The change is really
3 more invisible than anything. It is
4 happening within the building.

5 So this took place. And the bill went
6 into effect about a year ago. Since then,
7 over 25 projects have applied for this
8 density bonus. So, a huge demand for this
9 density bonus. You know, and this is really
10 big for the City who committed to this Green
11 City Clean Waters commitment, and 25 years
12 of trying to manage stormwater and increase
13 their stormwater capabilities. And this is
14 critical because these are projects, most of
15 these are projects that fall under the
16 15,000-square foot threshold that requires
17 stormwater management.

18 So these -- these units are -- these
19 projects are typically between 5 and 15,000
20 square feet. And they voluntarily are
21 taking on stormwater management. Any green
22 roof that gets built has to meet the PWE
23 requirements for stormwater management. So,
24 I don't know the exact number of green roofs

1 in the City. But I would say that 25 in a
2 year has to get close to half of the current
3 existing green roofs that have been built in
4 Philadelphia's history. So needless to say,
5 it's been a huge demand.

6 And just so everybody can understand why
7 the density bonus is so popular, demand
8 across the City has really changed to where,
9 you know, people want smaller, tighter
10 units. So, it's not about building
11 300-square foot units. But it's about the
12 density calculation. When you're running on
13 a project that might be on a 5,000-square
14 footprint, you come out with a bunch of
15 units that are 1,000 to 1500 square feet.

16 What happens is these project
17 economically don't work. Philadelphia, as
18 well all know, has a high cost of
19 construction. We are 25th in the nation in
20 cost of construction and 25th in rents. So,
21 there is a little offset there that we have
22 to make up. That's made up through tax
23 abatement and other incentives. But a
24 problem is that, you know, what happens is

1 when you build a unit, whether it's
2 1,000-square feet or 1,400 square feet, in
3 some worlds, we are one of those, those
4 units are worth exactly the same on the
5 revenue side. But they obviously cost, you
6 know, building costs per square foot. So to
7 build a 400-square foot unit, larger unit,
8 costs more.

9 So then what happens is, the equation
10 gets lopsided. And then these projects say,
11 it's a project that could do ten units, it's
12 worth X dollars. It can't be built. The
13 numbers don't work. And it sits and gets
14 shelved. So what we are seeing here in the
15 last year is a bunch of these projects that
16 have been shelved and just sitting there,
17 just roll in this inventory have now come
18 back off the shelf and then put back in.
19 And now permits are being pulled and the
20 projects are moving forward.

21 So, I don't know the total dollar number
22 on these 25 projects, but it has to be in
23 excess of 30, 40 million dollars worth of
24 projects that have hit the books in the last

1 year. So I just -- that is why the density
2 bonus with the green roof is so beneficial.
3 And I hear the discussion and the argument
4 by Society Hill. And I understand they are
5 dense. And I agree with Mr. Boni that there
6 are not a lot of parcels in Society Hill
7 where this would even take place. Even by
8 his own argument that, you know,
9 consolidation is happening where people are
10 building smaller units and people are
11 consolidating them as well as builders not
12 building small units. So, it seems like the
13 density bonus isn't going to be used. And
14 it's already being opted out organically.

15 My concern and the Green Committee for
16 the BIA's concern over Society Hill opting
17 out of this bill is that it's setting a
18 precedent for other neighborhoods to come
19 forward and start opting out of this bill.
20 A lot of work went into this bill. It's
21 been a large, very big success. And we'd
22 like to see it move forward. We don't want
23 to come back in and testify when, you know,
24 five other neighborhoods as soon as Society

1 Hill opts out of this bill, that five other
2 neighborhoods come in and now they want to
3 opt out of the bill.

4 This is really doing -- you know, not
5 only bringing back development, it's also
6 doing a great thing for the City of
7 Philadelphia. You know, the Water
8 Department had committed to this Act 179 in
9 lowering the threshold for stormwater of
10 5,000 square feet. A year and a half ago
11 they postponed that indefinitely because the
12 City just wasn't ready for that change.
13 This is doing that for them and managing
14 these parcels that are 5,000 square feet to
15 15,000 square feet. So, it's achieving
16 these goals that the City had set for
17 themselves.

18 And the City made this commitment to
19 being a Green City. And it's -- you know,
20 they have a Department of Sustainability and
21 this is the way they want to move and become
22 more progressive along with cities like DC,
23 Chicago, Portland. And I don't see how
24 opting Society Hill out of this bill moves

1 in that direction. And it sounds like in
2 the works is a larger bill that would come
3 about that would opt them out of all
4 bonuses. You know, to take this and delay
5 it til then, if they are going to opt out of
6 all bonuses, that's, I think, a different
7 story and will have its own battle. But
8 just opting out of the Green Roof Density
9 Bonus we see as problematic and a bad
10 precedent.

11 COUNCILMAN GREENLEE: Okay. Thank you,
12 Mr. Maransky.

13 Councilman Squilla.

14 COUNCILMAN SQUILLA: Hearing Mr. Boni's
15 testimony and the concern from the
16 community, um, when we first discussed this,
17 obviously the density in some of these
18 smaller areas is -- would add greater, I
19 guess, issues as far as parking congestion,
20 so forth and so on. And also, the smaller
21 units you speak about, if you have added the
22 Green Roof Bonus to a particular project,
23 how many additional units does that add to a
24 project depending on the size?

1 MR. MARANSKY: Well, it's a more
2 complicated calculation than that. It all
3 depends on the size -- the size of the
4 building, the square footage of the
5 building. But it changes the denominator to
6 a lower number, closer to CMX-2.5
7 calculation where 360-square foot per unit.

8 So, I would say -- and this is just an
9 example. I know some projects that were a
10 20-unit project ended up becoming a 24-unit
11 project, you know, where they get
12 25 percent, you know, or 24 or 25 units.
13 They get 25 percent more units by utilizing.
14 Now if it's a small project and it's a five
15 unit project, maybe they end up with six
16 units instead of five.

17 COUNCILMAN SQUILLA: But if it's -- say,
18 it's a 30-unit project, and they -- is it
19 normally 25 percent? Is that the --

20 MR. MARANSKY: I think it can be -- the
21 calculation can change based off the size of
22 the building and the layout number stories.
23 There is a lot that goes into it. I don't
24 think it's that straightforward.

1 COUNCILMAN SQUILLA: How much is the
2 cost of a green roof?

3 MR. MARANSKY: Well, Water Department
4 lists it on their selection of stormwater
5 management as anywhere from 28 to 32 dollars
6 a square foot. And it's -- it's the most
7 costly tactic for stormwater management.

8 So it starts -- they start as low as
9 pervious paving at three, four bucks a
10 square foot. And they work all the way up
11 to green roof. So in their Green City Clean
12 Waters and Stormwater Management
13 capabilities book, they list the green roof
14 and it's the most expensive. So --

15 COUNCILMAN SQUILLA: All right. And now
16 we hear the possible amendment of the
17 Grocery Bonus.

18 Do you agree that areas that have
19 abundance of grocery stores would not
20 necessarily need additional bonuses for
21 grocery?

22 MR. MARANSKY: You know, I'm really not
23 that in tune with the whole fresh food and
24 the grocery bonus section of this. So

1 really my -- my area of expertise is green
2 roofs. So you know, I would like to stay
3 away from commenting about the fresh food --

4 COUNCILMAN SQUILLA: That's fair.

5 MR. MARANSKY: -- bonus.

6 COUNCILMAN SQUILLA: All right. So
7 knowing the concerns of the density issue
8 that I guess it brings, so what happens is
9 there is so many units that would be
10 eligible for the green roof. And if that
11 Green Roof Bonus was used as part of
12 development process, do you see that greatly
13 influencing the density of that community?

14 MR. MARANSKY: I really don't. I don't
15 see a lot of projects that would utilize it
16 Society Hill. And honestly, my greatest
17 concern is the precedent more than Society
18 Hill themselves.

19 COUNCILMAN SQUILLA: Let me just tell
20 you the background where this came from.
21 There is a project in Society Hill that's an
22 Acme. And they're looking to, I guess, use
23 a bonus in order to get more density. And
24 that sort of spurred the interest in this to

1 say that, you know, we -- we as a community
2 don't believe this fits in our community.
3 We like it the way it is. And we want to
4 keep it that way.

5 Is there any recourse if the Density
6 Bonus or Green Roof Bonus is in there for
7 the community to have if people are doing
8 that as of right? There is really no
9 resource for them to unless they're going to
10 negotiate with the developer on a specific
11 project that the developer can just go pull
12 a permit as of right, so there's no recourse
13 for the community.

14 MR. MARANSKY: Right. But I would look
15 at that and say, if there is a Density
16 Bonus, that building is going to get a green
17 roof and the stormwater is going to be
18 managed on that parcel. And if there is no
19 Density Bonus, then there is no green roof.

20 You know, density is a -- it's a
21 double-edged sword. And you know, urban
22 planners and a lot of people when they talk
23 about health of cities, they talk about
24 density and how important density is

1 especially when you have first floor
2 commercial and retail uses that you need the
3 density to -- to make these entities a going
4 concern. They need people there to shop and
5 to live and to use these stores. And there
6 is also an argument out there that less
7 parking is better because people come home
8 and then they shop within their
9 neighborhood, within walking distance. And
10 it thrives the neighborhood community and
11 increases -- and really increases the value
12 of the neighborhood.

13 So there is -- you know, really two
14 sides to -- and not all cases is density a
15 bad word.

16 COUNCILMAN SQUILLA: Right. And the
17 other side of the argument is that the
18 density brings more drivers in because you
19 don't know if you have more cars or not
20 before you build it. And therefore, congest
21 the community and makes it harder to get
22 around.

23 MR. MARANSKY: True. The parking
24 argument is in every single, you know --

1 COUNCILMAN SQUILLA: I know. I live in
2 South Philly my whole life. It's been
3 parking issues from the day I learned to
4 drive.

5 MR. MARANSKY: Exactly. Forever.

6 COUNCILMAN SQUILLA: It's still going to
7 be there and it'll be there when I die, I'm
8 sure.

9 MR. MARANSKY: Correct.

10 COUNCILMAN SQUILLA: But I understand
11 your concern with this. But understanding
12 the concern of the community and working
13 with Planning. And I know Planning is
14 working on the remapping. Maybe the best
15 way to do that also is making sure that
16 everything is zoned properly. And then,
17 therefore, if bonuses are used, then we
18 would know that going into it.

19 I think some of this had caught some of
20 the community by surprise. And I think the
21 issues of the development that was going on,
22 I had -- reason why I am pushing the green
23 roof exception here is because at a meeting,
24 we were sort of a promise that I made that,

1 you know, we would work on that since that
2 was a pretty contentious point of the
3 community meeting. And I said that I would
4 try to do my best to get that off of Society
5 Hill's concerns and move on to other
6 concerns that they had.

7 But I appreciate you coming in here and
8 disagreeing with us. Not -- we're not
9 always going to agree a hundred percent of
10 the time. Knowing that this is a serious
11 community concern, that we would like to
12 move forward with it.

13 We are going to ask Mr. Gregorski to
14 come back up. I don't know if anybody has
15 any other questions.

16 COUNCILMAN GREENLEE: Any other
17 questions for Mr. Maransky before --

18 COUNCILWOMAN REYNOLDS BROWN: I'm paying
19 attention.

20 COUNCILMAN GREENLEE: Pardon me?

21 COUNCILWOMAN REYNOLDS BROWN: I said,
22 please, I'm paying attention.

23 COUNCILMAN GREENLEE: Okay. So, do you
24 have a question for Mr. Maransky?

1 COUNCILWOMAN REYNOLDS BROWN: I don't.

2 COUNCILMAN GREENLEE: Oh, okay.

3 Mr. Gregorski, why don't you come back
4 up. Thank you, Mr. Maransky.

5 COUNCILWOMAN REYNOLDS BROWN: Excuse me.

6 COUNCILMAN GREENLEE: Yes.

7 COUNCILWOMAN REYNOLDS BROWN: I'm sorry.
8 My comment was for that witness.

9 COUNCILMAN GREENLEE: All right.

10 COUNCILWOMAN REYNOLDS BROWN: So, know
11 that I appreciate BIA and your leadership
12 and paying attention to the developments
13 that continue to evolve and emerge around us
14 wanting to grow a green city. And it does
15 take all voices to register at this table so
16 that we can remind people if we are serious
17 about growing a green city, then in many
18 ways it calls for sacrifice and give -- and
19 compromise on everybody's part.

20 Thank you for your testimony.

21 MR. MARANSKY: I agree a hundred
22 percent. And I totally understand that
23 Mr -- that Councilman Squilla is here to,
24 you know, for his constituency. And I can

1 see where the requests came from. And I
2 respect it a hundred percent. As I said
3 before, I'm more concerned about it as a
4 precedent with other neighborhoods opting
5 out than I am in this case.

6 COUNCILWOMAN REYNOLDS BROWN: Agreed. I
7 thank you.

8 Thank you, Mr. Chairman.

9 COUNCILMAN GREENLEE: Thank you,
10 councilwoman. Mr. Gregorski, please.

11 Councilman Squilla.

12 COUNCILMAN SQUILLA: Thank you.

13 And I know we have met with you over the
14 Green Roof Bonus. And I know initially you
15 had asked us to hold. And I remember
16 saying, please, would you be interested in
17 meeting with the community. And you've done
18 that, so thank you very much for that.

