

Committee on Rules
September 22, 2020

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Tuesday, September 22, 2020
9:35 a.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN BOBBY HENON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH
COUNCILMAN BRIAN O'NEILL
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ

BILLS: 200018, 200094, 200095, 200144, 200160,
200161, 200260

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2 COUNCILMAN JOHNSON: Good
3 morning, everyone. This meeting of the
4 Rules Committee is now called to order.
5 I understand that state law currently
6 requires that the following announcement
7 be made at the beginning of every remote
8 public hearing as follows: Due to the
9 current public health emergency, City
10 Council Committees are currently meeting
11 remotely. We are using Microsoft Teams
12 to make these remote hearings possible.
13 Instructions for how the public may view
14 and offer public testimony at public
15 hearings of Council Committee are
16 included in the public hearing notices
17 that are published in the Daily News,
18 Inquirer and Legal Intelligencer prior
19 to the hearings and can also be found on
20 phlcouncil.com.

21 Will the Clerk please call the
22 roll to take attendance.

23 Members that are in attendance
24 will please indicate that they are
25 present when their names are called.

1 Also, please say a few brief words when
2 responding so that your image will be
3 displayed on screen when you speak.

4 THE CLERK: Mark Squilla.

5 COUNCILMAN SQUILLA: Present
6 and here for the Rules Committee. Thank
7 you, Mr. Chairman.

8 THE CLERK: David Oh. David
9 Oh.

10 Cindy Bass. Cindy Bass.

11 COUNCILWOMAN BASS: Good
12 morning. I am present. I think you
13 said Cindy Bass. Good morning. I am
14 present.

15 THE CLERK: Katherine Gilmore
16 Richardson.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Good morning. I'm here.
19 Thank you.

20 THE CLERK: Bobby Henon.

21 COUNCILMAN HENON: Good
22 morning, Mr. Chairman. And good
23 morning, colleagues.

24 THE CLERK: Maria Quinones-
25 Sanchez.

1 COUNCILWOMAN QUINONES-SANCHEZ:

2 Buenos dias. Buenos dias.

3 THE CLERK: Curtis Jones, Jr.

4 COUNCILMAN JONES: Good

5 morning, Mr. Chairman. Good morning,

6 colleagues. Good morning, listening and

7 viewing audience.

8 THE CLERK: Brian O'Neill.

9 And that is it for the roll,

10 Mr. Chairman.

11 COUNCILMAN JOHNSON: Thank you

12 very much, Brett.

13 COUNCILMAN OH: Did you call

14 David Oh? I might not have heard that.

15 I am here. My Wi-Fi was going in and

16 out.

17 COUNCILMAN JOHNSON: Thank you

18 very much. A quorum of the Committee is

19 present and the hearing is now called to

20 order. This is the public hearing of

21 the Committee on Rules regarding Bill

22 Nos. 200018, 200094, 200095, 200144,

23 200160, 200161 and 200260.

24 Will the Clerk please read the

25 titles of the bills.

1 THE CLERK: 200018, amending
2 Title 21 of the Philadelphia Code,
3 entitled "Miscellaneous," by adding a
4 new Chapter 21-3200 entitled, "Business
5 Improvement Districts and Special
6 Service Districts," to establish uniform
7 procedures for the filing of objections
8 by affected property owners against the
9 formation of Business Improvement
10 Districts and Special Services
11 Districts, all under certain terms and
12 conditions.

13 200094, amending Title 14 of
14 the Philadelphia Code, entitled, "Zoning
15 and Planning," to revise certain
16 provisions of Section 14-500 of the
17 Philadelphia Code, entitled "Overlay
18 Zoning Districts," by modifying the
19 Center City Overlay District, Society
20 Hill area to create additional standards
21 concerning height, parking, signs and
22 special reviews, and making related
23 changes, all under certain terms and
24 conditions.

25 200095, to amend the

1 Philadelphia Zoning Maps by changing the
2 zoning designations of certain areas of
3 land located within an area bounded by
4 Walnut Street, Front Street, South
5 Street and 8th Street, all under certain
6 terms and conditions.

7 200144, to amend the
8 Philadelphia Zoning Maps by changing the
9 zoning designations of certain portions
10 of land located within an area bounded
11 by Oxford Street, 19th Street, Poplar
12 Street and 27th Street, all under
13 certain terms and conditions.

14 200160, amending Section
15 14-203 of the Philadelphia Code
16 entitled, "Definitions," by adding a
17 definition for "Site Clearing," further
18 amending Section 14-704 entitled, "Open
19 Space and National Resources," by making
20 technical changes to regulations
21 regarding development on steep slopes,
22 and amending Title 4, Subcode "A" of the
23 Philadelphia Building Code, all under
24 certain terms and conditions.

25 200161, to amend the

1 Philadelphia Zoning Maps by changing the
2 zoning designations of certain areas of
3 land located within an area bounded by
4 Main Street, Ridge Avenue, Wissahickon
5 Creek, and the Schuylkill River and
6 Osborn Street.

7 200260, amending Title 4,
8 Subcode "A" of the Philadelphia Building
9 Code, to revise certain provisions of
10 Chapter 3, Permits and amending Title 14
11 of the Philadelphia Code, entitled
12 "Zoning and Planning," to revise certain
13 provisions of Chapter 14-300 entitled,
14 "Administration and Procedures," by
15 amending the terms and conditions of
16 Administrative Review, all under certain
17 terms and conditions.

18 COUNCILMAN JOHNSON: Before we
19 begin to hear testimony from the
20 witnesses we have for today, everyone
21 who has been invited to the meeting to
22 testify should be aware that this public
23 hearing is being recorded. Because the
24 hearing is public, participants and
25 viewers have no reasonable expectation

1 of privacy. By continuing to be in this
2 meeting, you are considering to being
3 recorded.

4 Additionally, prior to
5 recognizing members for the questions or
6 comments they have for witnesses, I will
7 note for the record at this time that we
8 will use the chat feature available in
9 Microsoft Teams to allow our Members to
10 signify that they wish to be recognized.
11 In order to comply with the Sunshine
12 Act, the chat feature must only be used
13 for this purpose.

14 Will the Clerk please call the
15 first panel for Bill No. 200018.

16 THE CLERK: Denis Murphy.

17 MR. MURPHY: Good morning.
18 Good morning, Mr. Chairman and members
19 of the Rules Committee. My name is
20 Denis Murphy. I'm the Senior Director
21 of Corridor Development within the
22 Department of Commerce.

23 I'm here to testify in support
24 of Bill 200018. The proposed
25 legislation clarifies the process for

1 property owners who wish to oppose the
2 creation of an improvement district.
3 This legislation will make it easier for
4 the Chief Clerk of Council to accurately
5 tally the number of property owner
6 objections and it makes the process of
7 filing an objection clearer for property
8 owners. Thank you for your
9 consideration and I will be happy to
10 answer any questions you may have.

11 COUNCILMAN JOHNSON: Any
12 questions from members of the Committee?

13 (No response.)

14 COUNCILMAN JOHNSON: No
15 questions at this time. Is there anyone
16 else here to testify on the bill whose
17 name has not yet been called?

18 (No response.)

19 COUNCILMAN JOHNSON: Hearing
20 none, thank you very much for your
21 testimony.

22 Hearing none, will the Clerk
23 please call the next panel.

24 THE CLERK: Paula Brumbelow
25 Burns.

1 MS. BRUMBELOW BURNS: Good
2 morning.

3 COUNCILMAN JOHNSON: Excuse me
4 one second, Paula.

5 Clerk, just for the record,
6 can you -- let me just clarify, this is
7 for Bill No. 200094 for the record.

8 Go ahead. You can now begin
9 to proceed with your testimony. Just
10 state your name and title for the
11 record, please.

12 MS. BRUMBELOW BURNS: Okay.
13 Good morning, Chairperson Johnson and
14 members of the Rules Committee. I'm
15 Paula Brumbelow Burns, City Planner with
16 the Development Division of the
17 Philadelphia City Planning Commission.

18 I'm here to testify on Bill
19 No. 20094 which was introduced into City
20 Council on January 30, 2020 by
21 Councilmember Squilla. Bill No. 200094
22 impacts the Society Hill area of the
23 Center City Overlay. The first change
24 is the creation of the Northeast area
25 within Society Hill, which is the area

1 bounded by Walnut Street, 4th Street,
2 Willings Alley, 3rd Street, Thomas Paine
3 Place, Dock Street and 2nd Street.

