

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Monday, December 4, 2023
10:00 a.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN BRIAN J. O'NEILL

ALSO PRESENT:

COUNCILMAN MICHAEL DRISCOLL
COUNCILMAN ISAIAH THOMAS

BILLS: 230651, 230713, 230741, 230742,
230743, 230764, 230770, 230771,
230778, 230780, 230782, 230783

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2 COUNCILMAN JOHNSON: Good
3 morning, everyone. This is the
4 Committee on Rules, Monday,
5 December 4, 2023.

6 I understand that state law
7 currently requires that the
8 following announcement be made at
9 the beginning of every remote
10 public hearing as follows: Due to
11 the current public health
12 emergency, City Council Committees
13 are currently meeting remotely. We
14 are using Microsoft Teams to make
15 these remote hearings possible.

16 Instructions for how the
17 public may view and offer public
18 testimony at the public hearings of
19 Council Committees are included in
20 the public hearing notices that are
21 published in the Daily News,
22 Inquirer and Legal Intelligencer
23 prior to the hearings and can also
24 be found on PHLCouncil.com.

25 Will the Clerk please call

1 the roll to take attendance.
2 Members that are in attendance will
3 please indicate they are present
4 when their names are called. Also,
5 please say a few brief words when
6 responding so that your image will
7 be displayed on screen when you
8 speak.

9 THE CLERK: Councilmember
10 Cindy Bass.

11 COUNCILWOMAN BASS: Good
12 morning, Mr. Chairman and
13 colleagues. I am present.

14 THE CLERK: Councilmember
15 Brian O'Neill.

16 COUNCILMAN O'NEILL: Good
17 morning, everyone.

18 THE CLERK: Councilmember
19 Katherine Gilmore Richardson.

20 COUNCILWOMAN GILMORE
21 RICHARDSON: Good morning,
22 Mr. Chair. Good morning,
23 colleagues. I am present.

24 THE CLERK: And also
25 present we have Councilmember

1 Michael Driscoll.

2 COUNCILMAN DRISCOLL: Good
3 morning, Chairman. And good
4 morning, colleagues.

5 COUNCILMAN JOHNSON: Good
6 morning. Thank you. A quorum of
7 the Committee is present and this
8 hearing is now called to order.
9 This is the public hearing of the
10 Committee on Rules regarding Bill
11 Nos. 230651, 230713, 230741,
12 230742, 230743, 230764, 230770,
13 230771, 230778, 230780, 230782,
14 230783.

15 Will the Clerk please read
16 the titles of the bills.

17 THE CLERK: Bill No.
18 230651, an ordinance to amend the
19 Philadelphia Zoning Maps by
20 changing the zoning designations of
21 certain areas of land located
22 within an area bounded by
23 Westminster Avenue, Mantua Avenue,
24 40th Street, Aspen Street and 44th
25 Street.

1 Bill No. 230713, an
2 ordinance to amend the Philadelphia
3 Zoning Maps by changing the zoning
4 designations of certain areas of
5 land located within an area bounded
6 by Roosevelt Boulevard, Adams
7 Avenue, Ramona Street, Wyoming
8 Avenue and Whitaker Avenue.

9 Bill 230741, an ordinance
10 authorizing Basic Utilities and
11 Services use on a certain location
12 within a section of East Fairmount
13 Park bounded by the right-of-way of
14 the CSX Railroad, Girard Avenue and
15 33rd Street.

16 Bill No. 230742, an
17 ordinance authorizing Basic
18 Utilities and Services use on a
19 certain location within a section
20 of West Fairmount Park bounded by
21 Wynnefield Avenue, extended,
22 Belmont Avenue and Parkside Avenue.

23 Bill No. 230743, an
24 ordinance to amend the Philadelphia
25 Zoning Maps by changing the zoning

1 designations of certain areas of
2 land located within an area bounded
3 by Queen Lane, Wissahickon Avenue,
4 Roosevelt Boulevard and Henry
5 Avenue, and to amend Section 14-524
6 of The Philadelphia Code, entitled
7 "Fourth District Overlay District,"
8 and make related changes, all under
9 certain terms and conditions.

10 Bill NO. 230764, an
11 ordinance amending Title 14 of The
12 Philadelphia Code "Zoning and
13 Planning" to revise definitions and
14 rules governing nightclubs and
15 private clubs; create the event
16 assembly facility use category and
17 identify the commercial districts
18 where the use is allowed, and make
19 technical changes; all under
20 certain terms and conditions.

21 Bill No. 230770, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of
25 land located within an area bounded

1 by Callowhill Street, 18th Street,
2 Vine Street and 20th Street, and to
3 amend Title 14 of The Philadelphia
4 Code, "Zoning and Planning" by
5 revising Section Chapter 14-500,
6 "Overlay Zoning Districts," all
7 under certain terms and conditions.

8 Bill No. 230771, an
9 ordinance amending Title 14 of The
10 Philadelphia Code, entitled "Zoning
11 and Planning," by revising certain
12 provisions of Section 14-524,
13 entitled "Fourth District Overlay
14 District," all under certain terms
15 and conditions.

16 Bill No. 230778, an
17 ordinance to approve amendments to
18 the University of Pennsylvania
19 Master Plan in the area bounded by
20 Chestnut Street, 33rd Street,
21 Walnut Street, and 34th Street
22 related to the Student Performing
23 Arts Center.

24 Bill No. 230780, an
25 ordinance to amend the Philadelphia

1 Zoning Maps by changing the zoning
2 designations of certain areas of
3 land located within an area bounded
4 by Emerald Street, Ontario Street,
5 Braddock Street and Cornwall
6 Street.