19 And it is not always an easy task, but I
20 appreciate you spending the time and effort
21 to do that understanding what their concerns
22 are. Because every -- every story has two
23 sides. And learning to listen to both sides
24 is important. And we're not always going to

1 agree --

2 MR. GREGORSKI: Right.

3 COUNCILMAN SQUILLA: -- with the
4 Councilperson, with the community or with
5 Planning or with developers and so on.

6 So as you hear and with the potential of
7 adding an amendment for the Grocery Bonus,
8 what is -- what would be your concern about
9 amending this bill to add a carve out for
10 that, also?

11 MR. GREGORSKI: Given that we are
12 working on a planning effort in this area
13 anyway with rezoning, I expect as a result
14 of their planning efforts, that it's going
15 to have its on overlay in Society Hill. And
16 there will be a number of provisions.

17 I'm not wholly concerned about the Fresh
18 Food Grocers here. We have had problems
19 with that bonus. It's -- creates permanent
20 structures based on kind of an ephemeral, I
21 am going to have a fresh food grocery store
22 for however long. And we have had a few
23 folks take advantage of it in a bad way.

24 So you know, I hate to see zoning carve

1 outs, but I understand. And you know, they
2 have had problems.

3 COUNCILMAN SQUILLA: Well, I appreciate
4 that. Because also with projects in this --
5 in this region, as the zoning remapping
6 moves forward and they have a couple more
7 meetings that are scheduled, there is going
8 to be issues and concerns of proper zoning.
9 And I think that's probably where we could
10 then decide to see where maybe some more
11 units could go in Society Hill, where they
12 can't go, where height is allowed, where
13 height shouldn't be allowed. And I'm sure
14 we will have disagreements with that since
15 I've already had them. But I know that we
16 will discuss that moving forward.

17 Do you see the ability in this overlay
18 to be just within the Society Hill Overlay
19 and within the Center City Overlay?

20 MR. GREGORSKI: That's what I expect. I
21 expect there to be subsection of the Center
22 City Overlay that Society Hill will have a
23 number of different provisions. Don't know
24 what they're going to be yet. We will have

1 to see what the result of the planning study
2 is. But we expect that to happen and we
3 understand.

4 COUNCILMAN SQUILLA: Okay. Thank you
5 very much.

6 COUNCILMAN GREENLEE: Thank you.
7 With no other questions or testimony?

8 COUNCILMAN SQUILLA: Yeah. I'm going to
9 amend the bill. And we will have a chair
10 with the committee. We will first go
11 through with the amendment to see how the
12 board feels, how the committee feels. And
13 then see if we can move forward to continue
14 a bill.

15 And I would suggest or ask that the
16 committee support that. Thank you.

17 COUNCILMAN GREENLEE: Okay. So, you're
18 going to be offering that amendment at the
19 meeting?

20 COUNCILMAN SQUILLA: Yes.

21 COUNCILMAN GREENLEE: Okay. Thank you,
22 Councilman.

23 Any other questions? Thank you.

24 Ms. Marconi, our next bill, please.

1 CLERK: Bill No. 161003: An Ordinance
2 to amend Title 14 of The Philadelphia Code,
3 entitled "Zoning and Planning," by revising
4 and clarifying certain provisions, making
5 technical changes, all under certain terms
6 and conditions.

7 COUNCILMAN GREENLEE: Mr. Gregorski.

8 MR. GREGORSKI: Good morning, Councilman
9 Greenlee, Members of the Rules Committee.
10 I'm Marty Gregorski with the City Planning
11 Commission.

12 Bill No. 161003 amends the Philadelphia
13 Zoning Code by revising and clarifying
14 certain provisions and making technical
15 changes. This legislation contains proposed
16 substantive technical changes to the
17 Philadelphia Zoning Code. These provisions
18 are based on the recommendations of the
19 Zoning Technical Committee, an interagency
20 group comprised of Department of License and
21 Inspections, Philadelphia City Planning
22 Commission, the Development Services
23 Division and the Law Department formed to
24 monitor improvements to the Zoning Code.

1 This document includes recommended
2 changes to address significant issues in the
3 zoning code, interpretation problems at L&I
4 to advance appropriate planning and
5 development goals and to protect the
6 neighborhood's character.

7 The Philadelphia City Plan Commission
8 considered Bill No. 161003 at its meeting of
9 December 14 of this year, and recommended it
10 for approval. And I would be happy to
11 answer any questions.

12 COUNCILMAN GREENLEE: Thank you,
13 Mr. Gregorski. Just for the record, I know
14 we've had -- this has been in the planning
15 stages for a while. I know you have had --
16 the Planning Commission has had meetings
17 with groups like BIA Crosstown Coalition,
18 Development Workshop and whatever. We have
19 had briefings here in Council for staff and
20 members.

21 And so, hopefully, where you never
22 satisfy -- as Councilman Squilla said, if
23 you couldn't satisfy everybody in Society
24 Hill on this, I know you can't satisfy

1 everybody in the City of Philadelphia on the
2 omnibus bill. But I think there has been a
3 lot of work put into this. And just for the
4 information of the Committee, the proposed
5 amendments that are there, as you see, it's
6 written on there Draft. But that will be
7 what we will be submitting. We just didn't
8 want to kill more trees and have to redo the
9 whole thing. It's the same exact language
10 that's listed as the Draft.

11 With that, Councilman Henon, please.

12 COUNCILMAN HENON: Thank you,
13 Mr. Chairman. And you got to love the Rules
14 Committee, especially when it comes to
15 tweaking the technical amendments and
16 omnibus bill as we have here. Which, in the
17 past, not this case the situation here
18 today, but in the past wasn't so technical.
19 And so, I do appreciate and publicly, you
20 know, thanking you and the Commission for
21 actually briefing this committee and members
22 on the technical --

23 MR. GREGORSKI: You're welcome.

24 COUNCILMAN HENON: -- amendments as we

1 voted on and have had public discussion. I
2 just have a few things on some of those
3 technical amendments.

4 So when it comes to the use of library
5 and cultural exhibits being allowed in ICMX,
6 it was a no before. So my question is, why
7 are they permitted by right now? What has
8 changed?

9 MR. GREGORSKI: What's changed --

10 COUNCILMAN HENON: To allow them to be
11 used by right in the ICMX.

12 MR. GREGORSKI: Yeah. When we were
13 looking at the Community Schools Initiative,
14 we were trying to find a zoning district
15 that would fit schools uses like medical
16 practitioners offices. And ICMX, the
17 industrial commercial mixed use, fit the
18 best. But we noticed that cultural exhibits
19 and -- weren't permitted as a matter of
20 right. We don't really know the list of
21 uses that can go in a community school. We
22 want to make it as broad based as possible.

23 I don't think the addition of these uses
24 would harm it on ICMX property. But it's

1 really -- because that's going to be the
2 district that community schools go in.

3 COUNCILMAN HENON: So, there would be no
4 conflicts within having libraries or -- or
5 educational type of situations in a mixed
6 use?

7 MR. GREGORSKI: No more than there would
8 be now. A lot of those uses are already
9 permitted. You can have doctor's offices
10 next to, you know, small warehousing
11 operations. But no, we don't expect there
12 to be big problems.

13 COUNCILMAN HENON: Would there be any
14 situations where you would need a special
15 exception?

16 MR. GREGORSKI: In this case for these,
17 no. We were going -- we are going to have
18 them as a matter of right.

19 COUNCILMAN HENON: Okay. The question
20 on -- going over some -- notifications, all
21 right, that's in the -- that's in the
22 omnibus here.

23 MR. GREGORSKI: Right.

24 COUNCILMAN HENON: Technical changes.

1 MR. GREGORSKI: Right. Right.

2 COUNCILMAN HENON: Is that just
3 codifying what we -- our practices now on
4 the -- because I know notifications, unless
5 it's specified, they just carry over and
6 consistent throughout the code.

7 MR. GREGORSKI: Right. We erred when we
8 fixed notification back in 2012 and we
9 skipped putting in a table something that
10 should have been in the table. It was
11 always been done, it's just going to now
12 show that it's being done.

13 COUNCILMAN HENON: Right. Which I think
14 is great. Because there should be no grey
15 area on, you know, discretionary thing when
16 it comes to notification. And we just -- I
17 just wanted to have you state that for the
18 record that, you know, it's just making it
19 easier, you know, through the table model
20 when it comes to transparency and
21 clarification.

22 MR. GREGORSKI: Correct.

23 COUNCILMAN HENON: Non-conforming uses?
24 Altering the signs in -- concerned with the

1 buildings.

2 MR. GREGORSKI: Give me a second. This
3 is a beefy bill.

4 COUNCILMAN HENON: It's clarifying the
5 floor instead of the --

6 MR. GREGORSKI: Right. Nonconforming
7 uses are permitted at 10 percent expansion.
8 But it never -- the Code never stated how
9 that expansion could work. Was it
10 10 percent gross floor area? Was it
11 10 percent of height? Was it 10 percent
12 units?

13 And this does clarify that it would be
14 the floor area.

15 COUNCILMAN HENON: So, it makes it
16 easier --

17 MR. GREGORSKI: Makes it easier for?

18 COUNCILMAN HENON: -- for planning.

19 MR. GREGORSKI: Makes it easier for
20 developers so he knows what he can expand,
21 L&I so they don't get taller buildings. Ten
22 percent on a really tall building can be a
23 number of stories, so we didn't want to --
24 somebody to come in and have something much

1 bigger than they were permitted.

2 COUNCILMAN HENON: Smart lawyer can
3 figure that out.

4 MR. GREGORSKI: I agree.

5 COUNCILMAN HENON: I have no further
6 questions.

7 COUNCILMAN GREENLEE: Thank you,
8 Councilman.

9 Councilman Squilla.

10 COUNCILMAN SQUILLA: One question. And
11 I do see on this bill also there is a, I
12 guess, a better definition for Green Roof
13 Bonus?

14 MR. GREGORSKI: Right. The Green Roof
15 Bonus, part of what's happening is that a
16 lot of these bonuses are -- they're not --
17 they're too ephemeral. They can be -- said
18 they're going to be used and not used.

19 What this would do is to help make sure
20 that we actually get the bonuses that are
21 being requested by applicants. Because
22 right now some applicants will come in and
23 say they are going to do bonuses. They get
24 permits and then the building doesn't do

1 bonuses and we have a problem.

2 COUNCILMAN SQUILLA: Is there deed
3 restriction for that or a certain square
4 footage that needs to be used for the grocer
5 in order for this to move forward?

6 MR. GREGORSKI: Yeah. What we are
7 looking at for the Fresh Food Bonus is we
8 are going to look for a larger space, 1200
9 square foot space, so you can't just have a
10 corner of your lobby to have, you know, a
11 small table of fresh fruit and get a bonus
12 for it. We are saying that they must have a
13 primary entrance on the front, so you can't
14 hide your fresh food grocer in the back
15 somewhere.

16 But we are removing deed restrictions at
17 this point. The Planning Commission's
18 working with the Law Department to try to
19 come up with a better way to see how long we
20 have to keep these in to get a building
21 height bonus.

22 COUNCILMAN SQUILLA: So, this is still a
23 work in progress?

24 MR. GREGORSKI: It is. There is a

1 Committee that has been put together with
2 the Planning Commission, L&I, Development
3 Services and some Health Department folks to
4 try to come up with a better fresh food
5 grocer.

6 COUNCILMAN SQUILLA: Even if they would
7 say if there is, you know, mostly for food
8 deserts or areas to not have food grocer
9 within so much distance of another one.

10 MR. GREGORSKI: Right.

11 COUNCILMAN SQUILLA: Or if it was
12 existing food, you know, maybe they,
13 therefore, don't get it that way either.

14 MR. GREGORSKI: Those are items we are
15 looking at and easy to administer. But we
16 don't know exactly what we are going to do.

17 COUNCILMAN SQUILLA: All right. Thank
18 you.

19 COUNCILMAN GREENLEE: Councilman, I
20 think the Zoning Code will always be a work
21 in progress. Mr. Gregorski will stay busy
22 and so will this Committee, I guess.

23 Any other questions?

24 Seeing none, Mr. Gregorski why don't you

1 stay right there. And Ms. Marconi, who is
2 our next witness?

3 CLERK: David Feldman, Development
4 Workshop.

5 COUNCILMAN GREENLEE: Other than
6 Mr. Feldman, is there anybody else that
7 wants to testify on this bill?

8 (No further response.)

9 (Witness approaches Table.)

10 COUNCILMAN GREENLEE: Okay. Good.

11 Yes.

12 MR. FELDMAN: I'm the only one who read
13 all 40 pages.

14 COUNCILMAN GREENLEE: Please -- pardon
15 me?

16 MR. FELDMAN: I'm the only one who read
17 all 40 pages.

18 COUNCILMAN GREENLEE: Oh, okay. Thank
19 you. We have your three pages here.

20 MR. FELDMAN: I can speak quickly.

21 COUNCILMAN GREENLEE: It will be made
22 part of the record.

23 MR. FELDMAN: Good morning, Chairman
24 Greenlee, Vice Chairman Squilla, Members of

1 the Rules Committee, thank you for hearing
2 my testimony today on Bill No. 161003.