4 The bill sets new regulations
5 on height by placing a maximum height in
6 the Northeast subarea to 65 feet
7 regardless of the zoning district. The
8 bill then limits the height of CMX-2
9 parcels with three street frontages to
10 45 feet, instead of the permitted 55
11 feet of the Code to the rest of Society
12 Hill.

13 Society Hill area as a whole
14 included several changes that include
15 parking, use and sign requirements.
16 Parking requirements will be put in
17 place for RM-1 parcels that will
18 increase the requirement from none
19 required to three spaces for every ten
20 units. Signages is proposed to have
21 significant changes and more review
22 required by the Art Commission.

23 The bill proposes that no sign
24 shall be erected or maintained in
25 Society Hill area unless approved by the

1 Art Commission and gives them 60 days to
2 take action. The following sign types
3 will be prohibited, signs with internal
4 illumination, animated illumination,
5 freestanding signs, nonaccessory signs,
6 projecting signs and mechanical
7 movement. The maximum area for signs is
8 significantly reduced in commercial
9 districts and only permits one sign per
10 building frontage.

11 The staff of the Planning
12 Commission will now have to complete the
13 facade reviews for building permits
14 prior to building or altering a facade
15 within the Society Hill area, Northeast.
16 This bill will also exempt the Society
17 Hill area from the recently passed
18 regulations that allowed properties to
19 lower the minimum parking requirements
20 that are locally designated historic or
21 that contribute to a local historic
22 district.

23 Additionally, it allows for
24 local historic properties zoned
25 Residentially or CMX-1, CMX-2 or CMX-2.5

1 that meet certain criteria to have the
2 uses as permitted in the CMX-3 District.
3 The bill is a reintroduction of Bill No.
4 190830, which was introduced by
5 Councilmember Squilla on October 31,
6 2019. The Planning Commission
7 considered Bill No. 190830 at its
8 meeting of November 19, 2019 and
9 recommended that it not be approved.

10 The staff believes that that
11 bill creates unnecessary overlay
12 restrictions and exempts one
13 neighborhood from multiple historic
14 preservation measures that were added to
15 the Zoning Code by City Council after
16 the two-year Historic Preservation Task
17 Force process. Additionally, the bill
18 assigns new reviews to the Planning
19 Commission while not increasing the
20 number of staff available for the
21 reviews.

22 The City Planning Commission
23 at its meeting of August 18, 2020
24 recommended Bill No. 200094 not to be
25 approved. I will be happy to answer any

1 questions at this time.

2 COUNCILMAN JOHNSON: Do you
3 have any questions --

4 COUNCILMAN SQUILLA:
5 Councilmember Squilla.

6 COUNCILMAN JOHNSON: Go ahead,
7 Councilman Squilla.

8 COUNCILMAN SQUILLA: Thank
9 you, Paula. Thank you for your
10 testimony. And I do want to reiterate
11 that we've been working on this for well
12 over two years, this bill and 95, which
13 is the remapping bill. We've made
14 multiple changes in both bills, and
15 being on the Historic Task Force and
16 what's important on the Preservation
17 Society for this bill.

18 The 65-foot height limit also
19 is a height limit that all that does is
20 bring the developer in that area in the
21 Historic District to the community if
22 it's going to be higher than 65 feet.
23 So it's not like you can never have a
24 building higher than 65 feet. They
25 would just need a variance at that

1 point.

2 We also had strong support
3 from the Park Services for this being in
4 a historic area. We did make changes to
5 the boundaries to map the historic
6 boundaries of Society Hill and it's only
7 a small area as you read out, so it
8 doesn't take in all of Society Hill. It
9 just takes in that small area facing
10 Walnut Street from 2nd to 4th.

11 So during that time, I know we
12 really tried hard to get everybody to
13 agree and get a consensus. But as
14 you'll hear on 200095, we were able to
15 do that through remapping and get
16 everybody on board to agree. But on
17 this bill, we just worked really hard to
18 try to do that, but Planning still did
19 not agree. But I recommend the work
20 from the Civic Association and the
21 community, the Preservation Alliance and
22 the Park Services, that we believe that
23 this bill should be passed and willing
24 to continue to work with developers or
25 people coming in.

1 Any development that we've
2 seen that was proposed for these sites
3 has not been something -- most of them
4 are high-end condos and other things
5 that would be there, that would be able
6 to work with the community on a variance
7 or setbacks or whatever would be needed
8 to get a project to go over 65 feet. So
9 we believe that this bill is warranted
10 and being in a historic district is
11 something that we support. So thank you
12 and thanks to Planning. We worked with
13 them really hard on this and I'm happy
14 to answer any questions.

15 COUNCILMAN JOHNSON: Thank
16 you, Councilman Squilla.

17 Any other questions or
18 comments from members of the Committee?

19 COUNCILWOMAN QUINONES-SANCHEZ:
20 This is Councilwoman Sanchez. Thank
21 you, Councilman Squilla, for that
22 clarification. That really helped as
23 someone who's going through similar
24 situations trying to balance out shaping
25 and ensuring community participation in

1 some of the overlays or the remapping.
2 I appreciate the fact that you have
3 included some of the feedback from the
4 residents.

5 I have a question for the
6 record. How does this impact the mixed
7 income bonus? And if we can put that on
8 the record, that will greatly be
9 appreciated as it relates to
10 affordability.

11 COUNCILMAN SQUILLA: The mixed
12 income bonus will give you more density
13 for a certain project.

14 Paula, I think I may be
15 throwing that back to you, on the mixed
16 income bonus on 65-feet height limit.

17 MS. BRUMBELOW BURNS: It will
18 not prohibit applicants from applying
19 for it. But the 65-foot height limit in
20 a zone such as CMX-3 will limit a height
21 to create a height district or a height
22 limit where it's normally regulated by
23 FAR, which could possibly impact with
24 having a maximum height saying to the
25 Zoning Board and they may or may not get

1 a variance, so it could possibly have a
2 negative impact on the number of units
3 or the amount of money that they would
4 pay for the mixed income bonus. It
5 could have that impact.

6 COUNCILWOMAN QUINONES-SANCHEZ:

7 So, Councilman Squilla, how do people in
8 this particular area feel around the
9 affordability issue in light of
10 everything that's going on? And you've
11 been a supporter of this, you're a
12 supporter of the bill, you're a
13 supporter. How do we make sure that if
14 and when a developer goes in to ask for
15 a zoning variance, that affordability
16 clause that I wish was mandatory more
17 than ever, how do we make sure that we
18 protect the spirit of the bill around an
19 inclusive mixed income neighborhood?

20 COUNCILMAN SQUILLA: I can use

21 an example. In Old City, we have a
22 65-foot height limit. We did 205 Race
23 Street. 205 Race Street was one of the
24 first ones that included the
25 affordability bonus in that project.

1 And as a Councilmember I do, I push that
2 on every project that we have and really
3 work hard to make sure that's included
4 in majority of projects. If it's not
5 included in the project, then hopefully
6 through the Housing Trust Fund.

7 So with me, it's a big
8 priority. And we believe in every
9 community, I believe in every community
10 that mixed income housing should be part
11 of any new development. Again, it's not
12 mandatory and it's maybe something we
13 together could work on. But I believe
14 that it either should be included or
15 there should be money to the Trust Fund
16 in every new development. So I will be
17 willing to work with you on that.

18 I'm not sure that this bill
19 will guarantee every project have that.
20 But I think if we create something in
21 Council that would make it mandatory for
22 development, I think that would override
23 anything here.

24 COUNCILMAN JOHNSON: We
25 tried --

1 COUNCILWOMAN QUINONES-SANCHEZ:

2 Thank you, Councilman. I don't doubt
3 your commitment at all. I just want the
4 spirit of the residents of Society Hill,
5 for folks to know that now more than
6 ever the affordability mixed income
7 component is important. I know it's
8 important to you but I want them to
9 hear, at least some people like me and
10 other Councilmembers, that this is a
11 priority for us. And it's an important
12 one that these high valley pieces of
13 land for density is going to be
14 discussed through a community process,
15 that we don't lose sight of that. And I
16 appreciate all your work as you know and
17 our work together on this issue.

18 But I want it on the record
19 that mixed income neighborhoods will not
20 happen by themselves. We have to be
21 intentional and deliberate. And Society
22 Hill is a neighborhood where we don't
23 have the level of affordability that we
24 should, and we need to make sure that
25 people understand that that is the

1 spirit by which your Council colleagues
2 support you on this issue. Thank you.