7 Bill No. 230782, an
8 ordinance to amend the Philadelphia
9 Zoning Maps by changing the zoning
10 designations of certain areas of
11 land located within an area bounded
12 by Clearfield Street, Witte Street,
13 Ann Street and Amber Street.

14 And finally Bill No.
15 230783, an ordinance approving the
16 plan, estimated costs and proposed
17 method of assessment and charges of
18 the South Street Headhouse District
19 of Philadelphia for and concerning
20 business improvements and
21 administrative services to the
22 Eastern South Street and Headhouse
23 areas of the City of Philadelphia;
24 all under certain terms and
25 conditions.

1 COUNCILMAN JOHNSON: Before
2 we begin to hear testimony from the
3 witnesses we have for today,
4 everyone who has been invited to
5 the meeting to testify should be
6 aware that this public hearing is
7 being recorded. Because the
8 hearing is public, participants and
9 viewers have no reasonable
10 expectation of privacy. By
11 continuing to be in the meeting,
12 you are consenting to being
13 recorded.

14 Additionally, prior to
15 recognizing Members for the
16 questions or comments they have for
17 witnesses, I will note for the
18 record at this time that we will
19 use the chat feature available in
20 Microsoft Teams to allow Members to
21 signify that they wish to be
22 recognized. In order to comply
23 with the Sunshine Act, the chat
24 feature must only be used for this
25 purpose.

1 Also, before we begin I
2 want to state for the record that
3 Bill Nos. 230713 and 230743 are
4 being held at the request of the
5 sponsor. Will the Clerk please
6 call the panel for Bill No. 230651.

7 THE CLERK: For 230651, we
8 have Paula Brumbelow Burns and we
9 have Andrew Goodman from the office
10 of the sponsor of the bill,
11 Councilmember Gauthier, to explain
12 the amendment for the viewing
13 public.

14 COUNCILMAN JOHNSON: Thank
15 you very much.

16 Good morning, Paula. Just
17 state your name for the record and
18 please begin your testimony.

19 MS. BRUMBELOW BURNS: Good
20 morning, members of the Rules
21 Committee. I am Paula Brumbelow
22 Burns, Director of Legislation for
23 the Philadelphia City Planning
24 Commission. I'm here to testify on
25 Bill No. 230651 introduced into

1 City Council on September 28, 2023
2 by Councilmember Gauthier.

3 Bill No. 230651 amends the
4 Philadelphia Zoning Maps by
5 changing the zoning of certain
6 areas of land located within an
7 area bounded by Westminster Avenue,
8 Mantua Avenue, 40th Street, Aspen
9 Street and 44th Street, which is
10 located in the Belmont neighborhood
11 in West Philadelphia. This bill
12 changes the zoning for three
13 areas -- excuse me, two areas of
14 land in an area originally mapped
15 under Bill 230034. The amended
16 version now includes two of the
17 three changes proposed in the bill.

18 The first change is to
19 provide a measurement to the
20 approved map to clarify the zoning
21 designation at 745 North 44th
22 Street. The second area of map
23 change is through the southwest
24 corner of 40th and Westminster
25 Streets, which is proposed to go

1 from CMX-2, Commercial Mixed-Use to
2 ICMX, Industrial Commercial Mixed-
3 Use, to accommodate the existing
4 uses in that area.

5 The Philadelphia City
6 Planning Commission considered Bill
7 No. 230651 at its public meeting on
8 October 19, 2023 and recommended
9 the bill for approval. I will be
10 happy to answer any questions at
11 this time.

12 COUNCILMAN JOHNSON: Thank
13 you very much.

14 Will the Clerk call the
15 next witness on this panel.

16 THE CLERK: Andrew Goodman.

17 MR. GOODMAN: Good morning.

18 COUNCILMAN JOHNSON: Good
19 morning, Andrew. Just state your
20 name, record and title -- please
21 state your name and your title for
22 the record and begin your testimony
23 on behalf of Councilwoman Gauthier.

24 MR. GOODMAN: Thank you.

25 My name is Andrew Goodman. I work

1 as Director of Equitable
2 Development for Councilmember
3 Gauthier. Councilmember Gauthier
4 is the sponsor of Bill No. 230651.
5 I have just short comments to
6 describe the amendment that we have
7 before the Committee today.

8 As Paula mentioned, this
9 bill now only covers two different
10 remapping zones within the Belmont
11 community instead of the original
12 three. The goal of our Belmont
13 remapping is to bring base zoning
14 more in line with the existing
15 permitted land uses on these
16 blocks. Our amendment removes one
17 remapping on the 800 block of North
18 40th Street, which we were
19 originally proposing in order to be
20 in line with the anticipated land
21 use change.

22 But now that that land use
23 change is no longer imminent, we
24 propose to keep the entire block
25 base as its existing zoning

1 designation of RM-1, and that's it.

2 We thank the Committee for its time

3 and consideration this morning.

4 COUNCILMAN JOHNSON: Thank

5 you very much, Andrew.

6 Any questions or comments

7 from members of the Committee?

8 (No response.)

9 COUNCILMAN JOHNSON:

10 Hearing none, will the Clerk please

11 call the next panel for Bill No.

12 230778.

13 THE CLERK: For 230778, we

14 have Paul Brumelow Burns.

15 COUNCILMAN JOHNSON: Thank

16 you, Paula. Just state your name

17 for the record and begin your

18 testimony please.