3 My name is David W. Feldman. I serve as
4 the Executive Director of the Development
5 Workshop. We are a group of developers,
6 real estate attorneys, construction
7 companies, architect and engineering firms,
8 real estate professionals and economists
9 working to grow the economic health of the
10 City and building a development environment
11 to compete successfully on a national scale
12 to grow our City. We appreciate the
13 openness and the accessibility of the
14 Planning Commission staff during this
15 process on this piece of zoning legislation
16 and providing follow-up information in
17 response to questions and concerns that were
18 raised by the Development Workshop.

19 We submitted a lengthy memo to this
20 Commission and Members of the Committee
21 prior to today's hearing. And while
22 substantive information has clarified some
23 of our aspects of concern, the broader
24 problems are related to how height and FAR

1 bonuses are tied to deed restrictions still
2 remained.

3 Deed restrictions place an added cost
4 and time delay in both development process
5 and in any subsequent sales of the
6 properties. Lifetime deed restrictions are
7 even more complicated. It's unclear how the
8 building owner and the City will address
9 changing priorities over time. Even the
10 City itself with Dilworth Plaza now Dilworth
11 Park shows how views towards open space
12 adjacent to large buildings change over
13 time.

14 How will changing priorities of building
15 owners, of the Planning Commission, of
16 commercial and retail markets be addressed
17 in buildings whose spaces are controlled by
18 lifetime deed restrictions, I might add, in
19 a City that's over 300 years old? So, we
20 realize that this section of the Zoning Bill
21 is in response to current bonuses allowed in
22 the zoning code, but we believe the deed
23 restrictions are an overreaction to a
24 perception that the existing bonuses do not

1 have an enforcement mechanism.

2 The enforcement mechanism is and should
3 be the Planning Commission and L&I oversight
4 already in place as well as private searches
5 and compliance reviews that occurs at the
6 time of a sale or refinancing. Any project
7 using these bonuses that undergoes the sale
8 of refinancing, the due diligence process
9 requires proof that the building is in
10 compliance with all zoning including
11 conditions of bonuses or variances that were
12 granted so the owners must follow the
13 conditions or risk not being able to resell
14 or refinance a property which is already a
15 stiff restriction that assures the owner
16 will comply with the conditions of the
17 zoning permit.

18 The call for deed restrictions arose
19 from a single project attempting to change
20 bonuses it was using after receive zoning
21 and building permits. The fact that they
22 didn't ignore the condition but applied the
23 change proves the last -- this last point I
24 made showing that the owners know they must

1 follow the restrictions or risk not being
2 able to sell or refinance projects. In
3 other words, the restrictions in place
4 actually worked at that project in question.
5 A stronger language would reassure the City
6 of compliance and legislation requiring
7 projects to hold to the zoning approval that
8 was used to obtain the building permit could
9 be passed by Council to reinforce the
10 existing zoning code.

11 The proposed right of the bill
12 overcomplicates the process. It's about an
13 eight-page section of the 40 pages that we
14 are looking at today. And inserts a vehicle
15 deed restrictions that has wide ranging
16 impact on initial and subsequent project
17 refinancing and resale. And in the case of
18 lifetime restrictions, has an impact on
19 adjusting the market and City priorities as
20 they change. As I eluded before, the City
21 itself in providing, was then applauded as a
22 public amenity in creating Dilworth Plaza
23 found itself with a design that was attacked
24 in subsequent decades, replaced the tens

1 of millions of dollars in new construction
2 to change the public amenities design and
3 its use in the creation of Dilworth Park.
4 This would be a much more difficult process
5 to revisit and redesign if a lifetime deed
6 restriction on the private owner was placed
7 at the time of construction.

8 And I would allude to Councilman Jones'
9 comment earlier -- he's not here right now
10 in this hearing today -- where he said we
11 need to be nimble and flexible in how we
12 approach our projects. And a lifetime deed
13 restriction would go a hundred percent
14 counter to Councilman Jones' call to this
15 Committee.

16 So the result of imposing deed
17 restrictions on public amenities that the
18 City is looking to promote using privately
19 funded new construction projects is that
20 these desired amenities or these social
21 benefits are benefits that would end up not
22 being provided.

23 We respectfully request that Bill No.
24 161003 be passed with a deletion of Section

1 14-702. And that Planning and Development
2 Community meet to work out more feasible
3 modifications to enable projects to provide
4 desired amenities in a way that works with
5 the realities of project financing and
6 building management. Thank you for hearing
7 our testimony in this bill and taking it
8 into consideration as the Rules Committee
9 reviews and votes on legislation.

10 I'm available to answer any questions
11 the Committee may have.

12 COUNCILMAN GREENLEE: Let me ask --
13 thank you for your testimony.

14 On that testimony, Mr. Gregorski, do you
15 have any response to the issue that
16 Mr. Feldman raises that the deed
17 restrictions are not necessary because it
18 can be taken care of in other ways?

19 Do you have any --

20 MR. GREGORSKI: But it hasn't been.

21 COUNCILMAN GREENLEE: Pardon me?

22 MR. GREGORSKI: It hasn't been a hundred
23 percent of the time. Part of the problem
24 is, is that these are bonuses. We don't

1 have to get them. You don't have to apply
2 for them. But when you do, you are going to
3 be given very likely a taller building. But
4 there is nothing to hold you to doing the
5 bonus after. So if you can go all the way
6 through building permits, get this thing
7 built, not -- you won't get a CO without
8 having done the deed restriction.

9 However, you now have a building that's
10 too tall and is it going to be the City's
11 job to start tearing stories of buildings
12 that didn't meet their bonuses?

13 The Fresh Food Grocer is probably the
14 most abused out of these bonuses. They get
15 14 feet in height for what people have been
16 putting in literally a table full of, you
17 know, fresh produce. It's not worked the
18 way we wanted it to. And it's something we
19 are going to look at.

20 Deed restrictions are tough. Lifetime
21 deed restrictions are certainly difficult.
22 We are going to continue to work with the
23 Law Department to try to come up with other
24 mechanisms. Maybe the deed restriction

1 isn't a lifetime, it's just for a certain
2 period of time. But these are all bonuses.
3 And they are not required. These are
4 developers wanting more building units or
5 height.

6 COUNCILMAN GREENLEE: If I can say in
7 short, you feel with -- you're open to other
8 options down the road. But right now, deed
9 restrictions are the strongest enforcement?

10 MR. GREGORSKI: It would be for us, I
11 think, the right stop gap. And if we have
12 to come back and, you know, if the Law
13 Department comes up with something better,
14 we would certainly be open.

15 COUNCILMAN GREENLEE: Thank you.

16 Any other questions or comments.

17 Seeing none, no one else here to testify
18 on Bill 161003?

19 Seeing none, that concludes our hearing
20 of the Rules Committee. We will very
21 shortly go into a public meeting.

22 (Public Hearing concludes.)

23 - - -

24 (Public Meeting commences.)

1 COUNCILMAN GREENLEE: Okay. We now will
2 go into the Public Meeting of the Committee
3 on Rules. And we -- Chair recognizes
4 Councilman Squilla.

5 COUNCILMAN SQUILLA: Thank you,
6 Mr. Chairman.

7 I move that the amendment to Bill No.
8 161112, Bill No. 170140, Bill No. 160718 and
9 the amendment to Bill No. 161003 be moved.

10 (Duly seconded)

11 COUNCILMAN GREENLEE: Is there a second?
12 There is.

13 All in favor of the approval of those
14 amendments, aye?

15 (Ayes)

16 COUNCILMAN GREENLEE: Opposed?

17 COUNCILWOMAN REYNOLDS BROWN: No.

18 COUNCILMAN GREENLEE: Hearing none, the
19 amendments are approved.

20 COUNCILWOMAN REYNOLDS BROWN: One no.

21 COUNCILMAN GREENLEE: Just one on that
22 bill?

23 Hold on one second.

24 (Discussion held off the record.)

1 COUNCILMAN GREENLEE: The amendments
2 have been approved.

3 And now Councilman Squilla, on Bill No.
4 160718, please make a motion.

5 COUNCILMAN SQUILLA: I make a motion
6 Bill No. 160718 as amended be approved with
7 a suspension of the rules to be read at the
8 first Council session.

9 (Duly seconded.)

10 COUNCILMAN GREENLEE: It's been moved an
11 seconded.

12 All in favor?

13 (Ayes.)

14 COUNCILMAN GREENLEE: Opposed?

15 COUNCILWOMAN REYNOLDS BROWN: No.

16 COUNCILMAN GREENLEE: The record will
17 reflect Councilwoman Reynolds Brown voting
18 in the negative. And Bill No. 160718 as
19 amended be reported out of this Committee
20 with a favorable -- with a rule suspension.

21 Now, Councilman Squilla, on the rest of
22 our bills, please.

23 COUNCILMAN SQUILLA: Thank you,
24 Mr. Chairman.

1 Bill No. 161004, 161112 as amended,
2 170005, 170006, 170007, 170008, 170019,
3 170021, 170107, 170140 as amended, Bill No.
4 161003 as amended.

5 COUNCILMAN GREENLEE: That's 160718.

6 COUNCILMAN SQUILLA: No, we did that.

7 COUNCILMAN GREENLEE: Oh, I'm sorry.
8 Okay. Geez. Okay.

9 COUNCILMAN SQUILLA: I move they all be
10 approved with a suspension of rules to be
11 read at next Council session.

12 (Duly seconded)

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

15 All in favor?

16 (Ayes.)

17 COUNCILMAN GREENLEE: Opposed?

18 Hearing none, the bills as read by
19 Councilman Squilla with the appropriate
20 amendments have been reported out of this
21 Committee with a favorably recommendation
22 and a rules suspension to allow for first
23 reading at next session of Council.

24 That concludes the meeting of the Rules

1 Committee. Thank you all for your
2 participation.

3 (Public Meeting adjourned at 11:10 a.m.)
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

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

I, hereby certify that the proceedings and evidence noted are contained fully and accurately in the stenographic notes taken by me in the foregoing matter, and that this is a correct transcript of the same.

ANGELA M. KING, RPR
Court Reporter - Notary Public

(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.)

Committee On Rules
April 3, 2017

Page 1

A	adopted 3:18 5:4 16:6 19:6 26:9 advance 7:10 16:9,16,19 19:10 67:4 advancement 5:2 16:4 26:7 advantage 63:23 ago 40:11 41:20 47:2 48:6 52:10 agree 51:5 55:18 60:9 61:21 63:1 73:4 Agreed 62:6 aid 17:3 35:20 aide 35:17 40:24 AL 1:12 Alexander 35:19 aligned 24:22 Allegretti 17:20 Allen 26:19 allow 3:15 24:20 37:4 37:22,24 42:4 69:10 87:22 allowed 64:12 64:13 69:5 78:21 allows 40:14 allude 81:8 altered 36:11 Altering 71:24 amend 2:17 3:8 4:11 6:20 15:13 20:15 22:4 23:19 25:13 36:1 65:9 66:2 amended 11:21 86:6 86:19 87:1	87:3,4 amending 8:24 9:2 18:10,12,22 31:2 63:9 amendment 19:8 27:4 37:16,22 45:14,21 55:16 63:7 65:11,18 85:7,9 amendments 6:4 22:17 68:5,15,24 69:3 85:14 85:19 86:1 87:20 amends 4:19 7:6 11:12 15:23 18:20 25:23 32:7 66:12 amenities 81:2,17,20 82:4 amenity 80:22 and/or 89:18 ANGELA 89:11 answer 4:1 6:1 8:14 12:9 17:15 20:7 21:19 23:9 25:4 27:1 33:16 67:11 82:10 answered 28:15,15 anybody 2:12 60:14 76:6 anymore 13:11 anyway 63:13 apartment 38:23 apartments 7:15 21:8 39:9,12 40:20 applauded 80:21	Applause 30:8 applicants 73:21,22 application 5:14 applied 48:7 79:22 apply 83:1 89:16 appreciate 13:6 14:23 14:24 43:21 60:7 61:11 62:20 64:3 68:19 77:12 approach 34:1 81:12 approaches 46:9 76:9 appropriate 5:8 16:10 16:19 37:11 39:15 41:7 67:4 87:19 appropriat... 3:14 approval 3:24 5:24 8:10,12 11:24 12:7 17:14 20:6 21:18 23:8 25:4 27:1 67:10 80:7 85:13 approve 43:14 approved 32:24 42:16 85:19 86:2 86:6 87:10 April 1:6 Aramingo 20:19 21:3 architect 77:7 Architects 36:21 architectural 36:20 area 2:19 3:10,17 4:13,22	6:22 7:7 15:15,24 18:13,24 20:17 21:1 21:6,15 22:6,14 23:21 25:15 26:2,4 31:5 32:10,13 33:11,12 36:3 56:1 63:12 71:15 72:10,14 areas 2:19 4:13,21 6:22 15:15 20:17 22:6 23:20 25:15 26:1 53:18 55:18 75:8 argument 51:3,8 58:6 58:17,24 Army 39:8 arose 79:18 arrived 43:23 asked 31:20 40:24 62:15 aspects 77:23 assist 7:21 association 5:21 12:22 17:10 20:2 34:14,20 38:21 assures 79:15 attached 11:20 22:22 23:4 attacked 80:23 attempting 79:19 attendance 35:1 attended 28:12 attention 29:16 60:19 60:22 61:12 attorneys 77:6 Audience	35:6 Auto 16:13 available 82:10 Avenue 4:15 4:24 5:12 6:23,24,24 7:8,9,9,19 15:16,17 16:1,2 18:13,23 19:11,14 20:18,19 21:2,3,4 22:7,15 23:23,23 24:4 25:16 26:2 Avenues 7:19 7:20 aware 38:10 aye 85:14 Ayes 85:15 86:13 87:16	46:17,18 believe 12:22 13:19 37:10 39:15 57:2 78:22 beneficial 51:2 benefits 81:21,21 Berkley 22:7 22:15 best 24:19 59:14 60:4 69:18 better 5:10 58:7 73:12 74:19 75:4 84:13 BIA 46:17,18 61:11 67:17 BIA's 51:16 big 42:12,14 48:10 51:21 70:12 bigger 42:15 73:1 bill 2:8,12,15 2:16 3:5,8 3:22 4:5,7,8 4:10,19 5:1 5:24 6:14 6:16,18,19 7:6,9,23 8:5 8:6,8,10,18 8:20,22,23 11:12,17,21 11:23 12:2 12:5 15:9 15:11,12,23 16:3 17:13 17:19 18:6 18:7,9,20 19:2 20:5 20:11,13,14 20:23 21:3 21:9,18,24 22:2,3,13 22:16 23:8 23:15,16,18 24:3 25:2,9 25:11,12,23 26:6,23 29:18 30:15	30:16,20,21 30:22 31:1 31:18 32:7 32:18,22 34:15 35:2 35:4,12 36:1 37:2,4 37:16 39:15 40:2,2,5,21 41:1,3,6,14 41:20,21 45:14 46:12 46:24 47:17 47:19 48:5 51:17,19,20 52:1,3,24 53:2 63:9 65:9,14,24 66:1,12 67:8 68:2 68:16 72:3 73:11 76:7 77:2 78:20 80:11 81:23 82:7 84:18 85:7,8,8,9 85:22 86:3 86:6,18 87:1,3 bills 1:15 10:4 10:24 47:14 47:16 86:22 87:18 bit 9:19 Bleigh 2:21 3:12 blight 10:9 block 8:1 23:4 blocks 14:15 21:10 BLONDELL 1:10 board 65:12 BOBBY 1:11 Boni 33:24 34:6,8,10 34:10 35:11 40:6,9 42:3 42:22 43:12 43:19,24 45:12 47:23 51:5
----------	---	---	---	---	---	---	---