3 Thank you, Mr. Chair.

4 COUNCILMAN SQUILLA: Thank
5 you, Councilmember.

6 COUNCILMAN JOHNSON: Thank
7 you. And thank you, Councilman Squilla.

8 Any other questions and
9 comments for members of the Committee?

10 (No response.)

11 COUNCILMAN JOHNSON: Is there
12 anyone else here to testify on the bill
13 whose name has not yet been called?

14 (No response.)

15 COUNCILMAN JOHNSON: Hearing
16 none, thank you very much.

17 Will the Clerk please call the
18 next panel for Bill No. 200095.

19 THE CLERK: Paula Brumbelow
20 Burns for 200095.

21 MS. BRUMBELOW BURNS: Good
22 morning, Chairperson Johnson and members
23 of the Rules Committee. I am Paula
24 Brumbelow Burns, City Planner with the
25 Development Division of the Philadelphia

1 City Planning Commission.

2 I am here to testify on Bill
3 No. 200095, which was introduced into
4 City Council on January 30, 2020 by
5 Councilmember Squilla. Bill No. 200095
6 amends the Philadelphia Zoning Maps by
7 changing the zoning designations of
8 certain portions of land located within
9 an area bounded by changing the
10 zoning -- sorry, I have that sentence
11 twice, an area bounded by Walnut Street,
12 Front Street, South Street and 8th
13 Street.

14 The Planning Commission used
15 its 45-day option in February 2020 to
16 give Planning Commission staff,
17 Councilmember Squilla and the Society
18 Hill Civic Association more time to work
19 towards amendments agreeable to all
20 parties. The bill correctively rezones
21 parcels that front on Washington Square,
22 along with adjusted parcels between
23 RSA-5 and RM-1 to match current land
24 uses.

25 In July 2020, a series of nine

1 amendments were agreed upon by all
2 parties. These amendments lessened the
3 impact of the bill on housing
4 affordability. Therefore, the City
5 Planning Commission at its meeting of
6 August 18, 2020 recommended that Bill
7 No. 200095 be approved with amendments.
8 I will be happy to answer questions at
9 this time.

10 COUNCILMAN JOHNSON: Thank you
11 very much.

12 Any comments or questions from
13 members of the Committee?

14 Councilman Squilla.

15 COUNCILMAN SQUILLA: Thank
16 you, Mr. Chairman.

17 And I again want to thank the
18 Planning Commission for working with us
19 on this, as I stated earlier, a two-year
20 process. And it was a lot of give-and-
21 go, back and forth and it was very well
22 done. And the outreach from Planning
23 and the time that they put into this was
24 amazing. So I want to thank them for
25 all their hard work and appreciate their

1 level of response to us and the
2 community to come up with a plan that
3 was agreed on by all, so great job.
4 Thank you very much.

5 COUNCILMAN O'NEILL:
6 Mr. Chairman, Councilman O'Neill.

7 COUNCILMAN JOHNSON: Yes?

8 COUNCILMAN O'NEILL: I have
9 another meeting scheduled before this
10 coming out of -- it's a nationally
11 scheduled meeting. And I would like to
12 be recorded as aye on all bills on the
13 calendar.

14 COUNCILMAN JOHNSON:
15 Absolutely. Good morning, Councilman
16 O'Neill.

17 COUNCILMAN O'NEILL: Thank
18 you. And congratulations to Councilman
19 Squilla, hard work. Okay.

20 COUNCILMAN JOHNSON: Any other
21 questions or comments from members of
22 the Committee?

23 (No response.)

24 COUNCILMAN JOHNSON: Anyone
25 else here to testify on Bill No. 200095

1 whose name has not been called yet?

2 (No response.)

3 COUNCILMAN JOHNSON: Thank you
4 very much.

5 Will the Clerk please call the
6 next panel for Bill No. 200144.

7 THE CLERK: Paula Brumbelow
8 Burns.

9 MS. BRUMBELOW BURNS: Hello
10 again. Good afternoon. I'm Paula
11 Brumbelow Burns, City Planner with the
12 Development Division of the Philadelphia
13 City Planning Commission. I'm here to
14 testify on Bill No. 200144, which was
15 introduced into City Council on February
16 13, 2020 by Councilmember Parker on
17 behalf of Council President Clarke.

18 Bill No. 200144 amends the
19 Philadelphia Zoning Maps by changing the
20 zoning designations of certain portions
21 of land located within an area bounded
22 by Oxford Street, 19 Street, Poplar
23 Street and 27th Street. The zoning
24 changes are within a smaller area
25 bounded by 24th Street, Jefferson Street

1 25th Street and Thompson Street.

2 The proposed bill will change
3 the zoning designations from primarily
4 Residential Multi-Family "RM-1" to
5 Single-Family Residential "RSA-5." This
6 was a request from the
7 Brewerytown-Sharswood Community Civic
8 Association. The rezoning will conform
9 to the recommendations of the City's
10 Comprehensive Plan.

11 The Philadelphia City Planning
12 Commission considered Bill No. 200144 at
13 its meeting of June 16, 2020 and
14 recommended it for approval. I'll be
15 happy to answer any questions at this
16 time.

17 COUNCILMAN JOHNSON:
18 (Inaudible).

19 THE CLERK: Chairman, you are
20 on mute.

21 COUNCILMAN JOHNSON: Any other
22 questions or comments from members of
23 the Committee?

24 (No response.)

25 COUNCILMAN JOHNSON: Hearing

1 none, is there anyone else whose name
2 has not been called that would like to
3 testify on this bill?

4 (No response.)

5 COUNCILMAN JOHNSON: Hearing
6 none, thank you very much.

7 Will the Clerk please call the
8 next panel for Bill No. 200160.

9 And before the panel come up,
10 I want to acknowledge Councilman Curtis
11 Jones who is the sponsor of this bill
12 and as well as the next bill that will
13 be called up which is Bill No. 200161.
14 Councilman Jones.

15 COUNCILMAN JONES: Thank you,
16 Mr. Chairman, and thank you members of
17 the Committee.

18 What this hearing today
19 acknowledges is in spite of COVID-19, in
20 spite of a civil unrest, in spite of
21 economic depression, we are planting the
22 seeds for the recovery of Philadelphia.
23 These developments, potential
24 development and rezoning issues are
25 seeds that will bear fruit by way of

1 goods and services provided to the
2 public, but also tax revenues provided
3 to the City in light of the projected
4 deficits we will face next budget cycle.

5 These two bills that I put
6 forth, one of them deals with an issue
7 called steep slopes. I want to thank my
8 members who went along for the bike ride
9 last week, and we went up hills, down
10 hills that were steep slopes --

11 COUNCILMAN JOHNSON: That's
12 why I didn't go.

13 COUNCILMAN JONES: Listen, I
14 understand. We'll send you pictures.
15 But we realize that when you build
16 impervious surfaces on steep slopes and
17 combine that with rain, that water has
18 to go somewhere and it's usually
19 downhill, it's usually into our
20 overburdened dual lateral sewer systems.
21 It is also the creation of land erosion.
22 And so, by prohibiting these or question
23 these kind of developments on steep
24 slopes in Roxborough, in Manayunk, in
25 other parts of my District, we are

1 taking a second look as to how that land
2 should be utilized. The reason why we
3 have trees is to prevent erosion. And
4 so, that's one of the bills presented
5 today.

6 The second one is a little
7 more of a housekeeping issue,
8 Mr. Chairman. When we revamped the
9 Zoning Code and tried to make it more
10 predictable for both developers and also
11 RCOs to be able to say, this is the type
12 of use that is permitted in this
13 particular parcel or area, that was
14 designed to give predictability.

15 What we did not do and what
16 was an unintended consequence was some
17 of the parcels such as on Main Street
18 were grandfathered in from an industrial
19 time when we had factories and mills and
20 things like that. Right there on the
21 same parcel where there used to be
22 factories and mills is now a movie
23 theater, various restaurants and
24 eateries and a Wine & Spirits.

25 In order for that parcel to be

1 developed retail-wise, we need to update
2 and right-size the zoning so it can
3 allow for commercial development other
4 than industrial. What it also prohibits
5 is residential development. So it's
6 something good for the owners of the
7 mall and potential individuals looking
8 to open businesses. But it also
9 safeguards and protects the community.
10 The same community we rode through,
11 members, to make sure that there is not
12 overdevelopment in those areas that
13 impacts both traffic and parking.