19 MS. BRUMBELOW BURNS: Hi.

20 I'm Paula Brumelow Burns, Director

21 of Legislation for the Philadelphia

22 City Planning Commission. I am

23 here to testify on Bill No. 230778

24 introduced into City Council on

25 November 2, 2023 by Councilmember

1 Gauthier. Bill No. 230778 approves
2 amendments, the University of
3 Pennsylvania Master Plan in the
4 area bounded by Chestnut Street,
5 33rd Street, Walnut Street and 34th
6 Street related to the Student
7 Performing Arts Center in the
8 University City neighborhood of the
9 University Southwest Planning
10 District.

11 This bill amends the Master
12 Plan for the University of
13 Pennsylvania to allow for the
14 construction of the Student
15 Performing Arts Center on the
16 triangular site at the intersection
17 of Woodland Walk and 33rd Street.
18 The proposal includes the addition
19 of 38,538 square feet of gross
20 floor area and 11,893 square feet
21 of occupied area within the
22 boundaries of the University of
23 Pennsylvania Master Plan.

24 With these changes to the
25 Master Plan, the District remains

1 in compliance with development
2 regulations specified in the zoning
3 code. The amendment is consistent
4 with the comprehensive plan
5 recommendation to encourage
6 institutional development in
7 expansion through policy and
8 careful consideration of land
9 resources.

10 The Philadelphia City
11 Planning Commission considered Bill
12 No. 230778 at its public meeting on
13 November 16, 2023 and recommended
14 that the bill be for approval. I
15 will be happy to answer any
16 questions at this time.

17 COUNCILMAN JOHNSON: Thank
18 you very much.

19 Any questions or comments
20 from members of the Committee?

21 (No response.)

22 COUNCILMAN JOHNSON:
23 Hearing none, will the Clerk please
24 call the next panel for Bill No.
25 230780.

1 THE CLERK: For 230780, we
2 have Paula Brumbelow Burns followed
3 by Brandon Savran and Dawn Johnson.

4 COUNCILMAN JOHNSON: Hey,
5 Paula. Just state your name for
6 the record and please begin your
7 testimony.

8 MS. BRUMBELOW BURNS: Hi.
9 I'm Paula Brumbelow Burns, Director
10 of Legislation with the
11 Philadelphia City Planning
12 Commission. I'm here to testify on
13 Bill No. 230780 introduced into
14 City Council on October 25, 2023 by
15 Councilmember Driscoll. Bill No.
16 230780 amends the Philadelphia
17 Zoning Maps by changing the zoning
18 designations of areas of land
19 located in an area bounded by
20 Emerald, Ontario, Braddock and
21 Cornwall Streets in the Harrowgate
22 neighborhood of the Riverwards
23 Planning District.
24 This bill will change the
25 base zoning district for 3364

1 Braddock Street from RSA-5,
2 Residential Single-Family, to I-1,
3 Light Industrial. This bill will
4 enable by-right improvements of a
5 surface parking lot that will serve
6 a charter school across the street.
7 This bill is inconsistent with the
8 comprehensive plan which recommends
9 residential reuse in keeping with
10 most of the block.

11 The I-1 Light Industrial
12 zoning district allows a variety of
13 uses beyond parking that may
14 present a negative impact for
15 surrounding residential homes on
16 the block. The Philadelphia City
17 Planning Commission considered Bill
18 No. 230780 at its public meeting on
19 November 16, 2023 and recommended
20 the bill not for approval. I will
21 be happy to answer any questions at
22 this time.

23 COUNCILMAN JOHNSON: Thank
24 you very much.

25 Will the Clerk please call

1 the next witness on this panel.

2 THE CLERK: Brandon Savran.

3 MR. SAVRAN: Good morning,
4 Mr. Chairman and members of the
5 Rules Committee. Thank you for
6 having me. I'm testifying on Bill
7 230780. My name is Brandon Savran.
8 I'm a senior attorney with Pritzker
9 Law Group and I'm here representing
10 both the property owner and its
11 tenant Big Picture Philadelphia.
12 Big Picture Philadelphia is an
13 organization that runs two special
14 public schools in Philadelphia,
15 charter schools. One is El Centro
16 de Estudiantes in Brewerytown. The
17 other is Vaux Big Picture High
18 School in Sharswood.

19 Big Picture is about to
20 open a third school, a high school,
21 at 3360 Frankford Avenue in
22 Harrowgate. In one moment you'll
23 hear from Dawn Johnson, Big
24 Picture's Director of Operations
25 about what makes Big Picture

1 Philadelphia unique. But I wanted
2 to first provide some context as to
3 the request of this remapping bill
4 this morning. In Harrowgate and
5 its new high school is going to be
6 located in a beautifully restored
7 historic warehouse structure on
8 Frankford Ave.

9 Right behind the new school
10 is Braddock Street. And on the
11 other side of Braddock Street is a
12 vacant lot that was used by a prior
13 owner for car storage at 3364
14 Braddock Street. Because Braddock
15 Street separates the school from
16 the parking lot, parking is not
17 considered accessory under the
18 zoning code there. And thus, a
19 remapping bill for the Braddock lot
20 must occur to make parking there
21 permissible.

22 One of the challenges of
23 our zoning code with which the
24 Committee may be familiar is that a
25 nonaccessory parking lot is

1 forbidden in almost every zoning
2 district other than industrial
3 districts. So remapping to the I-1
4 Light Industrial designation is
5 necessary in order to enable
6 parking there. That being said,
7 the school has no intention
8 whatsoever in engaging in
9 industrial activities. This is
10 going to be a staff parking lot,
11 plain and simple.