Committee On Rules
April 3, 2017

Page 2

Boni's 53:14	brings 56:8	36:5 47:4	certain 2:18	changing	78:8,10,19	41:4 66:2	16:7 17:7
bonus 33:6	58:18	48:22 49:3	3:9 4:12,21	2:18 4:12	80:5,19,20	66:13,17,24	17:12 18:19
37:5,11	broad 6:23	50:12 83:7	6:21 9:6	4:20 6:21	81:18	67:3 71:6	19:6,22
38:17 40:6	7:8,18,19	bunch 49:14	15:14 18:15	10:5 15:14	City's 7:12	72:8 75:20	20:4,22
40:9 41:22	8:1 25:17	50:15	19:1 20:16	20:16 22:5	83:10	78:22 80:10	21:16 22:12
44:14 45:5	26:4 69:22	business	22:5 23:20	23:20 25:14	civic 12:21	codify 9:14	23:6 24:2
45:11,13	broaden	19:19	25:14 26:1	25:24 28:17	34:14,20	codifying	24:16 25:1
47:21 48:8	77:23	busy 11:6	31:7 40:14	42:7 47:23	38:20	71:3	25:22 26:10
48:9 49:7	Brothers	75:21	66:4,5,14	78:9,14	clarification	combine	26:22 28:8
51:2,13	38:24 42:16	buy 42:13	74:3 84:1	Chapter 8:24	71:21	42:13,18	31:20 32:6
53:9,22	42:16	buyers 42:13	certainly	18:10	clarified	come 33:4	32:22 33:2
55:17,24	brought	42:18	43:14 83:21	character	77:22	38:5 41:18	35:22 36:22
56:5,11,23	29:15	by-right 43:6	84:14	67:6	clarify 72:13	44:6 49:14	66:11,22
57:6,6,16	Brown 1:10		certification	characteris...	clarifying	50:17 51:18	67:7,16
57:19 62:14	2:6 25:16	C	89:15	47:24	66:4,13	51:23 52:2	68:20 75:2
63:7,19	26:3 35:21	C 89:1,1	certify 89:3	Cheryl 14:3	72:4	53:2 58:7	77:14,20
73:13,15	39:21,23	cafes 39:4	certifying	Chicago	clarity 7:14	60:14 61:3	78:15 79:3
74:7,11,21	40:7 41:23	calculation	89:19	52:23	Clarke's	72:24 73:22	Commissio...
83:5	42:20 43:11	49:12 54:2	chair 1:9,9	child 28:23	28:11 29:16	74:19 75:4	74:17
bonuses	43:17,20	54:7,21	2:10 12:15	children	classificatio...	83:23 84:12	commitment
32:13,17	44:1 47:3	call 2:10	27:20 28:1	29:20 39:13	16:15	comes 38:17	48:11 52:18
45:6,11,16	60:18,21	30:23 42:21	30:23 34:15	CINDY 1:10	Clean 48:11	68:14 69:4	committed
53:4,6	61:1,5,7,10	79:18 81:14	34:18 35:11	cities 52:22	55:11	71:16,20	48:10 52:8
55:20 59:17	62:6 85:17	called 38:8	46:18 65:9	57:23	clear 38:12	84:13	committee
73:16,20,23	85:20 86:15	42:22	85:3	Citizens	43:22	coming 31:23	1:2 2:3 3:1
74:1 78:1	86:17	calls 61:18	Chairman	17:10 20:2	Clearfield	60:7	6:12 7:3
78:21,24	bucks 55:9	capabilities	9:11,23	city 1:1,5	20:18 21:1	comings 29:9	9:12 11:6
79:7,11,20	build 37:14	48:13 55:13	10:7 11:2	2:11 3:6,21	CLERK 2:16	commences	12:16 13:3
82:24 83:12	50:1,7	care 29:13	15:19 34:11	4:17 5:22	4:10 6:19	84:24	15:20 30:19
83:14 84:2	58:20	82:18	62:8 68:13	7:5 8:7	8:23 15:12	comment	30:20 34:12
book 9:16	builders	cares 29:20	76:23,24	11:10,22	18:9 20:14	61:8 81:9	34:16,19
55:13	51:11	carry 71:5	85:6 86:24	12:5 15:21	22:3 23:18	commenting	38:9 40:22
books 50:24	building	cars 13:13	change 2:10	17:12 18:18	25:12 27:11	56:3	46:19 51:15
boundaries	32:20,21	58:19	3:13 9:24	20:4,22	31:1 33:24	comments	65:10,12,16
11:16 21:13	39:8 40:18	carve 63:9,24	10:1 13:22	21:16 22:11	46:8 66:1	14:7 15:7	66:9,19
boundary	42:11,11,12	case 62:5	22:19,24	23:6 24:1	76:3	17:17 30:13	68:4,14,21
19:3	47:24 48:4	68:17 70:16	23:2 38:21	24:16 25:1	close 49:2	84:16	75:1,22
bounded 2:19	49:10 50:6	80:17	40:17,19	25:21 26:22	closely 5:20	commercial	77:1,20
3:10 4:13	51:10,12	cases 26:12	41:12,13	31:3 32:5,9	19:23	5:10,16	81:15 82:8
4:22 6:22	54:4,5,22	58:14	48:2 52:12	32:21 33:2	closer 54:6	7:23 16:11	82:11 84:20
7:7 15:15	57:16 72:22	Catherine	54:21 78:12	33:9 36:3	CMX-1 16:13	16:12,13,14	85:2 86:19
15:24 20:17	73:24 74:20	5:13	79:19,23	36:14 37:8	CMX-2 16:10	17:5 18:13	87:21 88:1
21:1 22:6	77:10 78:8	caught 59:19	80:20 81:2	38:7 40:22	32:14	18:24 19:21	commonly
22:14 23:21	78:14 79:9	caused 29:3	changed 49:8	41:3 47:10	CMX-2.5	21:4,6,7	26:5
25:15 26:2	79:21 80:8	CDC 26:19	69:8,9	48:10,11	16:11 23:2	23:3 24:18	communities
32:10	82:6 83:3,6	Cecil 6:24 7:9	changes 3:21	49:1,8 52:6	54:6	32:15 58:2	15:2,3
box 40:19,20	83:9 84:4	7:20	13:5 18:14	52:12,16,18	Coalition	69:17 78:16	community
42:7	buildings	Center 31:3	19:1 20:23	52:19 55:11	67:17	Commission	5:17 13:8
briefing	21:7 36:8	32:9 33:9	22:13 31:7	61:14,17	code 9:1 11:5	3:4,19,22	14:12 15:1
68:21	39:4 72:1	41:2 64:19	40:12,19	64:19,22	18:11,21	4:18 5:5,19	24:9,12,14
briefings	72:21 78:12	64:21	41:3 54:5	66:10,21	19:8 31:3	5:22 7:5 8:7	24:15,19,20
67:19	78:17 83:11	Central 5:3	66:5,15,16	67:7 68:1	32:8 33:15	11:11,23	24:23 26:17
bringing 52:5	built 7:16	26:8	67:2 70:24	77:10,12	36:1 40:10	12:5 15:22	28:6,12
		century 36:8					

Committee On Rules
April 3, 2017

Page 3

29:1,4,11	concludes	contains	1:12,12 2:2	73:2,5,7,8,9	cries 29:17	Delaware	20:16 22:5
29:19 30:2	84:19,22	22:16 66:15	2:4,5,6,22	73:10 74:2	critical 47:22	2:20 3:11	23:20 25:14
31:12,22,24	87:24	content 8:5	2:24 4:3 6:3	74:22 75:6	48:14	3:14,17	26:1
33:4,19	condition	contentious	6:6,9,11 7:1	75:11,17,19	Crosstown	4:14,23	desire 47:13
44:15,16,17	10:10 79:22	60:2	7:2 8:16 9:8	75:19 76:5	67:17	32:11	desired 81:20
44:24 53:16	conditions	context 33:15	9:9,10 11:3	76:10,14,18	crowd 30:10	delay 53:4	82:4
56:13 57:1	9:7 10:1	contextual	11:4 12:11	76:21 81:8	CTR 31:3	78:4	despite 11:24
57:2,7,13	18:15 19:2	16:23	12:15 13:1	81:14 82:12	cultural 69:5	delays 7:24	detrimental
58:10,21	31:8 66:6	continue	13:4,23	82:21 84:6	69:18	deletion	19:20
59:12,20	79:11,13,16	24:13 61:13	14:6,8,9,9	84:15 85:1	culturally	81:24	developer
60:3,11	condos 28:20	65:13 83:22	14:10 15:5	85:4,5,11	17:1	demand	43:4 46:21
62:17 63:4	28:22 38:24	continues	15:6,18	85:16,18,21	curb 13:16	47:20 48:8	57:10,11
69:13,21	confined 7:16	42:1	17:16,21,24	86:1,3,5,10	current 16:20	49:5,7	developers
70:2 82:2	conflict 10:14	control 89:18	18:1,3,5,16	86:14,16,21	37:19 49:2	Democratic	37:12 42:10
companies	conflicting	controlled	19:23 20:8	86:23 87:5	78:21	26:18	63:5 72:20
77:7	9:20	78:17	20:20 21:21	87:6,7,9,13	currently	denominator	77:5 84:4
compete	conflicts 70:4	controversial	22:9 23:11	87:17,19	16:13 24:5	54:5	development
77:11	confusing	9:21	25:6,19	Councilme...	33:7 34:21	dense 51:5	3:3 7:22
complete 33:8	9:14,20	conversations	27:3,7,12	3:7	39:5	density 26:15	10:6,22
completed	congest 58:20	37:21	27:16,23	Councilme...	CURTIS 1:11	29:3 32:13	16:12,18
33:13	congestion	conversion	28:11 29:16	29:24	cuts 13:16	32:17 37:5	17:9 19:13
compliance	53:19	39:1,8	30:4,12	Councilper...		37:11,13	19:15 20:1
79:5,10	conservation	corner 74:10	31:9,14,15	63:4	D	40:13 41:6	21:14 38:22
80:6	5:15 9:3	Corporation	31:16,17	councilwom...	Dauphin	42:1 47:17	52:5 56:12
complicated	11:13	17:9 20:1	32:2,3 33:3	1:10,10 2:6	23:22	47:21 48:8	59:21 66:22
54:2 78:7	consider 8:10	correct 6:8	33:18 34:2	30:18 35:20	David 76:3	48:9 49:7	67:5,18
comply 79:16	consideration	14:5 33:14	34:7,11	39:21,23	77:3	49:12 51:1	75:2 76:3
Comprehen...	82:8	42:2 59:9	35:7,16,16	40:7 41:23	day 14:13,20	51:13 53:8	77:4,10,18
7:12	considered	71:22 89:8	37:21 39:14	42:20 43:11	29:8 59:3	53:17 56:7	78:4 82:1
comprised	3:22 8:8	corrective 5:1	39:18 40:23	43:17,20	DC 52:22	56:13,23	developments
66:20	12:5 25:2	16:3,24	41:5,16	44:1,4 47:2	decades	57:5,15,19	61:12
compromise	32:22 67:8	17:4 22:17	44:3,5,7,9	60:18,21	80:24	57:20,24,24	Diane 27:11
61:19	consistent	26:6	44:11 46:2	61:1,5,7,10	December	58:3,14,18	27:19
concentrate	19:4 71:6	correctly	46:4,5,10	62:6,10	3:23 16:7	Department	die 59:7
26:14	consolidating	26:16	53:11,13,14	85:17,20	19:7 40:11	37:20 52:8	died 9:17
concentrati...	51:11	Correspond...	54:17 55:1	86:15,17	41:11 67:9	52:20 55:3	difference
36:7	consolidation	12:21	55:15 56:4	counter 81:14	decide 64:10	66:20,23	15:2
concept 37:7	51:9	corridor	56:6,19	couple 42:14	deciding	74:18 75:3	different 53:6
concern	constant	19:21 21:6	58:16 59:1	64:6	44:24	83:23 84:13	64:23
51:15,16	14:24	corridors	59:6,10	coupled 33:9	decision 29:8	depending	difficult 81:4
53:15 56:17	constituency	5:11	60:16,20,23	course 36:3,6	deed 74:2,16	53:24	83:21
58:4 59:11	61:24	cost 49:18,20	61:2,6,9,23	38:6,10	78:1,3,6,18	depends 54:3	diligence 79:8
59:12 60:11	construction	50:5 55:2	62:9,11,12	41:16 42:6	78:22 79:18	deserts 75:8	Dilworth
63:8 77:23	16:22 36:10	78:3	63:3 64:3	Court 89:12	80:15 81:5	design 16:23	78:10,10
concerned	37:10,24	costly 55:7	65:4,6,8,17	coverage 48:1	81:12,16	80:23 81:2	80:22 81:3
62:3 63:17	39:5 40:16	costs 50:6,8	65:20,21,22	created 11:17	82:16 83:8	designate	direct 89:18
71:24	46:21 49:19	Council 1:1	66:7,8	creates 63:19	83:20,21,24	3:15	direction 53:1
concerning	49:20 77:6	3:6 40:22	67:12,22	creating	84:8	designation	directly 33:19
31:6	81:1,7,19	67:19 80:9	68:11,12,24	80:22	define 5:10	24:21	Director 3:2
concerns 24:3	contained	86:8 87:11	69:10 70:3	creation 81:3	36:2	designations	77:4
56:7 60:5,6	89:5	87:23	70:13,19,24	Credit 47:10	defining	2:18 3:9	disagreeing
62:21 64:8	containing	Councilman	71:2,13,23	Creek 20:19	47:18	4:12,21	60:8
77:17	23:4	1:9,9,11,11	72:4,15,18	21:2	definition	6:21 15:14	disagreeme...
					73:12		