14 So thank you for your
15 patience. Thank you for your
16 consideration of these bills.

17 COUNCILMAN JOHNSON: Thank you
18 very much, Councilman Curtis Jones. And
19 I just want to acknowledge you for your
20 athleticism in keeping our
21 Councilmembers and colleagues fit,
22 because if you're not biking, you're
23 also on the Schuylkill River doing
24 regatta and rowing and getting
25 Councilmembers fit and in shape, so keep

1 up the good work.

2 At this time, we're going to
3 ask for the Clerk to please call the
4 panel for Bill No. 200160.

5 THE CLERK: Paula Brumbelow
6 Burns.

7 MS. BRUMBELOW BURNS: Good
8 morning. I'm Paula Brumbelow Burns,
9 City Planner of the Development Division
10 of the Philadelphia City Planning
11 Commission. I am here to testify on
12 Bill No. 200160 which was introduced
13 into City Council on February 20, 2020
14 by Councilmember Jones.

15 Bill No. 200160 amends Section
16 14-203 of the Philadelphia Code,
17 entitled "Definitions," by adding the
18 definition for "Site Clearing," and
19 further amending Section 14-704,
20 entitled "Open Space and Natural
21 Resources," by making technical changes
22 to regulations regarding development on
23 steep slopes. The bill originally
24 amended Title 4, Subcode "A" of the
25 Philadelphia Building Code, all under

1 certain terms and conditions.

2 This bill seeks to strengthen
3 regulations in the City Steep Slope
4 Protection Areas. Steep Slope
5 Protection Areas are located within the
6 Open Space and Natural Resources section
7 of the Code. Open space and natural
8 resources standards are intended to
9 promote safe and compatible development
10 throughout the City of Philadelphia that
11 avoids adverse impacts and degradation
12 of the environment through open space
13 preservation, protection of steep
14 slopes, erosion control and water
15 quality protection.

16 The City's Steep Slope
17 Protection Area (SSPA) is mapped in
18 areas adjacent to the City's major
19 rivers and streams, Delaware,
20 Schuylkill, Wissahickon, Pennypack,
21 Tookany-Tacony, Cobbs. Protections
22 apply in all zoning districts to slopes
23 of 15 percent or greater.

24 Specifically, this bill seeks
25 to close loopholes in the Code that

1 allow developers to clear wooded slopes
2 greater than 15 percent without a
3 permit. It creates a new site clearing
4 permit, lowers square footage triggers
5 for review and makes administrative
6 amendments to the Code for greater
7 clarity.

8 The City Planning Commission
9 does offer one amendment to the bill
10 today. It is to clarify that the Water
11 Department will perform an Existing
12 Resources and Site Analysis plan for
13 properties over 5,000 square feet. The
14 bill proposed 1440 square feet, but it
15 has gone back to 5,000 square feet and
16 that is what is under Title 4, Subcode
17 A.

18 Staff from the City Planning
19 Commission, L&I and Water worked on this
20 bill with representatives from
21 Councilmember Jones' office, community
22 groups in Roxborough and Friends of the
23 Wissahickon. The City Planning
24 Commission at its meeting of June 16,
25 2020 recommended Bill No. 200160 for

1 approval. I'll be happy to answer any
2 questions at this time.

3 COUNCILMAN JOHNSON: Thank you
4 very much, Paula.

5 Any other questions or
6 comments from members of the Committee?

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Mr. Chair?

9 COUNCILMAN JOHNSON: Yes,
10 Katherine Gilmore Richardson. You're
11 recognized.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: Thank you so much,
14 Mr. Chair.

15 I just wanted to thank my
16 District Councilmember, Councilmember
17 Jones, for this bill to really
18 strengthen the regulations for our steep
19 slope protection areas, which we were
20 able to see up close and personal during
21 the bike ride at the 4th Council
22 District, starting in Roxborough all the
23 way down through Manayunk, but also
24 working on ways to protect our
25 environment. I think this is important

1 and I will be happy to support this
2 legislation. Thank you, Councilmember
3 Jones.

4 And additionally I wanted to
5 add, the wooded slopes are very
6 important because we have wooded slope
7 areas also in Wynnefield, so we thank
8 you so much for this legislation. Thank
9 you, Paula.

10 And thank you, Mr Chair.

11 COUNCILMAN JOHNSON: You're
12 welcome.

13 Any other questions or
14 comments from members of the Committee?

15 (No response.)

16 COUNCILMAN JOHNSON: Anyone
17 else here to testify on this particular
18 bill?

19 (No response.)

20 COUNCILMAN JOHNSON: Hearing
21 none, will the Clerk please call the
22 next panel for Bill No. 200161.

23 THE CLERK: Paula Brumbelow
24 Burns.

25 MS. BRUMBELOW BURNS: Good

1 morning. It's Paula Brumbelow Burns,
2 City Planner with the Development
3 Division of the Philadelphia City
4 Planning Commission.

5 I am here to testify on Bill
6 No. 200161, which was introduced into
7 City Council on February 20, 2020 by
8 Councilmember Jones. Bill No. 200161
9 amends the Philadelphia Zoning Maps by
10 remapping an area bounded by Main
11 Street, Ridge Avenue, Wissahickon Creek,
12 the Schuylkill River and Osborn Street
13 extended.

14 The bill seeks to correctively
15 rezone the Manayunk Crossings shopping
16 center at the intersection of Ridge
17 Avenue and Main Street from "I-1"
18 Industrial to "ICMX"
19 Industrial-Commercial Mixed-Use. It
20 will allow the owner of the property to
21 fill commercial spaces with commercial
22 tenants as needed and build new
23 commercial pad sites to meet the
24 shopping needs of the surrounding
25 neighborhood.

1 This remapping is consistent
2 with the recommendations of the
3 Wissahickon Gateway Plan. That plan
4 recommends a near-term remapping of the
5 property to "ICMX" and long-term
6 remapping to "CMX-3" Commercial
7 Mixed-Use, to allow for transit-oriented
8 development adjacent to the soon-to-be
9 expanded Wissahickon Transportation
10 Center.

11 The City Planning Commission
12 at its meeting of June 16, 2020
13 recommended Bill No. 200161 for
14 approval. I'll be happy to answer any
15 questions at this time.

16 COUNCILMAN JOHNSON: Thank you
17 very much, Paula.

18 Any questions and comments
19 from members of the Committee?

20 (No response.)

21 COUNCILMAN JOHNSON: Anyone
22 else here to testify on this bill?

23 (No response.)

24 COUNCILMAN JOHNSON: Hearing
25 none, will the Clerk please call the

1 next panel for Bill 200260.

2 THE CLERK: Paula Brumbelow
3 Burns.

4 MS. BRUMBELOW BURNS: Good
5 morning. I am Paula Brumbelow Burns,
6 City Planner with the Development
7 Division of the Philadelphia City
8 Planning Commission. I am here today to
9 testify on Bill 200260, which was
10 introduced into City Council on March
11 12, 2020 by Councilmember Squilla.

12 Bill No. 200260 amends the
13 Philadelphia Zoning Code by amending
14 Title 14 of the Philadelphia Code,
15 entitled "Zoning and Planning," to
16 revise certain provisions of Chapter
17 14-300, entitled "Administration and
18 Procedures," by amending the terms and
19 conditions of administrative review.

20 This legislation extends the
21 period for which administrative review
22 can be applied to a zoning permit from
23 180 days to the life of the permit.
24 This will allow for minor changes that
25 do not increase the intensity of the

1 permit to be considered by the
2 Department of Licenses & Inspections.

3 The Philadelphia City Planning
4 Commission considered Bill No. 200260 at
5 its meeting of May 19, 2020 and
6 recommended its approval. I will be
7 happy to answer any questions at this
8 time.

9 COUNCILMAN JOHNSON: Any
10 questions or comments from members of
11 the Committee?

12 (No response.)

13 COUNCILMAN JOHNSON: Hearing
14 none, anyone else here to testify on
15 this bill?

16 (No response.)

17 COUNCILMAN JOHNSON: Okay.
18 Hearing none, at this time we'll take a
19 brief break to allow members of the
20 public who have registered for public
21 comment to join this virtual meeting, so
22 we're going to take a break and Lonnie
23 and Modesto are going to set things up
24 for public comment on these bills.

25 (Brief recess.)

1 COUNCILMAN JOHNSON: We will
2 now hear the testimony of those who have
3 signed up for the public comment. The
4 Clerk will call your name and you will
5 unmute yourself using star 6. Once
6 called, please state your name for the
7 record and proceed with your testimony.

8 For the sake of time if you
9 have written testimony for individuals
10 not present, please send it to Brett
11 Nedelkoff in my office and she will
12 distribute it to the Committee members
13 and it can be sent to
14 brett.nedelkoff@phila.gov. Thank you
15 very much.