12 We appreciate the support
13 and work of Councilman Driscoll and
14 his staff and appreciate the
15 Committee's attention and hopeful
16 support of this bill. As a final
17 word, I wanted to let the Committee
18 know that the Harrowgate Civic
19 Association is in support of the
20 school's use of the Braddock lot
21 for parking. And I've provided a
22 letter from Harrowgate Civic to the
23 Councilman's staff to this effect.
24 Thank you.

25 I'd now like to introduce

1 you to Dawn Johnson, Big Picture's
2 Director of Operations.

3 COUNCILMAN JOHNSON: Dawn,
4 just state your name and title for
5 the record and begin your
6 testimony.

7 MS. JOHNSON: Good morning,
8 Chairman and members of the Rules
9 Committee. I'm testifying on Bill
10 230780. My name is Dawn Johnson
11 and I'm the Director of Operations
12 for Big Picture Philadelphia. The
13 Big Picture school that we are
14 about to open in Harrowgate will
15 serve Grades 9 through 12 and will
16 build on the success we've already
17 achieved at our existing two
18 schools in Brewerytown and
19 Sharswood.

20 Having the staff parking
21 lot available directly at the back
22 door was one of the reasons we
23 chose this site for our third
24 school location. It is critical
25 for this tool for our teacher

1 recruitment. Candidly we are
2 surprised to learn that it would
3 take logistics and action to allow
4 teachers to park in the lot since
5 it's already a parking lot. So we
6 would be very grateful to have your
7 support on this bill today.

8 To tell you a bit about our
9 public schools of Big Picture
10 Schools, our first school that was
11 founded in 2009 to serve students
12 who previously disconnected from
13 their other schools. Vaux Big
14 Picture High School was also
15 launched in 2017 as a neighborhood
16 high school in the Sharswood
17 community. At both schools, BPP's
18 educational model incorporates a
19 robust real-world learning
20 opportunities, resiliency services
21 as well as post-secondary
22 educational supports.

23 We are committed to the
24 educational equality and
25 accessibility and intentionally

1 reject eligibility requirements
2 tied to previous academic
3 performances, standardized test
4 scores, behavioral records and
5 school attendance. Our five
6 license resiliency specialists help
7 remediate barriers by the success
8 by providing students with
9 comprehensive and social emotional
10 learning, mental health, wellness
11 and basic support means.

12 All BPP students are paired
13 with an advisor, we call them
14 teachers, who matriculate with them
15 through to graduation. Class sizes
16 are kept small with a student
17 teacher ratio of 18-to-1. In
18 addition to core classes,
19 advisories meet three times per
20 week to engage in group reflection
21 as well as discussion. Students
22 across all grade levels participate
23 in real-world learning activities
24 two full days per week through our
25 flagship RWL programming.

1 Over the course of the
2 academic year, this includes
3 workplace, site visits, mock
4 interviews, shadow days as well as
5 a two-day per week internship based
6 on each student's specific area of
7 interest, their passion. In
8 conjunction with BPP's RWL program,
9 our post-secondary counselors
10 assist students in designing their
11 post-secondary pathways by
12 supporting them with college and
13 career visionary and action
14 planning. We are also currently
15 offering internships in dual
16 enrollment opportunities by way of
17 Community College of Philadelphia
18 as well as technical
19 certifications.

20 We hope to reciprocate
21 these attributes at our Harrowgate
22 school where our students are going
23 to enjoy a brand facility. We
24 thank you again for your support on
25 this bill and please do not

1 hesitate to let me know if you have
2 any questions about Big Picture
3 Philadelphia and our wonderful new
4 school in the Harrowgate area.
5 Thank you.

6 COUNCILMAN JOHNSON: Thank
7 you very much, Ms. Johnson.

8 I want to acknowledge
9 Councilman Mark Squilla. Do you
10 want to make a comment on your
11 bill -- I'm sorry, not Mark
12 Squilla. Mike Driscoll.

13 COUNCILMAN DRISCOLL: Yes,
14 Chairman.

15 I don't take any zoning
16 changes lightly as you are well
17 aware, but I thought in the
18 aggregate there is a very
19 complementary use for this new
20 school and I support it fully.

21 COUNCILMAN JOHNSON: Thank
22 you, Councilman Mark Squilla,
23 sponsor of the bill.

24 Any questions or comments
25 from members of the Committee?

1 (No response.)

2 COUNCILMAN JOHNSON:

3 Hearing none, will the Clerk please
4 call -- and thank the two of you
5 for your testimony. Keep up the
6 good work.

7 Will the Clerk please call
8 the next panel for Bill 230782.

9 THE CLERK: For 230782, we
10 have Paula Brumbelow Burns.

11 COUNCILMAN JOHNSON:
12 Welcome back, Paula. Just state
13 your name and record -- your name
14 and title for the record and please
15 begin your testimony.

16 MS. BRUMBELOW BURNS: I am
17 Paula Brumbelow Burns, Director of
18 Legislation for the Philadelphia
19 City Planning Commission. I am
20 here to testify on Bill No. 230782
21 introduced into City Council on
22 November 2, 2023 by Councilmember
23 Squilla. Bill No. 230782 amends
24 the Philadelphia Zoning Maps by
25 changing the zoning designations of

1 land located within an area bounded
2 by Clearfield, White, Ann and Amber
3 Streets in the Port Richmond
4 neighborhood of the Riverwards
5 Planning District.