Committee On Rules
April 3, 2017

Page 4

64:14 discovered 10:13 discretionary 71:15 discuss 28:8 64:16 discussed 53:16 discussing 45:8 discussion 46:1 51:3 69:1 85:24 discussions 44:18 45:3 distance 58:9 75:9 district 3:18 5:4 7:11 9:4 10:7 11:14 16:6 18:22 19:5 24:5,7 24:13,18 26:9 31:4 33:9 35:16 35:23 36:2 69:14 70:2 districts 9:1 18:11 32:16 Division 3:2,3 66:23 doctor's 70:9 document 67:1 doing 44:21 52:4,6,13 57:7 83:4 dollar 50:21 dollars 50:12 50:23 55:5 81:1 double-edged 57:21 Draft 68:6,10 drive 15:17 16:2 59:4 drive-thrus 19:16 drivers 58:18 due 79:8 dues-paying 34:22	Duly 85:10 86:9 87:12 E E 89:1 earlier 30:22 41:2 81:9 early 36:7,18 41:10 ease 5:14 easier 71:19 72:16,17,19 easy 62:19 75:15 economic 77:9 economically 49:17 economists 77:8 edits 37:19 education 24:20 educational 70:5 effect 48:6 efficiently 21:5 effort 62:20 63:12 efforts 33:10 37:1 63:14 eight-page 80:13 either 41:10 75:13 elderly 29:20 elected 14:11 14:17 eligible 56:10 eluded 80:20 emerge 61:13 emphasize 37:6 38:1 enable 82:3 enact 47:13 enacted 32:18 encourage 16:11,18 26:13 29:23 29:23 32:19 38:13,14 ended 54:10 enforcement	79:1,2 84:9 engagement 36:23 engineering 77:7 enjoy 18:2 enormous 41:24 Enterprise 21:14 entire 34:23 entities 58:3 entitled 9:1,2 18:11,12,21 18:23 31:3 31:4 66:3 entrance 74:13 environment 77:10 environmen... 32:19 ephemeral 63:20 73:17 equation 50:9 erred 71:7 especially 58:1 68:14 established 32:18 estate 46:21 77:6,8 everybody 2:3 45:15 49:6 67:23 68:1 everybody's 61:19 evidence 89:4 evolve 61:13 evolving 9:24 exact 48:24 68:9 exactly 50:4 59:5 75:16 example 54:9 exception 19:18 59:23 70:15 excess 50:23 exclusively 23:5 Excuse 61:5	Executive 77:4 exempt 32:12 41:5,21 exempted 41:1 exemption 41:19 44:13 exhibits 69:5 69:18 existence 34:21 existing 3:16 7:13 13:17 17:3,6 22:18 37:13 49:3 75:12 78:24 80:10 expand 72:20 expansion 3:16 72:7,9 expect 33:11 63:13 64:20 64:21 65:2 70:11 expensive 55:14 expertise 56:1 Expressway 4:15,23 extend 19:2 19:10 extended 3:12 22:8 extra 37:24 eyes 13:10 eyes-on-the... 13:8 F F 89:1 Fabric 5:11 faced 42:2 facilities 19:17 fact 79:21 factor 29:8 fair 56:4 fall 48:15 familiar 30:6 families 39:13 family 5:9 7:14 11:20 21:10,11	22:21 23:4 26:13 29:10 far 53:19 77:24 favor 29:24 38:21 85:13 86:12 87:15 favorable 86:20 favorably 87:21 fear 43:13 feasible 82:2 February 12:6 17:13 20:5 21:17 23:7 25:3 feel 38:17 84:7 feels 65:12,12 feet 48:20 49:11,15 50:2,2 52:10,14,15 83:15 Feldman 14:4 76:3,6,12 76:16,20,23 77:3 82:16 felt 28:19 41:7 fewer 13:16 figure 73:3 final 28:13 financing 82:5 find 14:14 69:14 fine 37:8 firm 36:20 firms 77:7 first 2:15 9:16 12:12 22:19 22:24 30:17 35:15 37:4 47:7,9 53:16 58:1 65:10 86:8 87:22 Fishtown 47:5 fit 69:15,17 fits 57:2	five 5:17 8:3 51:24 52:1 54:14,16 fixed 71:8 fleeting 18:3 18:4 flexible 81:11 floor 39:4 58:1 72:5 72:10,14 folks 35:3,13 46:11 63:23 75:3 follow 79:12 80:1 follow-up 77:16 following 5:6 16:9 19:9 19:12 26:11 food 37:23 38:3,4,8,9 38:13,18 55:23 56:3 63:18,21 74:7,14 75:4,7,8,12 83:13 foods 38:14 foot 48:16 50:6,7 54:7 55:6,10 74:9 footage 54:4 74:4 footprint 49:14 foregoing 89:7,15 foremost 35:15 Forever 59:5 forget 27:13 formed 66:23 former 21:7 26:18 35:20 38:7 formula 40:13 forth 53:20 forthcoming 33:12 fortunate	36:13 Fortunately 38:16 forward 31:23 39:17 45:1 50:20 51:19,22 60:12 64:6 64:16 65:13 74:5 found 9:22 42:17 80:23 four 5:14 39:6 55:9 Francisville 2:11 Frankford 20:19 21:2 21:4 frequently 13:13 fresh 37:23 38:2,4,12 38:14,18 55:23 56:3 63:17,21 74:7,11,14 75:4 83:13 83:17 friendly 13:12 front 5:14 11:18 13:13 16:21 74:13 front-loaded 12:3 front-loading 13:9 fruit 74:11 full 83:16 fully 89:5 functioning 21:5 funded 81:19 further 9:4 31:21 44:17 73:5 76:8 future 43:18 45:8,17 G game 41:10 gap 84:11 garages 9:5	11:15,19 12:3 13:10 13:13 16:22 Garden 25:17 26:4 gardens 5:18 gargantuan 42:19,22 43:3 Geez 87:8 generating 36:18 Generation 26:20 Germantown 22:14 getting 48:1,2 Girard 6:23 7:8,19 25:16 26:2 give 15:1 46:20,23 61:18 72:2 given 10:10 11:4 63:11 83:3 giver 8:2 go 13:14 26:12 42:14 45:16 57:11 64:11,12 65:10 69:21 70:2 81:13 83:5 84:21 85:2 goals 5:3 7:10 16:5 19:4 24:23 26:8 52:16 67:5 goes 44:22 54:23 going 18:1 27:13 34:5 40:21 45:16 51:13 53:5 57:9,16,17 58:3 59:6 59:18,21 60:9,13 62:24 63:14 63:21 64:7 64:24 65:8 65:18 70:1
---	--	---	--	---	---	--	--

Committee On Rules
April 3, 2017

Page 5

71:11 73:18	15:18,20	64:20 66:7	49:16,24	Henry 15:16	Ian 35:24	56:13	January 5:23
73:23 74:8	17:16 18:1	66:8,10	50:9 56:8	16:1	IceHouse	information	8:9
75:16 83:2	18:5,16	67:13 68:23	happy 4:1 6:1	Hi 46:16	47:5,5	13:20 68:4	Jeffrey 17:20
83:10,19,22	20:8,20	69:9,12	8:14 12:9	hide 74:14	ICM-X 24:17	77:16,22	28:10
goings 29:8	21:21 22:9	70:7,16,23	17:15 20:6	high 24:4	ICMX 24:22	initial 80:16	Jennie 14:2
good 2:2 4:16	23:11 25:6	71:1,7,22	21:19 23:9	29:3 49:18	69:5,11,16	initially 62:14	Jim 46:8
11:9 15:2	25:19 27:3	72:2,6,17	25:4 27:1	highrise 39:3	69:24	initiative	job 83:11
15:19 18:17	27:7,12,16	72:19 73:4	33:16 39:16	Hill 31:5 32:9	identify 27:17	24:12 69:13	Johnson 1:12
22:10 23:24	27:23 30:4	73:14 74:6	67:10	33:11 34:14	34:3,8	inserts 80:14	2:5
25:20 27:22	30:12 31:9	74:24 75:10	hard 35:14	35:3 36:2	46:14	Inspections	Jones 1:11
27:23 32:4	31:15 32:2	75:14,21,24	harder 58:21	42:1 44:22	ignore 79:22	66:21	6:12 9:9,10
34:2,13	33:18 34:2	82:14,20,22	harm 69:24	45:6,7 51:4	impact 80:16	instability	13:4 14:8,9
39:11,23,24	34:7 35:7	84:10	harmony	51:6,16	80:18	29:3	14:10 17:21
39:24 46:13	39:18 44:3	grey 71:14	36:9	52:1,24	important	intended 5:1	17:24 18:3
66:8 76:10	44:9 46:2,5	grocer 74:4	Harrogate	56:16,18,21	57:24 62:24	7:10,21	Jones' 19:23
76:23	46:10 53:11	74:14 75:5	20:24	63:15 64:11	impose 37:9	16:3 26:6	81:8,14
granted	60:16,20,23	75:8 83:13	hate 63:24	64:18,22	imposes	interagency	JR 1:11
79:12	61:2,6,9	Grocers	Head 36:15	67:24	19:12	66:19	June 5:5
grateful 10:8	62:9 65:6	63:18	38:24	Hill's 60:5	imposing	interest 56:24	26:10
great 15:3	65:17,21	grocery 44:13	health 57:23	hired 36:19	81:16	interested	K
47:13 52:6	66:7,9	55:17,19,21	75:3 77:9	Historians	impoverished	17:10 20:2	K 1:9
71:14	67:12 73:7	55:24 63:7	hear 10:19,20	36:21	10:10	62:16	keep 57:4
greater 53:18	75:19 76:5	63:21	33:18 45:21	historic 8:3,4	improveme...	interpretati...	74:20
greatest	76:10,14,18	gross 72:10	51:3 55:16	16:24 34:16	66:24	67:3	Kensington
56:16	76:21,24	ground 39:4	63:6	history 46:23	inappropri...	intersections	20:18 21:2
greatly 56:12	82:12,21	group 66:20	heard 2:13	46:24 47:9	38:18	7:18	KENYATTA
green 31:6	84:6,15	77:5	29:17 40:4	49:4	incentive	intersects	1:12
32:13,17	85:1,11,16	groups 26:17	hearing 31:18	hit 50:24	37:23 38:5	40:2	key 7:18
33:5 37:5,7	85:18,21	67:17	31:19 53:14	hold 31:20	38:13	introduce	11:18
37:9 40:6,9	86:1,10,14	grow 61:14	77:1,21	45:15 62:15	incentives	45:20	kill 68:8
40:15 43:14	86:16 87:5	77:9,12	81:10 82:6	80:7 83:4	49:23	introduced	kind 10:8
45:13 46:19	87:7,13,17	growing	84:19,22	85:23	included 3:20	3:5 8:6	30:10 63:20
46:22,24	Gregorski	61:17	85:18 87:18	home 58:7	26:17 30:21	16:16	KING 89:11
47:10,17	2:23,24 3:2	guess 44:7	height 19:13	homes 7:14	41:3	inventory	know 10:18
48:10,21,24	4:4,16,17	45:21 53:19	37:24 38:17	26:13	includes 67:1	50:17	10:22 29:22
49:3 51:2	6:5,8,13 7:2	56:8,22	40:17 48:2	honestly	including	invisible 48:3	41:15 43:1
51:15 52:19	7:4 8:17 9:9	73:12 75:22	64:12,13	56:16	5:11 79:10	29:12	43:13 44:12
53:8,22	11:8,9,10	H	72:11 74:21	honor 47:7	increase	involvement	44:20 45:7
55:2,11,11	12:13 15:18	Hadji 35:18	77:24 83:15	hope 14:2	48:12	36:22	47:22 48:9
55:13 56:1	15:19,21	47:15	84:5	43:17	increases	issue 41:24	48:24 49:9
56:10,11	18:16,17,18	half 49:2	Heir 39:2	hopefully	58:11,11	56:7 82:15	49:18,24
57:6,16,19	20:20,21,21	52:10	held 2:9 28:6	67:21	increasingly	issues 29:15	50:6,21
59:22 61:14	22:9,10,11	Hall 1:5	30:23 85:24	House 36:15	39:12	42:1 53:19	51:8,23
61:17 62:14	23:12,24	hand 30:10	help 29:18	39:1	indefinitely	59:3,21	52:4,7,19
73:12,14	24:1 25:19	35:9	40:1 73:19	housing 5:9	52:11	64:8 67:2	53:4 54:9
Greenlee 1:9	25:20,21	hands 35:5,6	Henon 1:11	28:21,23	industrial	it'll 59:7	54:11,12
2:2,22 3:1	27:6,8 31:9	happen 65:2	2:7 3:7	huge 48:8	3:15,16 5:9	item 8:11	55:22 56:2
4:3 6:3,6,9	32:3,4,5	happened	68:11,12,24	49:5	21:12,13	items 33:13	57:1,20,21
7:1,3 8:16	33:20,21	42:15	69:10 70:3	hundred 60:9	24:17 26:14	75:14	58:13,19,24
9:8 11:3	35:22 44:6	happening	70:13,19,24	61:21 62:2	69:17	J	59:1,13,18
12:11 13:1	45:22 60:13	48:4 51:9	71:2,13,23	81:13 82:22	industry	James 38:23	60:1,14
13:23 14:6	61:3 62:10	73:15	72:4,15,18	hurts 10:19	38:11	46:16	61:10,24
14:9 15:5	63:2,11	happens	73:2,5	I	influencing		62:13,14