16 Will the Clerk please call the
17 first witness.

18 THE CLERK: Larry Spector
19 commenting on Bill No. 200094 and Bill
20 No. 200095.

21 MR. SPECTOR: Thank you. I'm
22 President of the Society Hill Civic
23 Association. These two bills are based
24 on a master plan that our association
25 took several years, a great deal of

1 community input to create. It took a
2 great deal of patience from Councilman
3 Squilla, and I first want to thank him
4 for his hard work and support.

5 I want to highlight three
6 components of the overlay bill which is
7 the bill ending in 94. Let's focus on
8 the fact that it creates a 65-foot
9 height limit in just one small but
10 important part of our neighborhood.
11 We're talking about the 200 and 300
12 blocks of Walnut Street.

13 The 200 block of Walnut Street
14 is directly across from Independence
15 National Park and the truly magnificent
16 Merchants' Exchange Building. That
17 building is a national historic
18 landmark. It's the oldest stock
19 exchange building in the country. It's
20 now owned by the Park Service. It's
21 rectangular with a three-story limestone
22 structure attached to a perfectly curved
23 and proportioned portico with beautiful
24 Greek Corinthian columns. Its
25 beautifully recreated. Streetscape

1 consists of a plaza of cobblestone
2 running to the rear of this historic
3 city tavern and another nationally
4 designated landmark, the First Bank of
5 the United States.

6 The point here is that the
7 scale of the Merchants' Exchange
8 Building and the comparable scale of the
9 properties across the street form a
10 seamless connection from the National
11 Park to the historic neighborhood of
12 Society Hill, and this is a neighborhood
13 where the architecture largely conforms
14 to a low-rise scale and echoes the scale
15 of the buildings in the park.

16 The problem and the reason for
17 the 65-height limit is that tall
18 buildings dwarfing the Merchants'
19 Exchange and towering over Walnut Street
20 would be completely destroying the scale
21 of that area. They would eliminate the
22 seamless connection of the neighborhood
23 to the National Park. The question then
24 is, well, why should we care about if
25 such an intangible thing has scale. The

1 reason is that it is the scale of the
2 streetscape that reflects the history of
3 Colonial America when tall buildings
4 were not feasible.

5 Society Hill in general and
6 Independence Park, especially in that
7 block, are really a treasure of colonial
8 history. They're the front entrance to
9 historic Philadelphia. People come from
10 all over the world to tour our
11 neighborhood, using buses, walking
12 tours, carriage tours, segway tours and
13 they look out at eye level on the
14 historic character of the streetscape.
15 They don't come to look at high-rise
16 buildings. And because of what they say
17 in Society Hill and the surrounding
18 park, they have spent millions of
19 dollars in hotels, meals and related
20 activity in Philadelphia. And we have
21 to give priority to the historic
22 preservation of that scale to make sure
23 that they do that again when we all come
24 out of this pandemic.

25 If you look at other cities

1 with comparable historic districts, all
2 have similar height limits. That's true
3 of Baltimore, Boston, Georgetown in D.C.
4 Even our own Old City has a 65-foot
5 height limit. Please understand we're
6 not against change. We're not against
7 high-rise development. We're certainly
8 not against mixed income development.

9 We have a lot of high-rises,
10 at least eight in Society Hill. There
11 will be another five to ten high-rises
12 nearby in our district when the recent
13 Durst proposal for Penns Landing comes
14 to fruition. What we care about and
15 what we're doing here is trying to
16 promote good development and that means
17 considering the context of the
18 streetscape when planning tall
19 buildings.

20 Without this bill, we're
21 surely going to get high-rise
22 development. And what kind will we get?
23 Anyone who tunes into the grapevine, the
24 developer community knows that it's not
25 going to be anything that provides

1 affordable housing. It's going to be
2 luxury apartments or luxury
3 condominiums. So we think that
4 buildings in this stretch should not go
5 higher than 65 feet. That's a suitable
6 height to balance the desire for
7 development and the historic character
8 of the area.

9 Much more briefly, I want to
10 touch on two other components of the
11 overlay. Parking, with tourism, South
12 Street, Penns Landing, Spruce Harbor
13 Park, the parking squeeze in Society
14 Hill is just beyond the critical limits.
15 People don't come to these areas on
16 bicycles or the subway. They come in
17 cars. So all we're asking is to restore
18 some modest parking requirements and
19 only for developments with more than
20 three units. For example, a six-unit
21 building would need two spaces.
22 Existing nonconforming properties are
23 grandfathered.

24 And finally on this bill, the
25 historic preservation incentive, it was

1 a recent historic preservation ordinance
2 intended to create an incentive not to
3 demolish to change historic buildings.
4 It's really targeting churches and other
5 structures that could not be renovated
6 and redeveloped economically because
7 doing so, redeveloping them would
8 require following use and parking
9 requirements of the Zoning Code. So
10 instead it encourages restoration by
11 allowing any such property to be used in
12 any of the ways of a CMX property and
13 eliminates any parking requirements that
14 might otherwise apply.

15 But really in our neighborhood
16 it could only backfire, because the
17 CMX-3 designation would allow uses
18 really out of left field for many
19 historic properties in our neighborhood
20 that are not in any decaying condition.
21 Yet they could then be used for anything
22 from antenna towers, marijuana
23 dispensaries or other uses without
24 parking that would otherwise never be
25 allowed in a residentially-zoned

1 neighborhood.

2 We really don't need a
3 broad-sweeping law covering hundreds of
4 properties. Only a particular building
5 is an issue, if necessary a developer
6 can seek a variance. That would be my
7 testimony on Bill 200094.

8 Going quickly to 200095 which
9 is the remapping, as you know remapping
10 all City parcels was required under the
11 new zoning classifications, and
12 neighborhood associations were asked to
13 remapping conformity with the new Zoning
14 Code. We did a lot of work on that and
15 a lot of work with the Planning
16 Commission and we thank them for their
17 countless hours and their patience in
18 working with us on this.

19 We ended up coming up with a
20 corrective remapping of some of the lots
21 in Society Hill. And the result is that
22 we're presenting a bill today that we
23 think balances the need for corrective
24 zoning with the goals of the Planning
25 Department. There are another 270

1 people who would support what I'm saying
2 today. We did have a petition which was
3 signed in connection with the original
4 submission of the bill, which I will
5 submit again in an appropriate manner.

6 All of these people hope and I
7 hope that you will also hope or approve
8 these bills that allow a proper balance
9 between the need for development and a
10 need for historic preservation. With
11 that, I thank you again to Councilman
12 Squilla who has very painstakingly
13 engaged in this process and to the
14 Planning Commission which did the same.
15 That concludes my testimony. Thank you
16 for the opportunity to speak.

17 COUNCILMAN JOHNSON: Thank you
18 very much.

19 Councilman Squilla, would you
20 like to make a comment?

21 COUNCILMAN SQUILLA: Thank
22 you, Mr. Chairman.

23 And I too want to thank
24 Mr. Spector for a lot of hard work with
25 Mary Purcell and other members of the

1 community who really engaged a lot of
2 time and effort in this. And I know not
3 everybody got everything they wanted
4 obviously and there's still a lot of
5 members of the community that are upset.
6 But when you work through these
7 processes, compromises are necessary in
8 order to make a project work or a plan
9 work, and we tried our best and we
10 worked hard.

11 And like I said earlier, it
12 will still be a process in new
13 development if they do come in and need
14 to do things in those areas. We'll meet
15 with the community and go through a
16 variance process. So I want to thank
17 everybody who participated and I know it
18 was a long time coming, and we'll
19 probably hear some more testimony.
20 Thank you.

21 COUNCILMAN JOHNSON: You're
22 welcome.

23 Any other questions or
24 comments from members of the Committee?

25 (No response.)

1 COUNCILMAN JOHNSON: Will the
2 Clerk please call the next witness.

3 THE CLERK: Bruce Holberg
4 commenting on Bill No. 200094. Bruce
5 Holberg.

6 MR. HOLBERG: Hello?

7 COUNCILMAN JOHNSON: How are
8 you doing, Bruce. Just say your name
9 and you can proceed with your testimony.

10 MR. HOLBERG: Thanks. Good
11 morning. My name is Bruce Holberg. I
12 am the President of the Society Hill
13 Towers Owners Association, and we're
14 very thankful to be able to participate
15 in this important discussion today.
16 It's regarding a small area of
17 Philadelphia, but it's a very, very
18 important area.