6 This bill will change the
7 zoning of land on the 3000 block of
8 Martha Street from RSA-5,
9 Residential Single-Family Attached,
10 to RSA-6, Residential Single-Family
11 Attached, to accommodate PHDC/Land
12 Bank-sponsored affordable housing
13 project. This change is consistent
14 with the Riverwards District Plan
15 recommendations that include
16 increasing the supply of affordable
17 housing in downzoning residential
18 blocks where single family use is
19 dominant, especially along smaller
20 streets.

21 The Philadelphia City
22 Planning Commission considered Bill
23 No. 230782 at its public meeting on
24 November 16, 2023 and recommended
25 the bill be for approval. I'll be

1 happy to answer any questions at
2 this time.

3 COUNCILMAN JOHNSON:
4 (Muted).

5 MS. BRUMBELOW BURNS:
6 Councilman, you're on mute.

7 COUNCILMAN JOHNSON: You
8 did say downzoning, correct, on
9 single family --

10 MS. BRUMBELOW BURNS: Yes.
11 So we're going from RSA-5 to RSA-6
12 which has a smaller lot.

13 COUNCILMAN JOHNSON: Okay.
14 Any questions or comments from
15 members of the Committee?

16 (No response.)

17 COUNCILMAN JOHNSON:
18 Hearing none, will the Clerk please
19 call the next panel for Bill No.
20 230783.

21 THE CLERK: For 230783, we
22 have Phillip Green.

23 COUNCILMAN JOHNSON:
24 Phillip, are you there?

25 MR. GREEN: Yes, I am.

1 Sorry about that, popping up on
2 mute.

3 COUNCILMAN JOHNSON: Good
4 morning, Phillip.

5 MR. GREEN: Good morning,
6 Chairman Johnson and members of the
7 Rules Committee. My name is
8 Phillip Green and I'm the
9 Commercial Corridor Improvements
10 Manager within the Department of
11 Commerce. I'm happy to testify in
12 support of Bill No. 230783
13 approving the plan, estimated costs
14 and proposed method of assessment
15 of the South Street Headhouse
16 District for another five-year
17 authorization period.

18 Supporting the South Street
19 Headhouse District's
20 reauthorization is in line with the
21 Commerce Department's strong
22 support of Business Improvement
23 Districts citywide. This is our
24 way for property owners and
25 business owners to come together

1 and fund an organization whose
2 mission is to enhance the business
3 district. Typical BID services
4 include regular sidewalk sweeping,
5 plaza maintenance as well as
6 district branding, marketing and
7 special events.

8 The South Street Headhouse
9 District removes thousands of bags
10 of litter off of their sidewalks
11 each year, maintains wire basket
12 receptacles and in recent years,
13 they worked with Commerce to
14 renovate a public plaza just south
15 of the historic Headhouse shambles.
16 BIDs also often work closely with
17 businesses, civic associations and
18 police on crime prevention
19 initiatives and coordinate services
20 with City departments in urgent
21 situations.

22 The South Street Headhouse
23 District is a leading participant
24 in quarterly meetings with their
25 state rep's office, their local

1 police district, their three
2 neighboring civic associations, the
3 District Attorney's Office, L&I and
4 others to address nuisance
5 businesses and coordinate public
6 safety initiatives. Philadelphia
7 faces many challenges and resources
8 are stretched thin across many
9 high-need areas. It's like South
10 Street Headhouse District are the
11 City's partners on the ground.
12 They stabilize their business
13 districts which allows the Commerce
14 Department and other City agencies
15 to allocate a more equitable share
16 of their finite resources and staff
17 power toward commercial corridors
18 in greater need of stabilization.
19 With BIDs like South Street
20 self-funding a staff of dedicated
21 professionals and physical
22 improvements, the City is better
23 positioned to aid commercial
24 corridors facing greater needs.
25 South Street and its businesses

1 need the ongoing support of the
2 South Street Headhouse District and
3 we urge your support for the bill.
4 Thank you for the opportunity to
5 testify. I'm happy to take any
6 questions at this time.

7 COUNCILMAN JOHNSON: Thank
8 you very much for your testimony.
9 I think we also have someone else
10 who will be testifying in support
11 of this legislation. Brett.

12 THE CLERK: We also have a
13 couple members of the Headhouse --
14 South Street Headhouse District on
15 the line and some community members
16 who also submitted written
17 testimony. That written testimony
18 has been submitted and circulated
19 to all Committee members. But if
20 Ken Silver, Dana Feinberg and
21 Allison Hindman-Harvey are on and
22 would like to give that testimony
23 verbally, this will be that
24 opportunity.

25 MR. SILVER: This is Ken

1 Silver. I'm here.

2 COUNCILMAN JOHNSON: Ken,
3 just state your name and title for
4 the record. Please begin your
5 testimony.

6 MR. SILVER: Yes. My name
7 is Ken Silver. I'm President of
8 Jim's Steaks South Street. We're a
9 cheesesteak restaurant and I guess
10 a tourist attraction. We opened in
11 July of 1976. We have 35 employees
12 who mostly live within walking
13 distance of the restaurant. Jim's
14 is, I guess we'll be considered a
15 destination business and we attract
16 over half a million union visitors
17 a year.

18 I've been on the Board of
19 the South Street Headhouse District
20 for six years. I was the treasurer
21 for four of those years. I became
22 involved because I wanted to be
23 able to participate with both an
24 operator's perspective as well as a
25 property owner. We actually own

1 400 South Street as well as the
2 building next to us, 402 South
3 Street. The general location of
4 the boundaries of the South Street
5 District are South Street from
6 Front to 12th, Lombard to
7 Bainbridge from 8th Street to 4th
8 Street, Lombard to Christian and
9 the commercial area between 4th and
10 6th Streets, Bainbridge, Fitzwater,
11 so we're a pretty solid chunk of
12 land there.