Committee On Rules
April 3, 2017

Page 6

63:24 64:1 64:15,23 67:13,15,24 68:20 69:20 70:10 71:4 71:15,18,19 74:10 75:7 75:12,16 79:24 83:17 84:12 knowing 56:7 60:10 knows 72:20 Kramer 34:18 KSK 36:20	14:18 learned 59:3 learning 62:23 lease 24:8 LEED 47:6,8 legal 34:19 legislation 31:24 66:15 77:15 80:6 82:9 legislative 35:17,20 40:24 41:9 41:14 length 40:18 lengthy 77:19 letters 12:23 leverage 43:8 libraries 70:4 library 69:4 License 66:20 life 10:23 59:2 lifetime 78:6 78:18 80:18 81:5,12 83:20 84:1 light 21:12 limit 19:13 Lincoln 15:17 16:2 Lippincott 39:2 list 55:13 69:20 listed 68:10 listen 14:22 14:22 62:23 listening 10:18,20 lists 55:4 literally 83:16 little 46:20,23 46:24 49:21 Litwen 35:24 live 14:13,16 29:15 43:1 58:5 59:1 lives 29:21 living 28:24 loaded 11:19	lobby 74:10 located 2:19 3:10 4:13 6:22 15:15 20:17 22:6 23:21 25:15 Logan 22:8 22:16 Lombard 32:11 36:4 long 28:2 63:22 74:19 look 39:17 44:23 57:14 74:8 83:19 looking 45:5 56:22 69:13 74:7 75:15 80:14 81:18 lopsided 50:10 lot 9:17,18 17:3,22 47:18 51:6 51:20 54:23 56:15 57:22 68:3 70:8 73:16 lots 19:17 love 68:13 low 47:8 55:8 lower 7:11 16:5 19:5 22:14 24:5 54:6 lowering 52:9 Lush 34:17	57:18 management 48:17,21,23 55:5,7,12 82:6 manager 46:21 managing 52:13 mandatory 37:9 Mansion 24:4 24:15 mansions 8:3 map 22:17 maps 2:17 4:11,20 6:20 7:7 15:13,24 20:15 22:4 23:19 25:13 25:24 Maransky 46:8,14,16 46:16 53:12 54:1,20 55:3,22 56:5,14 57:14 58:23 59:5,9 60:17,24 61:4,21 March 3:19 26:23 Marconi 2:14 4:8 6:18 8:22 15:11 18:7 20:13 22:2 23:17 25:11 27:9 30:16,24 33:22 46:6 65:24 76:1 MARK 1:9 market 37:23 38:4,18 80:19 markets 38:3 78:16 Marlene 12:18 Marty 3:2 4:16 7:4	11:9 15:21 18:17 20:21 22:10 23:24 25:20 32:4 35:22 66:10 match 17:6 materials 36:9 matter 69:19 70:18 89:7 mattresses 29:5 Mayor's 24:12 McMonagle 35:18 mean 13:16 means 89:17 mechanism 79:1,2 mechanisms 83:24 medical 69:15 medium 21:12 meet 48:22 82:2 83:12 meeting 3:23 5:23 6:10 8:8 12:6 17:12 20:4 21:17 23:7 25:2 26:23 31:22 32:23 59:23 60:3 62:17 65:19 67:8 84:21 84:24 85:2 87:24 88:3 meetings 28:7 28:13 31:21 64:7 67:16 Member 6:12 30:18 members 3:1 7:3 9:11 13:2 15:20 31:11 34:12 34:22,24 35:6,9 66:9 67:20 68:21 76:24 77:20	memo 77:19 mentioned 13:24 30:22 met 31:23 33:2 44:14 62:13 million 50:23 millions 81:1 mind 43:1 misgiving 11:24 mistaken 40:12 mixed 23:3 36:14,16 39:5 69:17 70:5 mixed-use 16:12 19:15 24:18 model 71:19 modifications 82:3 moment 37:18 Monday 1:6 monitor 66:24 Monroe 27:11,13,15 27:18,19,24 30:5 months 41:2 47:15 Moore 6:24 7:9,20 moral 34:6 morning 2:2 2:24 4:16 7:2 11:9 14:14 15:19 18:17 20:21 22:10 23:24 25:20 27:22 27:23 28:1 32:4 34:2 34:13 39:24 39:24,24 66:8 76:23 Morris 22:7 22:15 motion 86:4,5 move 20:12	29:4,5 44:24 51:22 52:21 60:5 60:12 65:13 74:5 85:7 87:9 moved 85:9 86:10 87:14 moves 7:21 52:24 64:6 moving 19:17 50:20 64:16 multi-family 7:15 16:17 21:9 24:6 28:21,23 32:14 47:6 47:8 multiple 21:7	4:24 5:15 5:21 9:3 10:11,12 11:13 18:13 18:23 27:21 28:3,5,19 29:22 32:10 32:15 34:24 36:8,19 37:1,6,12 37:14 38:16 38:19,20 39:10,16 41:1,22 42:3 43:5 58:9,10,12 neighborho... 67:6 neighborho... 9:24 10:17 38:15 42:10 51:18,24 52:2 62:4 neither 39:19 never 67:21 72:8,8 new 16:11,18 16:22 19:13 26:19 29:11 31:4 32:8 32:12 33:11 36:16 37:10 37:24 38:22 39:2,6 40:16 41:18 81:1,19 nice 17:20,22 27:16 nightmare 29:7 nimble 10:2 81:11 nodes 5:11 nominate 8:2 non-accesso... 19:16 Non-confor... 71:23 Nonconfor... 72:6 norm 29:6 normally 54:19
L L&I 67:3 72:21 75:2 79:3 land 2:19 3:9 4:13,21 6:22 15:15 20:17 22:6 22:18,23 23:21 25:15 26:1 Lane 15:16 15:16 16:1 16:1 language 68:9 80:5 large 51:21 78:12 larger 37:15 50:7 53:2 74:8 largest 36:7 lasts 18:2 late 41:9,12 Laughter 30:11 Law 37:20 66:23 74:18 83:23 84:12 lawyer 73:2 layout 54:22 leadership 5:20 17:8 19:24 44:15 44:16,20 61:11 learn 14:11						N N 89:1 name 12:18 27:18 34:10 77:3 names 29:23 nation 49:19 nation's 36:6 national 77:11 NCA 18:12 18:23 19:10 NCO 9:2 11:14,16 necessarily 55:20 necessary 82:17 need 10:21,22 13:20 37:2 55:20 58:2 58:4 70:14 81:11 needless 49:4 needs 74:4 negative 86:18 negotiate 43:8 57:10 negotiating 43:7 neighbor 7:24 neighborho...	

Committee On Rules
April 3, 2017

Page 7

North 3:17 6:23 7:8,11 7:18 24:5	35:10 39:18 39:20 43:11 44:10 46:2	original 36:10	part 7:11 10:5 20:24	permanent 63:19	7:11,12 16:6,10,16	40:1 46:4	president 12:20 28:11
Northwest 16:6 19:5	46:13 53:11	origins 38:4	24:11 37:20	permit 43:6	16:19 19:6	46:14 60:22	29:16 34:17
Notary 89:12	60:23 61:2	Outreach 26:17	56:11 61:19	57:12 79:17	19:10 26:9	62:10,16	46:18
noted 89:4	65:4,17,21	outs 64:1	73:15 76:22	80:8	36:12,19	65:24 68:11	pretty 60:2
notes 89:6	70:19 76:10	overcompli... 80:12	participation 88:2	permits 50:19	45:7 67:7	76:14 86:4	previous 8:11
noticed 69:18	76:18 85:1	overlay 5:15	particular 24:11 53:22	73:24 79:21	planners 36:21 57:22	86:22	12:8
notification 71:8,16	87:8,8,13	9:1,3,14	parts 10:6,12	permitted 69:7,19	planning 3:4	pleasure 27:24	previously 8:6
notifications 70:20 71:4	78:19	18:11,14,21	passed 40:10	70:9 72:7	3:19,22	point 14:23	pride 29:14
notion 44:19	68:16 70:22	18:24 19:3	80:9 81:24	73:1	4:18 5:4,19	35:15 43:23	primarily 21:11
November 3:6 41:10	Once 33:12	19:11 31:3	Passyunk 5:12	person 44:8	5:22 7:5 8:7	60:2 74:17	primary 74:13
number 26:12 42:17	ongoing 10:14 26:20	32:9 33:9	Path 2:20	46:3	11:11,22	79:23	principal 41:24
47:16 48:24	open 22:20	33:11 41:3	3:11	personally 13:4	12:5 15:22	policy 8:12	prior 77:21
50:21 54:6	26:15 28:6	63:15 64:17	pattern 36:11	pervious 55:9	16:7 17:7	Poplar 26:5	priorities 10:1 78:9
54:22 63:16	28:12 45:24	64:18,19,22	patterns 22:18	phases 36:18	17:12 18:19	26:19 27:21	78:14 80:19
64:23 72:23	78:11 84:7	overreaction 78:23	paving 55:9	Philadelphia 1:1,5 2:17	19:6,22	28:3,5,10	private 7:21
numbers 50:13	84:14	oversight 79:3	paying 60:18	3:3,21 4:11	20:4,22	28:14,19	79:4 81:6
numbers 50:13	openness 77:13	owned 22:23	60:22 61:12	4:17,19	23:6 24:2	29:19,22	privately 22:23 81:18
operations 70:11	operate 47:19	owner 23:1	pedestrian-... 19:21	6:20 7:4,6	24:16 25:1	30:1	probably 31:13 42:23
O 89:1	operations 70:11	78:8 79:15	pedestrians 13:14	8:3,7,24	25:22 26:9	popular 49:7	42:23 64:9
objections 33:5	Opposed 85:16 86:14	81:6	Pennsylvania 1:5	9:15 11:10	26:22 28:8	Port 20:24	83:13
obsolete 7:23	87:17	owners 78:15	Pennypack 2:20 3:11	12:4 15:13	31:20 32:6	21:14	problem 49:24 74:1
21:3	opt 52:3 53:3	79:12,24	people 10:8	15:21,23	32:22 33:2	portion 41:5	82:23
obstruct 13:14	53:5	ownership 39:11	10:12,16	18:10,18,21	33:10 35:21	portions 24:8	problematic 53:9
obtain 80:8	opted 51:14	packet 30:21	17:22 29:4	20:15 22:4	36:20,22	Portland 52:23	problems 63:18 64:2
obtained 2:4	opting 51:16	pages 76:13	29:19 43:7	22:11 23:19	37:1 45:1	52:23	67:3 70:12
obviously 50:5 53:17	51:19 52:24	76:17,19	49:9 51:9	24:1,7 25:1	59:13,13	possibility 45:20	77:24
occurs 79:5	53:8 62:4	80:13	51:10 57:7	25:13,21,23	63:5,12,14	possible 55:16 69:22	proceed 34:4
offered 6:10	options 84:8	parcel 40:14	57:22 58:4	31:2 32:5,7	65:1 66:3	postponed 41:14 52:11	34:9 46:15
offering 24:13 65:18	opts 52:1	57:18	58:7 61:16	32:21 38:3	66:10,21	potential 63:6	proceedings 89:4
office 28:12	order 22:23	parcels 3:9,13	83:15	47:9 49:17	67:4,14,16	practices 32:20 71:3	process 3:20
41:17 47:4	24:22 56:23	51:6 52:14	percent 34:23	52:7 66:2	72:18 74:17	practitioners 69:16	9:23 41:9
47:11,16	74:5	76:14 82:21	54:12,13,19	66:12,17,21	75:2 77:14	precedent 51:18 53:10	44:21 56:12
offices 19:19	Ordinance 2:16 4:10	11:12,16	60:9 61:22	67:7 68:1	78:15 79:3	56:17 62:4	77:15 78:4
69:16 70:9	6:19 8:23	12:21 13:17	62:2 72:7	Philadelphi... 49:4	82:1	present 1:8	79:8 80:12
official 14:11	15:12 18:9	22:20,22	72:10,11,11	Philly 59:2	plans 28:8	6:12 12:16	81:4
officials 14:17	20:14 22:3	22:20,22	72:22 81:13	physical 47:24	platinum 47:6,8	28:13 30:19	produce 83:17
offset 49:21	23:18 25:12	parked 13:13	82:23	piece 77:15	play 14:16	preservation 10:23 13:3	professional 19:19 46:22
oh 30:17	31:1 66:1	parking 9:5	perception 78:24	place 33:14	Plaza 78:10	17:4 34:16	professionals 77:8
31:15 61:2	organically 51:14	11:15 13:16	perfect 42:23	placed 81:6	80:22	preservatio... 8:2	
76:18 87:7	organization 38:8	14:14 19:14	period 84:2	placement 9:5 11:15	please 2:14	preserve 5:8	
okay 6:9 14:6	organizations 24:10	19:17 29:6		plague 29:1	4:9 6:11,18	preserves 21:12	
27:15 33:21		53:19 58:7		plan 3:18 5:4	8:22 12:14		
		58:23 59:3			15:11 18:8		
		parks 5:17			20:13 22:2		
					23:16 25:11		
					27:17 28:21		
					30:17,17,24		
					31:10 32:3		
					34:3,8 35:4		