19 It's determining the essence
20 of a key district of the City, and that
21 would be Society Hill. Our thoughts
22 very much align with those that you just
23 heard from Larry Spector, almost down
24 the line. We think about Society Hill
25 and how we describe it to out-of-towners

1 or members of our family who don't live
2 here, and we use words like historical
3 and charming and residential and
4 visitor-friendly. And we believe that
5 this scale, this low-rise scale
6 underpins all of those and allows it to
7 happen.

8 The area in question, as
9 Mr. Spector said, in most places faces
10 Independence Park and its historical
11 buildings. It's our position that
12 whatever construction is done should
13 enhance this sense of history and not
14 compete with it.

15 At Society Hill Towers, we
16 have a unique set of concerns as well.
17 The 1300 residents here are fully
18 cognizant that the Towers was created as
19 a beacon for Society Hill development
20 back in the '60s. The Towers were
21 carefully designed by I.M. Pei. It was
22 never designed with the idea of just
23 being one of many high-rises in a whole
24 gaggle of them. It is a historical
25 site. It is an iconic site and it

1 deserves to be respected as such.

2 You know, this is an if-only
3 moment. If development is allowed to
4 destroy the essence of Society Hill with
5 lots of overshadowing, out-of-context
6 buildings, future generations are going
7 to say if only someone could have
8 controlled this while they could. We
9 think that this is that moment. Not to
10 keep the area from being developed,
11 certainly not, development and progress
12 are very important to us, but
13 development in a very careful way that
14 blends the modern with the traditional,
15 the historical essence is preserved.
16 And we believe that with the right kind
17 of development, we could enhance both
18 the future and the traditional. Thank
19 you very much for allowing us this
20 opportunity.

21 COUNCILMAN JOHNSON: Thank you
22 very much.

23 Any comments from members of
24 the Committee? Councilman Mark
25 Squilla -- okay.

1 Thank you very much, sir, for
2 your testimony.

3 Will the Clerk please call the
4 next witness.

5 THE CLERK: Mary Purcell
6 commenting on Bill No. 200094 and
7 200095. Mary Purcell. Remember you may
8 have to unmute yourself by pressing star
9 6. Mary Purcell.

10 COUNCILMAN JOHNSON: We may
11 have lost Mary. Can you please call the
12 next witness.

13 MS. ARCE: Darnetta Arce
14 commenting on Bill No. 200144.

15 MS. ARCE: Hello. Darnetta
16 speaking.

17 COUNCILMAN JOHNSON: Hello,
18 Darnetta. Hello? Can you hear us?

19 MS. ARCE: Yes, I can hear
20 you.

21 COUNCILMAN JOHNSON: How are
22 you doing, Darnetta?

23 MS. ARCE: Great.

24 COUNCILMAN JOHNSON: If you
25 can please start your testimony.

1 MR. ARCE: What do I do? I
2 just start talking?

3 COUNCILMAN JOHNSON: Yes.

4 MS. ARCE: Okay. All right.
5 Thank you.

6 COUNCILMAN JOHNSON: You're
7 welcome. You can begin.

8 MR. ARCE: Yes. Good morning.
9 This is Darnetta Arce from the 29th
10 Ward, 9th Division and I'm here to give
11 my testimony about --

12 THE CLERK: Darnetta, are you
13 still with us?

14 MS. ARCE: Yes.

15 THE CLERK: If you are
16 listening to this broadcast on Channel
17 64, it's a little delayed so you might
18 have to mute it in order to make your
19 testimony a little clear. Darnetta, are
20 you still there or did we lose you?

21 COUNCILMAN JOHNSON: Okay.
22 We'll come back.

23 Can the Clerk please call the
24 next witness.

25 THE CLERK: We have Queen

1 Judith Robinson commenting on Bill No.
2 200144.

3 MS. ROBINSON: Good morning.

4 COUNCILMAN JOHNSON: Good
5 morning.

6 MS. ROBINSON: Good morning.

7 COUNCILMAN JOHNSON: Good
8 morning.

9 MS. ROBINSON: Yes. Good
10 morning. Queen Judith Robinson here
11 testifying on Bill No. 200144. Any of
12 you who were in City Council in 2015
13 voted on Bill 150409. That was the bill
14 that allowed PHA, our Philadelphia
15 Housing Authority, to use imminent
16 domain to take Black people's property.
17 I'm going to say that because I want to
18 be clear on what I'm talking about here.

19 As real estate value of land
20 was increasing, is continuing to
21 increase on that very choice land --

22 COUNCILMAN JOHNSON:

23 Ms. Robinson --

24 MS. ROBINSON: Yes?

25 COUNCILMAN JOHNSON: Queen

1 Robinson, are you also referring to Bill
2 No. 200144?

3 MS. ROBINSON: Yes. Yes, I
4 am. That's how I started off. I'm here
5 to testify on Bill No. 200144. But what
6 I'm doing is referring you all back to
7 that because I don't want people to
8 forget that land was taken by PHA using
9 eminent domain. So, yes, believe me I'm
10 going to bring you up to speed on why
11 I'm testifying today on this land.

12 This land is a small portion,
13 I would say a substantial portion of
14 that land. See, I don't want anybody to
15 forget as we move this land around. I
16 watch land all the time and the movement
17 of it. So in that regard getting back
18 to this ordinance today, this is a
19 changing of zoning designation for
20 certain areas of land. I wish the young
21 lady Ms. Arce had spoken because then I
22 could get better clarity on what is
23 supposedly moving and what's happening
24 here. Because in that area where we
25 need a multi-housing approach, we need

1 all types of housing.

2 This appears from this bill
3 that this land is being designated
4 single family, and I'm concerned about
5 that because when the Zoning Code
6 changed in 2012, we thought we would
7 have these new rules in place to reduce
8 having to go to Zoning hearings and that
9 the community wouldn't have to meet as
10 much on these issues.

11 Well, we find ourselves
12 because an area has been designated all
13 for single family when people come to do
14 other types of housing which we need, we
15 have to encounter them. Although we
16 love meeting the developers and we love
17 doing our civic duty as it relates to
18 greeting the new folks coming to town
19 and understanding how our community is
20 changing and gentrification and all of
21 that, it sort of puts us in a position
22 where we have to meet so often and try
23 and engage our community and all of
24 that's important too, but we thought we
25 were ratcheting down.

1 So when we see a bill like
2 this and then we call our Planning
3 Office, the City Planning Commission --
4 and to be honest, they were really no
5 help. Our 5th District Planner was on
6 vacation and somehow the boundaries of
7 this bill, which are very small -- wide
8 I should say, and supposedly was about a
9 small issue, becomes all of these
10 borders as we see per this bill, 200144.
11 So I think it may need some amendments.

12 Our planner mentioned that he
13 had some amendments to the bill. He
14 didn't know whether they were going to
15 be considered. He didn't have as much
16 information to give me clarity as to
17 why, why is this being done. I'll
18 listen to the next testimony. But I
19 want to make sure when we're talking
20 about poverty, when we're talking about
21 generational wealth, inclusion and all
22 those things, it was unprecedented in
23 Philadelphia to take land from Black
24 people and now we're trying to figure
25 out five years later what to do, what's

1 being done.

2 I just want to keep you on
3 point. I want to keep, you know, I'm
4 the archivist. I'm keeping you all on
5 point, what happened when. If any smart
6 person in the future is looking to try
7 to piece this all together, I want to
8 refer them back to Bill 150409 and then
9 they will know name and by deed what
10 happened to the land the Black people
11 owned in Sharswood as the prices
12 increased.

13 I thank you all very much for
14 your attention. I'll hang on and listen
15 to the others' testimony. Thank you
16 very much.

17 COUNCILMAN JOHNSON: Thank you
18 very much, Queen Judith Robinson. And
19 as always, we appreciate your historical
20 context and approach as we address the
21 issue of development and land use here
22 in the City of Philadelphia.

23 Brett, could you see if the
24 two witnesses who were (inaudible).

25 THE CLERK: Is Darnetta Arce

1 commenting on Bill No. 200144 still on
2 the line?

3 MS. ARCE: Yes. Hello?

4 THE CLERK: Hi. Is this
5 Darnetta Arce?

6 MS. ARCE: Yes, it is. Hi.

7 THE CLERK: Hi. Thank you so
8 much. You are connected.

9 MS. ARCE: Okay. So I just
10 start speaking?

11 THE CLERK: Yes --

12 COUNCILMAN JOHNSON: Yes, you
13 can begin. Yes, you can.

14 MS. ARCE: Okay. Yes, I am a
15 resident from the 29th Ward to the 9th
16 Division which is between Jefferson and
17 Thompson Street between 24th and 25th,
18 and the residents of that particular
19 division, 9th Division would like to
20 have the area zoned as a RFA-5 to
21 decrease the number of multi-family and
22 two-family properties as a right of
23 approval.