13 There are 448 storefronts
14 with a current 85 percent plus
15 occupancy. There are also many
16 multi-tenant properties within the
17 district. We're a diverse mix of
18 restaurants, mom-and-pop shops,
19 event and entertainment venues,
20 bars and pubs, and a number of
21 service-oriented businesses that
22 offer a diversity not easily found
23 elsewhere in the City. South
24 Street Headhouse was established in
25 1993 and has been operating since

1 then as a direct and municipal
2 authority with a purpose of
3 improving public safety,
4 sanitation, other services to
5 supplement services being provided
6 by the City of Philadelphia.

7 The goal of South Street
8 Headhouse District is to provide a
9 safer, cleaner and well-managed
10 business district for the benefit
11 of the entire community. Through
12 constant improvement, we build an
13 engaging and enticing place to
14 work, visit, shop, invest and live.

15 I'll just go quickly
16 through the summary of our plan
17 features. Our assessment rate is
18 .12 percent of the property's
19 market base valuation for the City.
20 Our projected annual income is to
21 be 1.025 million for 2023 and 1.145
22 million through 2027. Services
23 provided, we do cleaning and
24 maintenance beautification,
25 marketing, event support, business

1 services. Our plan is in line with
2 our previous five-year plan with
3 very little deviation. However, we
4 have a new emphasis on working with
5 properties to build vacancies and
6 it's a new priority for us.

7 Our annual reporting is to
8 all assessed owners. We audit on a
9 yearly basis and that audit is
10 available through direct mail.
11 It's available in our offices and
12 available at all our monthly
13 meetings and by request.

14 I'd just like to close by
15 saying I personally cannot imagine
16 running my business in its current
17 location without having the South
18 Street Headhouse District providing
19 their critical daily services. We
20 appreciate the assistance provided
21 by Councilman Squilla and his staff
22 and request your support in
23 reauthorizing the South Street
24 Headhouse District. Thank you very
25 much.

1 COUNCILMAN JOHNSON: Thank
2 you very much.

3 Will the Clerk please call
4 the next witness. I think that
5 will be Dana.

6 MS. FEINBERG: Good
7 morning. Thank you so much. Good
8 morning, Chairman Johnson and
9 members of the Rules Committee. My
10 name is Dana Feinberg. I have been
11 the Relationship and Program
12 Manager for the South Street
13 Headhouse District for almost six
14 years. I live in Queen Village.
15 I've lived in Queen Village for
16 almost seven years and work on
17 approximately 13 events and
18 initiatives annually alongside the
19 South Street Board of Directors,
20 South Street Headhouse District
21 Executive Director, SSHD's digital
22 and marketing manager and our
23 stakeholders, which are dozens of
24 property owners and business owners
25 as well as four neighboring civic

1 associations which are Queen
2 Village Neighborhood Association,
3 Society Hill Civic Association,
4 Bella Vista Neighborhood
5 Association and Washington Square
6 West Civic Association.

7 My role in the organization
8 is to work with many agencies
9 within City government to support
10 existing businesses for economic
11 growth and retail sustainability.
12 When I began my tenure at SSHD, my
13 first paid position after nearly 20
14 years of community center volunteer
15 work, I worked on specific events
16 and projects.

17 Now, in a constituent
18 services role I am often the first
19 point of contact for new business
20 owners, property owners and even
21 visitors to the district to provide
22 vital City parameters as well as a
23 soft landing into the neighborhood.
24 The onstreet office located at 407
25 South Street allows for an

1 essentially located community hub,
2 amidst 400-plus vibrant businesses
3 and nearly 30 City blocks in the
4 heart of the South Street Headhouse
5 District within the iconic and
6 often photographed zipperhead
7 building at 4th and South Street.

8 Sustaining the Business
9 Improvement District which is the
10 South Street Headhouse District, to
11 build personal relationships with
12 property owners, business owners
13 and managers inside the shops all
14 and around South Street. The
15 retailers, food and beverage
16 establishments and service
17 businesses, 98 percent of them sole
18 or co-owned proprietors including
19 152 women-owned businesses and many
20 other diverse business owners have
21 our professional promise to them to
22 listen carefully, share information
23 about the system we created for
24 optimal communication, best
25 practices for compliance within the

1 City of Philadelphia and of course
2 share the role of a BID, which is
3 to provide municipal services
4 beyond what the City provides.

5 The BID works closely with
6 the Philadelphia Police Department
7 to help keep our City's streets
8 safe, the Philadelphia Water
9 Department during water main
10 breaks, PECO during power outages,
11 CLIP for City abatement, assist
12 restaurants to open their doors
13 when the Health Department is slow
14 to respond, to be a City liaison
15 for the business owner regarding
16 permitting and compliance and
17 working with the many other City
18 agencies to help navigate issues so
19 the business community can do the
20 job they set out to do, serve the
21 consumers well.

22 Before, during and
23 especially after the pandemic, the
24 strength of our business community
25 became evident when the doors were

1 shuttered. The BID held weekly
2 meetings providing a forum to
3 collaborate around the challenges
4 and paths to success. Looking
5 back, it was both horrifying and
6 some of my proudest work
7 experiences. The businesses proved
8 to be creative, resilient,
9 dedicated and passionate. And in
10 the end, the SSHD had a net loss of
11 only one business during the
12 pandemic. Yes, the SSHD lost 17
13 businesses. However, during the
14 span of nearly two years regained
15 16. It was impressive and they are
16 impressive.