Committee On Rules
April 3, 2017

Page 8

progress 74:23 75:21	24:21 28:4 28:13 40:15	70:19 73:10 80:4	56:1,14 57:8 58:11	reflect 6:11 12:14 17:2	80:24	residents 13:17 24:14	62:6 85:17
progressive 52:22	66:15 68:4 80:11	questions 4:1 4:4 6:2,13	58:13 69:20 70:1 72:22	30:18 35:8 86:17	replaces 21:9 reported 86:19 87:20	28:18 29:11 resource 24:9	85:20 86:15 86:17
prohibit 11:18 16:21	proposes 5:6 16:8 19:9	8:15,17 12:10,12	reason 59:22 reassure 80:5	regarding 7:15 41:6	reporter 89:12,19	respect 62:2 respectfully 81:23	rezone 3:13 17:5
prohibition 11:22 12:3 19:16	26:11 protect 26:13 67:5	14:7 15:7 17:15,17 20:7,9	receive 79:20 recipient 47:10	regards 40:5 region 64:5 register 8:4 61:15	reports 38:6 represent 14:12	response 76:8 77:17 78:21 82:15	rezoning 16:10,24 28:5,14,18 30:1 43:9 63:13
project 42:5 47:4 49:13 49:16 50:11 53:22,24 54:10,11,14 54:15,18 56:21 57:11 79:6,19 80:4,16 82:5	protects 7:13 proves 79:23 provide 82:3 provided 81:22 providing 7:14 77:16 80:21 provision 33:14 40:10 provisions 11:18 63:16 64:23 66:4 66:14,17 public 26:15 36:23 69:1 80:22 81:2 81:17 84:21 84:22,24 85:2 88:3 89:12	21:19,22 23:9,13 25:5,7 27:2 27:7 28:9 28:15,16 30:12 31:13 33:17,19 39:17,22 44:12 46:6 60:15,17 65:7,23 67:11 73:6 75:23 77:17 82:10 84:16 quickly 76:20 quorum 2:4	recognize 22:18 recognizes 85:3 recommend 32:24 recommend... 87:21 recommend... 5:3 16:5 19:5 26:8 66:18 recommend... 3:24 5:23 8:9,12 11:23 12:7 17:13 20:5 21:18 23:8 24:17 25:3 26:24 67:1 67:9	regulating 9:4 11:14 reinforce 80:9 reinstates 12:2 reiterate 13:21 related 9:15 18:14,24 31:6 77:24 remain 10:11 remained 78:2 remap 9:13 16:20,24 remapping 5:2,6,22 7:7 7:13 15:24 16:4,8 17:11 20:3 26:7,11 44:22 59:14 64:5	representat... 35:24 representat... 28:7 33:3 represented 10:17 reproduction 89:17 request 2:9 23:1 81:23 requested 47:3 73:21 requests 62:1 require 16:23 required 41:13 84:3 requirement 12:1 19:18 37:9 requirements 37:13 48:23 requires 48:16 79:9 requiring 80:6 resale 80:17 researched 38:3 resell 79:13 residences 23:5 resident 12:19 27:20 28:2 resident's 28:16 residential 5:16 11:19 12:4 16:14 16:17,18,20 16:21,22 17:2,5 22:21 23:3 24:6 32:14	rest 86:21 restriction 74:3 79:15 81:6,13 83:8,24 restrictions 74:16 78:1 78:3,6,18 78:23 79:18 80:1,3,15 80:18 81:17 82:17 83:20 83:21 84:9 result 47:20 63:13 65:1 81:16 retail 58:2 78:16 retains 36:8 retreat 47:4 reuse 26:14 revealed 37:2 revenue 50:5 reviewed 26:22 reviews 79:5 82:9 revising 66:3 66:13 revisit 81:5 rewrite 33:8 Reynolds 1:10 2:6 35:21 39:21 39:23 40:7 41:23 42:20 43:11,17,20 44:1 47:3 60:18,21 61:1,5,7,10	rhythm 36:9 Richard 26:19 Richmond 20:24 21:14 Ridge 6:23 7:8,19,20 9:5 11:12 11:16 12:21 15:17 16:2 18:13,23 19:10,14 23:23 24:4 right 6:9 7:16 9:22 14:3 27:18 34:7 35:7 43:18 44:10 55:15 56:6 57:8 57:12,14 58:16 61:9 63:2 69:7 69:11,20 70:18,21,23 71:1,1,7,13 72:6 73:14 73:22 75:10 75:17 76:1 80:11 81:9 84:8,11 rise 47:8 risk 79:13 80:1 River 2:21 3:11,14 32:12 RM-1 16:21 24:6 28:17 32:14 RM-2 28:17 RN-1 16:17 road 2:20 3:11 84:8
	quality 10:23 Queen 4:24 5:20 question 60:24 69:6	R R 89:1 raise 35:4,6 raised 35:9 77:18 raises 82:16 ranging 80:15 raped 28:20 ratio 19:15 RCO 12:22 26:18 27:19 28:2,6 read 2:14 76:12,16 86:7 87:11 87:18 reading 87:23 ready 52:12 real 46:20 77:6,8 realities 82:5 realize 78:20 really 13:6 35:14 42:19 47:21 48:2 48:9 49:8 52:4 55:22	record 2:8 6:11 12:14 14:1 17:18 27:17 30:17 34:3 35:8 43:22 67:13 71:18 76:22 85:24 86:16 recourse 57:5 57:12 redesign 81:5 Redevelop... 36:12 redo 68:8 Reduce 26:12 reductions 45:5 referred 26:5 refinance 79:14 80:2 refinancing 79:6,8 80:17	remove 5:9 11:21 22:22 45:17 removed 45:6 removes 7:23 21:3 removing 12:1 45:10 74:16 rental 39:12 rents 49:20 reorganizat... 33:8 rep 12:22 repeat 40:3,4 replaced 10:9			

Committee On Rules
April 3, 2017

Page 9

Robert 34:18 roll 50:17 roof 33:6 37:5 37:9 40:6,9 40:15 45:13 46:22,24 47:10,17 48:22 51:2 53:8,22 55:2,11,13 56:10,11 57:6,17,19 59:23 62:14 73:12,14 roofs 31:6 32:13,17 37:7 43:14 48:24 49:3 56:2 Room 1:5 Rosanne 34:17 roughly 35:8 35:9 Row 5:11 rowhouse 36:10 Roxborough 11:13,16 12:19 13:7 17:8 19:24 Roxboroug... 9:6 RPR 89:11 RSA 16:14 RSA-3 11:19 12:4 16:20 22:21 RSA-5 16:20 23:3 28:18 RSD-1 17:2 RSD-3 17:2 rule 86:20 rules 1:2 2:3 3:1 7:3 9:14 11:5 15:20 34:12 66:9 68:13 77:1 82:8 84:20 85:3 86:7 87:10,22,24 running 49:12	S sacrifice 61:18 safe 13:12 sale 79:6,7 sales 78:5 Salvation 39:8 Sandy 14:2 satisfy 67:22 67:23,24 saw 13:5 saying 62:16 74:12 says 17:20 scale 36:9 77:11 scare 43:7 scheduled 64:7 Schleifer 12:18,19 13:2 14:5 school 24:4,7 24:9,11 69:21 schools 24:12 24:19,24 29:13 69:13 69:15 70:2 Sean 35:17 searches 79:4 second 23:2 31:18 72:2 85:11,23 seconded 85:10 86:9 86:11 87:12 87:14 Secretary 12:21 section 2:11 18:20 31:2 55:24 78:20 80:13 81:24 sector 7:21 see 6:3 27:16 42:4 51:22 52:23 53:9 56:12,15 62:1 63:24 64:10,17 65:1,11,13	68:5 73:11 74:19 seeing 4:6,8 6:15,17 8:19,21 15:8,10 17:18 18:7 20:10,12 21:23 22:1 23:14,16 25:8,10 27:9 30:14 30:16 50:14 75:24 84:17 84:19 seen 28:23 43:13 selection 55:4 sell 80:2 sense 46:5 September 32:23 series 36:23 47:13 serious 60:10 61:16 serve 77:3 service 21:15 services 24:14 66:22 75:3 session 41:15 86:8 87:11 87:23 sessions 36:24 set 52:16 setting 51:17 shelf 50:18 shelved 50:14 50:16 shift 10:1,2 shifting 10:5 shoes 14:20 shop 58:4,8 short 84:7 shortly 84:21 shoveling 29:14 show 29:14 35:1 71:12 showing 79:24	shows 15:1 78:11 Shurs 15:16 16:1 side 50:5 58:17 sides 58:14 62:23,23 sidewalk 13:14 significant 17:1 36:14 67:2 signs 71:24 single 5:8 7:13 11:20 21:10,11 22:21 23:4 26:13 29:10 58:24 79:19 sir 4:3 8:16 17:16,23 20:8 21:21 27:3 sits 50:13 sitting 50:16 situation 68:17 situations 70:5,14 six 47:15 54:15 size 17:3 53:24 54:3 54:3,21 skipped 71:9 small 32:20 36:3 42:4 42:11 51:12 54:14 70:10 74:11 smaller 42:6 42:9 49:9 51:10 53:18 53:20 Smart 73:2 snow 29:14 social 81:20 Society 31:4 32:9 33:11 34:14 35:3 36:2 42:1 44:22 45:6	45:7 51:4,6 51:16,24 52:24 56:16 56:17,21 60:4 63:15 64:11,18,22 67:23 somebody 72:24 soon 51:24 Sorilen 14:2 sorry 31:15 61:7 87:7 sort 44:19 56:24 59:24 sounds 53:1 south 4:14,22 19:3,11 36:15 39:6 59:2 SP 22:19 space 24:8 74:8,9 78:11 spaces 13:16 14:14 22:20 26:16 78:17 spared 9:19 speak 27:24 37:18 43:15 53:21 76:20 speaking 31:12 special 19:18 22:20 30:9 70:14 specially 28:17 specific 57:10 specified 71:5 spending 62:20 sponsor 2:9 Spring 25:17 26:3 Spruce 39:7 spurred 56:24 square 36:15 36:17 39:1 48:20 49:15 50:2,6 52:10,14,15	54:4 55:6 55:10 74:3 74:9 Squilla 1:9 12:15 31:14 31:16,17 34:11 35:17 39:14 40:23 44:5,7,11 46:4 53:13 53:14 54:17 55:1,15 56:4,6,19 58:16 59:1 59:6,10 61:23 62:11 62:12 63:3 64:3 65:4,8 65:20 67:22 73:9,10 74:2,22 75:6,11,17 76:24 85:4 85:5 86:3,5 86:21,23 87:6,9,19 St 38:23 stabilize 29:11 staff 5:19 17:7 19:22 19:23 33:1 33:7,13 47:11 67:19 77:14 stages 67:15 stakeholders 36:24 38:11 standards 19:12 31:5 start 11:8 27:22 44:21 45:4 51:19 55:8 83:11 started 47:12 starts 55:8 state 2:20 3:10 71:17 stated 72:8 Station 19:4 19:11 stay 31:10 33:22 56:2	75:21 76:1 stenographic 89:6 stiff 79:15 stop 84:11 stopped 21:5 storage 19:17 store 63:21 stores 36:15 55:19 58:5 stories 54:22 72:23 83:11 stormwater 48:12,13,17 48:21,23 52:9 55:4,7 55:12 57:17 story 53:7 62:22 straightfor... 54:24 Strawberry 24:3,15 street 3:12 4:14,14,22 4:22 5:12 5:13,14 6:23 7:8,18 8:1 13:11 13:12,15,18 15:17 16:2 20:18 21:1 22:7,8,15 22:15,16 23:22,22,23 25:16,16,17 25:17,18 26:3,3,3,4,4 32:11,11 36:15,16 39:6 Street(exte... 2:21 streets 29:6 29:21 36:11 strong 29:19 39:10 stronger 80:5 strongest 84:9 strongly 13:22 37:7 38:2	structures 10:11 26:14 63:20 studies 38:6 study 65:1 stuff 11:7 submitted 12:24 14:1 77:19 submitting 68:7 subsection 18:12,22 32:8,12 64:21 subsequent 78:5 80:16 80:24 subsequently 11:21 substantive 66:16 77:22 suburban 13:8 success 51:21 successfully 77:11 succinct 45:18 suggest 65:15 suggested 45:12 supervision 89:19 supply 39:11 support 10:24 13:22 17:19 28:4 28:17 34:6 34:14 35:1 35:4 37:7 38:2 39:20 65:16 supported 38:22 sure 38:9 59:8,15 64:13 73:19 surprise 59:20 surrounded 36:13 suspension
--	---	---	---	---	---	---	---