24 This area is being plagued as
25 multi-family units and two-family units

1 which is causing a problem for parking
2 safety and it also causes an opportunity
3 to reduce -- I mean, causing a problem
4 for -- also, it's causing the
5 neighborhood to be more transit because
6 we have less opportunities for
7 homeowners and there's more renters in
8 the community. So we are asking for the
9 area to be a RSA-5 (inaudible).

10 COUNCILMAN JOHNSON:
11 (Inaudible).

12 THE CLERK: Chairman, you are
13 on mute.

14 COUNCILMAN JOHNSON: Darnetta,
15 are you still there? I think we must
16 have lost her.

17 Any other witnesses to testify
18 on public comment?

19 THE CLERK: That is it,
20 Mr. Chairman.

21 COUNCILMAN JOHNSON: All
22 right. Thank you very much.

23 There being no further
24 questions from members of this Committee
25 and no other witness to testify, I will

1 ask if there's anyone else present in
2 this hearing whose name we have failed
3 to call and that wish to offer testimony
4 on any of the bills being considered
5 today?

6 (No response.)

7 COUNCILMAN JOHNSON: Hearing
8 none, I want to thank all of the panels
9 and the witnesses for their
10 participation today. We value your
11 input. I now invite all panels of
12 witnesses to please disconnect from the
13 meeting before we go into our public
14 meeting. We will now pause the
15 proceedings briefly as multiple
16 participants leave the hearing.

17 COUNCILMAN SQUILLA: Is that
18 the public meeting?

19 COUNCILMAN JOHNSON: We're
20 about to go into the public meeting now.

21 COUNCIL SUPPORT: We are ready
22 to go into the public meeting when you
23 are, Council Chair.

24 THE CLERK: Mr. Chairman, I
25 believe we are ready to go into the

1 public meeting.

2 COUNCILMAN SQUILLA: I'm
3 ready, Mr. Chairman, too.

4 COUNCILMAN JOHNSON: You're
5 ready and everyone has left?

6 THE CLERK: Yes, sir.

7 COUNCILMAN JOHNSON: This
8 concludes the public hearing of the
9 Committee.

10 We will now go into a public
11 meeting to consider the actions to be
12 taken on the bills before this Committee
13 today. We will now convene the public
14 meeting.

15 Will the Clerk please call the
16 roll to take attendance.

17 Members that are in attendance
18 will please indicate that they are
19 present when their names are called.
20 Also, say a few brief words when
21 responding so that your image will be
22 displayed on screen when you speak.

23 THE CLERK: Mark Squilla.

24 COUNCILMAN SQUILLA: Present.
25 Here today for the Rules Committee

1 meeting.

2 THE CLERK: Cindy Bass. Cindy
3 Bass.

4 COUNCILWOMAN BASS: Thank you.
5 I am present. Thank you so much,
6 Chairman, for this very informative
7 hearing and for the bills that we heard
8 today. Thank you.

9 THE CLERK: David Oh.

10 COUNCILMAN OH: Present.

11 Thank you very much for the hearing.

12 Looking forward to continuing forward.

13 THE CLERK: Katherine Gilmore
14 Richardson.

15 COUNCILWOMAN GILMORE

16 RICHARDSON: I'm present. Thank you so
17 much.

18 THE CLERK: Bobby Henon.

19 COUNCILMAN HENON: Present.

20 And in case of any kind of technical
21 difficulties, I just want to be recorded
22 as aye on all bills.

23 THE CLERK: Marie Quinones-
24 Sanchez.

25 COUNCILWOMAN QUINONES-SANCHEZ:

1 Good morning. Good morning. I am
2 present.

3 THE CLERK: Curtis Jones, Jr.

4 COUNCILMAN JONES:

5 Mr. Chairman and members of the
6 Committee, I am present and ready to go.

7 THE CLERK: And Brian O'Neill.

8 And that is it for the roll,
9 Mr. Chairman.

10 COUNCILMAN JOHNSON: Thank you
11 very much, Brett.

12 The Chair recognizes
13 Councilman Mark Squilla for a motion on
14 Bill No. 200018.

15 COUNCILMAN SQUILLA: Thank
16 you, Mr. Chairman. I move that Bill No.
17 200018 be reported from this Committee
18 with a favorable recommendation and
19 further move that the rules of Council
20 be suspended to permit the first reading
21 of this bill at the next session of
22 Council.

23 COUNCILMAN JONES: Second.

24 COUNCILWOMAN BASS: Second.

25 COUNCILMAN JOHNSON: The Chair

1 notes for the record that Councilman
2 Squilla seconds the -- Councilman Jones
3 seconds the motion. It has been moved
4 and properly seconded that Bill No.
5 200018 be reported from this Committee
6 with a favorable recommendation and
7 further move that the rules of Council
8 be suspended to permit first reading of
9 this bill at the next session of
10 Council.

11 All those in favor of the
12 motion will signify by saying aye.

13 (Aye.)

14 COUNCILMAN JOHNSON: Those
15 opposed?

16 (No response.)

17 COUNCILMAN JOHNSON: The ayes
18 have it and the motion carries.

19 The Chair recognizes
20 Councilman Mark Squilla for a motion on
21 Bill No. 200094.

22 COUNCILMAN SQUILLA: Thank
23 you, Mr. Chairman. I move that Bill No.
24 200094 be reported from this Committee
25 with a favorable recommendation and

1 further move that the rules of Council
2 be suspended to permit the first reading
3 of this bill at the next session of
4 Council.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Second.

7 COUNCILWOMAN QUINONES-SANCHEZ:
8 Second.

9 COUNCILMAN JOHNSON: The Chair
10 notes for the record that Councilwoman
11 Katherine Gilmore Richardson and Maria
12 Quinones-Sanchez seconds the motion. It
13 has been moved and properly seconded
14 that Bill No. 200094 be reported from
15 this Committee with a favorable
16 recommendation and further move that the
17 rules of Council be suspended to permit
18 first reading of this bill at the next
19 session of Council.

20 All those in favor of this
21 motion will signify by saying aye.

22 (Aye.)

23 COUNCILMAN JOHNSON: Those
24 opposed?

25 (No response.)

1 COUNCILMAN JOHNSON: The ayes
2 have it and the motion carries.
3 Somebody needs a drink of water.

4 The Chair recognizes
5 Councilman Mark Squilla for a motion on
6 the amendment for Bill No. 200095.

7 COUNCILMAN SQUILLA: Thank
8 you, Mr. Chairman. I offer an amendment
9 to Bill No. 200095. A copy of the
10 amendment has been circulated to all
11 members of the Committee. I move that
12 the amendment of Bill No. 200095 be
13 approved.

14 COUNCILWOMAN GILMORE
15 RICHARDSON: Second.

16 COUNCILWOMAN BASS: Second.

17 COUNCILMAN JOHNSON: The Chair
18 notes for the record that Councilwoman
19 Katherine Gilmore Richardson seconds the
20 motion. It has been moved and properly
21 seconded that the amendment to Bill No.
22 200095 be approved.

23 All those in favor of the
24 motion will signify by saying aye.

25 (Aye.)

1 COUNCILMAN JOHNSON: Those
2 opposed?

3 (No response.)

4 COUNCILMAN JOHNSON: The ayes
5 have it and the motion carries. And the
6 amendment to Bill No. 200095 has been
7 approved.

8 The Chair recognizes
9 Councilman Mark Squilla for a motion on
10 Bill No. 200095 as amended.

11 COUNCILMAN SQUILLA: Thank
12 you, Mr. Chairman. I move that Bill No.
13 200095 as amended be reported from this
14 Committee with a favorable
15 recommendation and further move that the
16 rules of Council be suspended as to
17 permit the first reading of this bill at
18 the next session of Council.

19 COUNCILMAN OH: Second.

20 COUNCILMAN JOHNSON: The Chair
21 notes for the record that Councilman
22 David Oh seconds the motion. It has
23 been moved and properly seconded that
24 Bill No. 200095 as amended be reported
25 from Committee with a favorable

1 recommendation and further move that the
2 rules of Council be suspended to permit
3 first reading of this bill at the next
4 session of Council.

5 All those in favor of the
6 motion will signify by saying aye.

7 (Aye.)