17 The Business Improvement
18 District is needed as it provides
19 inclusive events and initiatives
20 that fosters a cohesive community
21 and brings feet to the street. The
22 BID provides annual events like the
23 South Street Headhouse Holiday Tree
24 Lighting, the Festival of Lights,
25 the Easter Promenade, Easter Egg

1 Hunt, the South Street Fest, South
2 Street Night Markets and
3 PumpkinFest. They bring thousands
4 of folks from inside and outside
5 the City to South Street and
6 neighboring streets.

7 The BID also facilitates
8 innovative uses of space such as
9 transitioning Live Nation's TLA
10 from a music venue to a Penn
11 Medicine community vaccination
12 site. That site delivered
13 thousands of COVID vaccinations to
14 people in the community, including
15 many business owners and workers
16 and their families within the South
17 Street Headhouse District. The
18 SSHD's promise to keep the streets
19 clean and safe is through our
20 partnership with ACAM Sanitation
21 Services as well as with special
22 interest projects.

23 ACAM provides imperative
24 daily street cleaning and trash
25 pickup, both essential and

1 paramount to our mission to create
2 a clean and safe community. The
3 installation of 150 light poles on
4 South Street and 4th Street are an
5 important safety element to keep
6 the streets well-lit for businesses
7 and pedestrians. If any of the
8 daily services were halted and we
9 did not have these special
10 projects, our commercial corridor
11 would be unsightly dark and unsafe.

12 I support the South Street
13 Headhouse District reauthorization
14 because community is everything.
15 Inside each brick-and-mortar are
16 human beings that could have chosen
17 to hang a shingle in any other
18 neighborhood. Instead they chose
19 us, and we have a personal,
20 professional responsibility to
21 their community partnerships -- to
22 be their community partners. We
23 appreciate the assistance provided
24 by Councilman Mark Squilla and his
25 staff and request your support in

1 reauthorizing the South Street
2 Headhouse District.

3 COUNCILMAN JOHNSON: Thank
4 you very much, Dana, for your
5 testimony. Do y'all have anyone
6 else here to testify on this panel
7 regarding this particular piece of
8 legislation?

9 (No response.)

10 COUNCILMAN JOHNSON: I want
11 to acknowledge Councilman Mark
12 Squilla, the sponsor of the bill.
13 Councilman Squilla, do you have any
14 comments you would like to note for
15 the record?

16 COUNCILMAN SQUILLA: Thank
17 you, Mr. Chair, yes.

18 And I want to thank
19 everybody who put this together
20 hopefully for another solid four
21 years and then moving the South
22 Street Headhouse District forward,
23 so thanks everybody who helped out
24 in this and looking forward to
25 continue working together to make

1 the BID even more successful.

2 Thank you.

3 COUNCILMAN JOHNSON: You're
4 welcome, Mark. Good job as always.
5 And thank you, Dana. And thank
6 you, Ken. I'm a vegetarian/vegan
7 now. However, I used to hang out
8 at Jim Steaks on many a given
9 evenings when I was hanging out
10 down South Street. So thank you,
11 Ken, for keeping your company
12 there. I know y'all had some
13 challenges in the past regarding a
14 fire, but thank you for sticking
15 and staying and being a staple on
16 South Street.

17 MR. SILVER: Thank you,
18 Chair.

19 COUNCILMAN JOHNSON: You're
20 welcome.

21 If there are no more
22 questions or comments from members
23 of the Committee?

24 (No response.)

25 COUNCILMAN JOHNSON: Will

1 the Clerk please call the next
2 panel for Bill No. 230741.

3 THE CLERK: For 230741, we
4 have Paula Brumbelow Burns.

5 (No response.)

6 COUNCILMAN JOHNSON: Paula,
7 can you state your name for the
8 record and please begin your
9 testimony.

10 MS. BRUMBELOW BURNS: My
11 name is Paula Brumbelow Burns,
12 Director of Legislation for the
13 Philadelphia City Planning
14 Commission. I'm here to testify on
15 Bill No. 230741 introduced into
16 City Council on October 26, 2023 by
17 Councilmember Curtis, Jr. Bill No.
18 230741 authorizes Basic Utilities
19 and Services use on a certain
20 location within the section of East
21 Fairmount Park bounded by the
22 right-of-way of the CSX Railroad,
23 Girard Avenue and 33rd Street in
24 the Brewerytown neighborhood of the
25 Lower North Planning District.

1 This bill will enable the
2 Philadelphia Water Department to
3 control the plant construction of
4 the East Park Booster Pump Station.
5 The proposed pump station is
6 adjacent to an existing pump
7 station of the same name located at
8 Girard Avenue and 33rd Street in
9 Fairmount Park. The existing pump
10 station provides supplemental
11 drinking water supply to an area
12 west of the Schuylkill River at
13 lower elevation, i.e., West
14 Philadelphia, University City,
15 Southwest Philadelphia and the
16 airport. And it is critical to
17 supplying the residents of that
18 area.

19 The existing station was
20 constructed in 1935 and much of its
21 equipment has reached the end of
22 its expected service and requires
23 replacement. Rehabilitating the
24 existing pump station was
25 determined to be infeasible because

1 the existing station needs
2 sustained service throughout
3 construction and additional spaces
4 needed to meet modern building
5 codes.