Committee On Rules
April 3, 2017

Page 10

86:7,20 87:10,22 Susquehanna 23:22 sustainability 47:14 52:20 sustainable 32:20 sweeping 29:14 sword 57:21	29:2 50:11 72:21 tens 80:24 terms 9:6 18:15 19:1 31:7 66:5 testified 35:23 45:15 testifier 12:17 testify 3:4 4:6 6:15 8:19 15:8 18:6 20:10 21:23 23:14 25:8 30:14 31:10 34:5 44:8 51:23 76:7 84:17 testifying 34:4 39:19 testimony 14:1 17:19 30:20 44:2 45:24 53:15 61:20 65:7 77:2 82:7 82:13,14 thank 2:22 4:3 6:3,17 7:1 8:16,21 9:10,11 11:2,3 12:11 13:4 13:23,24 14:6 15:4,5 15:10 17:16 20:8 21:21 22:1 23:11 25:6,10 27:3 30:3,4 30:5,24 32:1,2 35:10,11,16 35:18,22 39:13,18 43:24 44:1 44:3 53:11 61:4,20 62:7,8,9,12 62:18 65:4 65:6,16,21 65:23 67:12 68:12 73:7	75:17 76:18 77:1 82:6 82:13 84:15 85:5 86:23 88:1 thanking 68:20 thanks 30:5 35:13 thick(indic... 9:17,18 thing 9:24 14:18 52:6 68:9 71:15 83:6 things 14:10 17:20,22 69:2 think 11:4,5 30:20 37:18 40:3,11 43:16 44:5 45:19,23 53:6 54:20 54:24 59:19 59:20 64:9 68:2 69:23 71:13 75:20 84:11 thorough 3:20 thought 47:19 thousand 34:22 three 5:10 10:4,24 12:23 19:14 42:19 55:9 76:19 threshold 48:16 52:9 thrives 58:10 tied 78:1 tighter 49:9 time 4:2 6:2 8:2 12:10 17:15,24 20:7 21:20 23:10 27:2 28:2 33:1 33:17 37:3 41:13 60:10	62:20 78:4 78:9,13 79:6 81:7 82:23 84:2 Tis 14:2 title 2:15 66:2 today 2:13 10:4,18 11:1 17:23 35:1 68:18 77:2 80:14 81:10 today's 77:21 told 41:11 Toll 38:24 42:16,16,17 total 9:13 50:21 totally 61:22 tough 83:20 tower 38:23 38:24 townhouses 39:6 transcript 89:8,16 transit 26:15 transparency 71:20 Trash 29:5 trees 9:17,19 68:8 trinity 43:1 True 58:23 Trust 38:9 try 9:22 43:6 43:7 60:4 74:18 75:4 83:23 trying 10:20 48:12 69:14 tune 55:23 tweaking 68:15 two 5:9 7:18 14:14 22:16 33:13 42:18 47:2 58:13 62:22 type 70:5 typically 48:19	um 53:16 un-encumber 22:23 unclear 78:7 undergoes 79:7 underserved 38:15 understand 27:4,9 28:22 33:5 35:19 40:1 45:4 49:6 51:4 59:10 61:22 64:1 65:3 understand... 41:15 59:11 62:21 underway 33:10 unfortunat... 41:8 unit 21:8 42:8 47:6 50:1,7 50:7 54:7 54:15 units 37:15 40:13,15,20 42:5,6,8,11 42:12,13,14 42:19,19 48:18 49:10 49:11,15 50:4,11 51:10,12 53:21,23 54:12,13,16 56:9 64:11 72:12 84:4 University 7:17 unused 24:8 up-zones 7:17 up-zoning 8:1 urban 57:21 use 3:15 22:18 23:3 36:14 37:4 37:12,22 38:13 43:5 56:22 58:5 69:4,17	70:6 81:3 users 3:17 uses 16:12 17:6 19:20 24:20,23 36:16 39:5 58:2 69:15 69:21,23 70:8 71:23 72:7 usually 30:9 utilize 56:15 utilizing 54:13 V value 58:11 values 10:13 variance 43:9 variances 79:11 various 10:16 24:9 38:6 vegetables 38:14 vehicle 80:14 version 37:19 versus 5:16 vested 29:12 vetting 3:20 vibrant 19:20 Vice 1:9 12:15,20 46:17 76:24 view 14:18,19 views 78:11 vigilance 14:24 Village 4:24 5:21 voices 61:15 voluntarily 48:20 vote 29:24 voted 69:1 votes 82:9 voting 86:17 W W 77:3 wait 44:9 walk 14:15,20 walking 13:15 58:9	Walnut 15:16 16:1 32:10 36:4 39:2,3 39:7 want 10:16 31:17 35:13 35:15,18 37:6,14 39:13 40:3 42:14 44:9 44:24 45:17 45:21 49:9 51:22 52:2 52:21 57:3 68:8 69:22 72:23 wanted 13:3 13:21 42:18 44:5 71:17 83:18 wanting 61:14 84:4 wants 76:7 ward 26:18 27:19 28:2 28:6 warehousing 70:10 Washington 4:15,23 5:12 36:16 wasn't 52:12 68:18 Water 52:7 55:3 Waterfront 3:14 Waters 48:11 55:12 way 10:6 43:4 45:18 52:21 55:10 57:3 57:4 59:15 63:23 74:19 75:13 82:4 83:5,18 Wayne 22:7 22:15 ways 61:18 82:18 we'll 44:11 45:8 we're 36:13	36:18 39:10 39:16 45:16 60:8 62:24 we've 35:12 67:14 welcome 68:23 went 48:5 51:20 weren't 27:13 69:19 West 22:8 26:5,19 27:20 28:3 28:5,10,14 28:19 29:18 29:21 30:1 wholly 63:17 wide 80:15 width 40:18 WILLIAM 1:9 wish 38:1 Wissahickon 17:9 19:3 19:11 20:1 witness 27:10 46:9 61:8 76:2,9 Witnesses 34:1 word 42:24 58:15 words 80:3 work 14:16 24:18 30:6 30:7 39:14 41:17 47:18 49:17 50:13 51:20 55:10 60:1 68:3 72:9 74:23 75:20 82:2 83:22 worked 5:19 6:7 17:7 19:22 33:13 35:14 41:4 47:15,16 80:4 83:17 working 33:7 35:12 37:17 45:1 59:12
T T 89:1,1 table 34:1 46:9 61:15 71:9,10,19 74:11 76:9 83:16 tactic 43:7 55:7 take 19:18 29:13 39:16 43:2 51:7 53:4 61:15 63:23 taken 82:18 89:6 takes 14:21 talk 44:12 45:11 57:22 57:23 talked 40:23 45:10 talking 47:12 tall 72:22 83:10 taller 72:21 83:3 task 62:19 Taubenber... 1:12 2:5 tax 47:10 49:22 tearing 83:11 technical 66:5,14,16 66:19 68:15 68:18,22 69:3 70:24 tell 56:19 Temple 7:17 ten 19:14 28:10,24			U				

Committee On Rules
April 3, 2017

Page 11

74:18 77:9	17:4 18:11	150721 15:23	85:8 87:3	3rd 5:13 39:6		
works 53:2	18:22 19:9	150745 32:18	170141 2:8			
82:4	20:15,16,23	150858 11:17	30:21	4		
Workshop	21:4,10,10	160718 1:16	179 52:8	40 50:23		
67:18 76:4	22:4,5,13	31:1 32:7	18th 36:7	76:13,17		
77:5,18	22:17,22	32:23 34:15	19th 36:7	80:13		
worlds 50:3	23:19 24:21	85:8 86:4,6		400 1:5		
worry 27:12	25:13,14,24	86:18 87:5	2	400-square		
worth 50:4,12	25:24 28:18	161003 1:16	2.5 32:15	50:7		
50:23	29:10 32:8	66:1,12	20 32:23	45-foot 19:13		
writing 17:22	32:15 33:15	67:8 77:2	34:23	45-story		
written 14:1	34:16 36:1	81:24 84:18	20-unit 54:10	38:23		
17:19 68:6	40:10 41:4	85:9 87:4	2012 71:8			
	44:23 63:24	161004 1:15	2013 5:5	5		
X	64:5,8 66:3	2:16 3:5,8	26:10	5 48:19		
X 42:17 50:12	66:13,17,19	3:23 4:7	2014 16:7	5,000 52:10		
	66:24 67:3	87:1	19:7	52:14		
Y	69:14 75:20	161107 8:6,8	2015 11:17	5,000-square		
Yeah 44:7	77:15 78:20	161112 1:15	26:21 32:19	49:13		
65:8 69:12	78:22 79:10	4:10,19	40:12 41:11	50 34:21		
74:6	79:17,20	5:24 6:16	2016 3:19,23	50,000-foot		
year 3:6 8:9	80:7,10	85:8 87:1	32:23	14:19		
17:13 21:17		17 3:6 5:23	2017 1:6 5:23	50s 36:12		
23:7 25:3	0	8:9	12:6 20:5	5th 5:13		
26:24 35:13	08 9:13	170005 1:15	21 12:6 17:13	36:16 39:3		
40:11 41:18		6:19 7:6 8:5	20:5 21:17	6		
41:20 48:6	1	8:11,20	23:7 25:3	60s 36:12		
49:2 50:15	1 16:13	87:2	26:23	6th 4:14,22		
51:1 52:10	1,000 49:15	170006 1:15	24 54:12			
67:9	1,000-square	8:23 11:12	24-unit 54:10	7		
years 28:4,10	50:2	12:2,6 15:9	25 48:7,11			
28:24 29:2	1,400 50:2	87:2	49:1 50:22	8		
34:21 38:22	10 72:7,10,11	170007 1:15	54:12,12,13	8th 25:17		
47:2 48:11	72:11	15:12 17:14	54:19	26:3 32:11		
78:19	11:10 88:3	18:6 87:2	25th 49:19,20	36:4		
Young 28:11	1200 74:8	170008 1:15	28 55:5			
	13 3:23	18:9,20	2nd 5:12	9		
Z	14 39:9 66:2	20:6,11	23:23	9:49 1:6		
ZBA 26:13	67:9 83:15	87:2	3	9th 25:16		
zone 5:17	14-500 8:24	170019 1:15	3 1:6	26:2		
26:15	18:10,20	20:14,23	30 50:23			
zoned 24:6	14-502 31:2	21:9,18,24	30-unit 54:18			
59:16	14-504 9:2	87:2	300 78:19			
zoning 2:10	14-702 82:1	170021 1:15	300-square			
2:17,18 3:8	1400 8:1	22:3,13	49:11			
3:12 4:11	14th 26:18	23:8,15	3133 24:4			
4:12,20,20	27:19 28:2	87:3	31st 23:22			
5:10,16	28:6	170107 1:16	32 55:5			
6:20,21 7:7	15 35:8	23:18 24:3	320 39:2			
7:24 9:1,13	15,000 48:19	25:2,9 87:3	35 28:3			
9:15 11:5	52:15	170140 1:16	360-square			
15:13,14,24	15,000-squ...	25:12,23	54:7			
16:9,14,16	48:16	26:23 30:15	37 47:6			
16:17,19	1500 49:15					