8 COUNCILMAN JOHNSON: Those
9 opposed?

10 (No response.)

11 COUNCILMAN JOHNSON: The ayes
12 have it and the motion carries.

13 The Chair recognizes
14 Councilman Squilla for a motion on the
15 amendment to Bill No. 200144.

16 COUNCILMAN SQUILLA: Thank
17 you, Mr. Chairman. I offer an amendment
18 to Bill No. 200144. A copy of the
19 amendment has been circulated to all
20 members of the Committee. I move that
21 the amendment of Bill No. 200144 be
22 approved.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Second.

25 COUNCILWOMAN QUINONES-SANCHEZ:

1 Second.

2 COUNCILMAN JOHNSON: The Chair
3 notes for the record that Councilwoman
4 Katherine Gilmore Richardson seconds the
5 motion. It has been moved and properly
6 seconded that the amendment to Bill No.
7 200144 be approved.

8 All those in favor to the
9 motion will signify by saying aye.

10 (Aye.)

11 COUNCILMAN JOHNSON: Those
12 opposed?

13 (No response.)

14 COUNCILMAN JOHNSON: The ayes
15 have it and the motion carries. And the
16 amendment to Bill No. 200144 has been
17 approved.

18 The Chair recognizes
19 Councilman Mark Squilla for a motion on
20 Bill No. 200144 as amended.

21 COUNCILMAN SQUILLA: Thank
22 you, Mr. Chairman. I move that Bill No.
23 200144 as amended be reported from this
24 Committee with a favorable
25 recommendation and further move that the

1 rules of Council be suspended to permit
2 the first reading of this bill at the
3 next session of Council.

4 COUNCILMAN JONES: Second.

5 COUNCILMAN JOHNSON: The Chair
6 notes for the record that Councilman
7 Jones seconds the motion. It has been
8 moved and properly seconded that Bill
9 No. 200144 as amended be reported from
10 this Committee with a favorable
11 recommendation and further move that the
12 rules of Council be suspended to permit
13 first reading of this bill at the next
14 session of council.

15 All those in favor of the
16 motion will signify by saying aye.

17 (Aye.)

18 COUNCILMAN JOHNSON: Those
19 opposed?

20 (No response.)

21 COUNCILMAN JOHNSON: The ayes
22 have it and the motion carries.

23 The Chair recognizes
24 Councilman Mark Squilla for a motion on
25 the amendment to Bill No. 200160.

1 COUNCILMAN SQUILLA: Thank
2 you, Chairman. I move -- I offer the
3 amendment to Bill No. 200160. A copy of
4 the amendment has been circulated to all
5 members of the Committee. I move that
6 the amendment to Bill No. 200160 be
7 approved.

8 COUNCILMAN OH: Second.

9 COUNCILWOMAN BASS: Second.

10 COUNCILMAN JOHNSON: The Chair
11 recognizes for the record that
12 Councilman David OH seconds the motion.
13 It has been moved and properly seconded
14 that the amendment to Bill No. 200160 be
15 approved.

16 All those in favor of the
17 motion will signify by saying aye.

18 (Aye.)

19 COUNCILMAN JOHNSON: Those
20 opposed?

21 (No response.)

22 COUNCILMAN JOHNSON: The ayes
23 have it and the motion carries. And the
24 amendment to Bill No. 200160 has been
25 approved.

1 The Chair recognizes
2 Councilman Mark Squilla for a motion on
3 Bill No. 200160 as amended.

4 COUNCILMAN SQUILLA: Thank
5 you, Mr. Chairman. I move that Bill No.
6 200160 as amended be reported from this
7 Committee with a favorable
8 recommendation and further move that the
9 rules of Council be suspended to permit
10 the first reading of this bill at the
11 next session of Council.

12 COUNCILWOMAN BASS: Second.

13 COUNCILMAN JOHNSON: The Chair
14 notes for the record that Councilwoman
15 Cindy Bass seconds the motion. It has
16 been moved and properly seconded that
17 Bill No. 200160 as amended be reported
18 from this Committee with a favorable
19 recommendation and further move that the
20 rules of Council be suspended to permit
21 first reading of this bill at the next
22 session of Council.

23 All those in favor of the
24 motion will signify by saying aye.

25 (Aye.)

1 COUNCILMAN JOHNSON: Those
2 opposed?

3 (No response.)

4 COUNCILMAN JOHNSON: The ayes
5 have it and the motion carries.

6 The Chair recognizes
7 Councilman Mark Squilla for a motion on
8 Bill No. 200161.

9 COUNCILMAN SQUILLA: Thank
10 you, Mr. Chairman. I move that Bill No.
11 200161 be reported from this Committee
12 with a favorable recommendation and
13 further move that the rules of Council
14 be suspended to permit the first reading
15 of this bill at the next session of
16 Council.

17 COUNCILWOMAN BASS: Second.

18 COUNCILWOMAN GILMORE

19 RICHARDSON: Second.

20 COUNCILMAN JOHNSON: The Chair
21 notes for the record that Councilwoman
22 Cindy Bass seconds the motion. It has
23 been moved and properly seconded that
24 Bill No. 200161 be reported from this
25 Committee with a favorable

1 recommendation and further move that the
2 rules of Council be suspended to permit
3 first reading of this bill at the next
4 session of Council.

5 All those in favor of the
6 motion will signify by saying aye.

7 (Aye.)

8 COUNCILMAN JOHNSON: Those
9 opposed?

10 (No response.)

11 COUNCILMAN JOHNSON: The ayes
12 have it and the motion carries.

13 The Chair recognizes
14 Councilman Squilla for a motion on the
15 amendment to Bill No. 200260.

16 COUNCILMAN SQUILLA: Thank
17 you, Mr. Chairman. I offer an amendment
18 to Bill No. 200260. A copy of the
19 amendment has been circulated to all
20 members of the Committee. I move that
21 the amendment to Bill No. 200260 be
22 approved.

23 COUNCILWOMAN BASS: Second.

24 COUNCILMAN JOHNSON: The Chair
25 notes for the record that Councilwoman

1 Cindy Bass seconds the motion. It has
2 been moved and properly seconded that
3 the amendment to Bill No. 200260 be
4 approved.

5 All those in favor of the
6 motion will signify by saying aye.

7 (Aye.)

8 COUNCILMAN JOHNSON: Those
9 opposed?

10 (No response.)

11 COUNCILMAN JOHNSON: The ayes
12 have it. The motion carries and the
13 amendment to Bill No. 200260 has been
14 approved.

15 The Chair recognizes
16 Councilman Mark Squilla for a motion on
17 Bill No. 200260 as amended.

18 COUNCILMAN SQUILLA: Thank
19 you, Mr. Chairman. I move that Bill No.
20 200260 as amended be reported from this
21 Committee with a favorable
22 recommendation and further move that the
23 rules of Council be suspended to permit
24 the first reading of this bill at next
25 session of Council.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Second.

3 COUNCILWOMAN BASS: Second.

4 COUNCILMAN JOHNSON: The Chair
5 notes for the record that Councilwoman
6 Katherine Gilmore Richardson seconds the
7 motion. It has been moved and properly
8 seconded that Bill No. 200260 as amended
9 be reported from this Committee with a
10 favorable recommendation and further
11 move that the rules of Council be
12 suspended to permit first reading of
13 this bill at the next session of
14 Council.

15 All those in favor of the
16 motion will signify by saying aye.

17 (Aye.)

18 COUNCILMAN JOHNSON: Those
19 opposed?

20 (No response.)

21 COUNCILMAN JOHNSON: The ayes
22 have it and the motion carries.

23 This concludes the business
24 before the Committee of the Rules today.
25 And before we close the meeting, I just

1 want to thank all of my colleagues who
2 had bills coming through this Committee
3 today. I know it's a lot of hard, hard,
4 superhard work when you're working to do
5 zoning overlays, when you're working to
6 do development bills as it relates to
7 working in partnership with the
8 community and various interest groups as
9 a whole.

10 And so, I just want to
11 acknowledge your hard work and your
12 dedication because I know it's a lot of
13 hard work. So thank you very much.
14 This concludes the Rules Committee
15 hearing. God bless everyone. Take
16 care.

17 COUNCILMAN SQUILLA: Thank
18 you.

19 COUNCILWOMAN GILMORE
20 RICHARDSON: Thank you.

21 (Committee on Rules concluded
22 at 11:05 a.m.)
23
24
25

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 this is a correct transcript of the
same.

TANEHA C. CARROLL
Court Reporter - Notary Public

(The foregoing certification of
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supervision of the certifying reporter.)

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