6 The proposed pump station
7 will replace the existing pump
8 station and will have additional
9 capacity which will increase
10 resiliency during emergencies. The
11 Philadelphia City Planning
12 Commission considered Bill No.
13 230741 at its public meeting on
14 November 16, 2023 and recommended
15 the bill for approval. I will be
16 happy to answer any questions at
17 this time.

18 COUNCILMAN JOHNSON: Thank
19 you very much.

20 Any questions or comments
21 from members of the Committee?

22 (No response.)

23 COUNCILMAN JOHNSON:
24 Hearing none, will the Clerk please
25 call the next bill for No. 2 -- the

1 next panel for Bill No. 230742.

2 THE CLERK: For 230742, we
3 have Paula Brumbelow Burns.

4 COUNCILMAN JOHNSON: Paula,
5 just state your name for the record
6 and please begin your testimony.

7 MS. BRUMBELOW BURNS: I'm
8 Paula Brumbelow Burns, Director of
9 Legislation for the Philadelphia
10 City Planning Commission. I'm here
11 to testify on Bill No. 230742
12 introduced into City Council on
13 October 26, 2023 by Councilmember
14 Jones, Jr. Bill No. 230742
15 authorizes Basic Utilities and
16 Services used on a certain
17 location, a section of West
18 Fairmount Park bounded by Wynnfield
19 Avenue, Belmont Avenue and Parkside
20 Avenue near the Wynnfield
21 neighborhood within the West Park
22 Planning District.

23 This bill will enable the
24 Philadelphia Water Department to
25 construct and operate a new

1 drinking water pump station
2 referred to as the Georgia's Hill
3 Pump Station near the intersection
4 of North Georgia's Hill Drive and
5 South Georgia's Hill Drive in
6 Fairmount Park. The Georgia's Hill
7 Pump Station will provide a backup
8 supply to an area west of the
9 Schuylkill River at higher
10 elevations, which includes
11 Overbrook and Wynnfield.

12 PWD Water Revitalization
13 Plant includes a goal to have at
14 least two water sources for each
15 pressure district, which would be
16 achieved in the Belmont High
17 Service District by constructing
18 the Georgia's Hill Pump Station.
19 The Philadelphia City Planning
20 Commission considered Bill
21 No. 230742 at its public meeting on
22 November 16, 2023 and recommended
23 the bill be for approval. I will
24 be happy to answer any questions at
25 this time.

1 COUNCILMAN JOHNSON: Thank
2 you very much.

3 Any questions or comments
4 from members of the Committee?

5 (No response.)

6 COUNCILMAN JOHNSON:
7 Hearing none, will the Clerk please
8 call the next panel for Bill
9 No. 230771.

10 THE CLERK: For 230771, we
11 have Paula Brumbelow Burns.

12 COUNCILMAN JOHNSON: Paula,
13 just state your name and title for
14 the record and please begin your
15 testimony.

16 MS. BRUMBELOW BURNS: I'm
17 Paula Brumbelow Burns, Director of
18 Legislation for the Philadelphia
19 City Planning Commission. I'm here
20 to testify on Bill No. 230771
21 introduced into City Council on
22 November 2, 2023 by Councilmember
23 Jones, Jr. Bill No. 230771 amends
24 The Philadelphia Zoning Code by
25 changing the zoning by revising

1 certain provisions of Section
2 14-524, entitled "FDO 4th District
3 Overlay District," in the
4 Strawberry Mansion neighborhood of
5 the Lower North Planning District.

6 This bill will prohibit
7 roof decks in the northwest corner
8 of the Strawberry Mansion
9 neighborhood that falls within the
10 FDO 4th District overlay. This
11 portion of the neighborhood is
12 comprised almost entirely of
13 rowhouses. This bill matches the
14 area of the community that is
15 located within the 5th Council
16 District. It is included in the
17 Strawberry Mansion Neighborhood
18 Conservation Overlay that includes
19 these provisions.

20 This bill brings
21 consistency of limitations to roof
22 decks in the neighborhood. The
23 Philadelphia City Planning
24 Commission considered Bill No.
25 230771 at its public meeting on

1 November 16, 2023 and recommended
2 the bill be for approval. I'll be
3 happy to answer any questions at
4 this time.

5 COUNCILMAN JOHNSON: Thank
6 you very much.

7 Any questions or comments
8 from members of the Committee?

9 (No response.)

10 COUNCILMAN JOHNSON:
11 Hearing none, will the Clerk please
12 call the next panel for Bill No.
13 230764.

14 THE CLERK: For 230764, we
15 have Paula Brumbelow Burns and
16 Raheem Manning.

17 COUNCILMAN JOHNSON: And
18 before you begin your testimony,
19 Paula and Raheem, I want to
20 acknowledge the sponsor of the
21 bill, Councilman Isaiah Thomas.

22 COUNCILMAN THOMAS:
23 Mr. Chair, good morning. Thank you
24 for allowing me to join the
25 Committee today and thank you for

1 giving me a few minutes just to
2 speak about this legislation.

3 During the pandemic, the
4 Horticulture Task Force was created
5 and there were a number of
6 recommendations that came out of a
7 report that a group of volunteer
8 artists did for the City of
9 Philadelphia. One of those
10 recommendations -- I'm sorry. One
11 of those recommendations consisted
12 of the nighttime economy position
13 which we have right now. And based
14 on that work, we have been able to
15 accomplish a number of things,
16 including a bill that's in front of
17 us today that our team or the
18 Commerce Department will elaborate
19 about.

20 So thank you, Mr. Chair. I
21 appreciate it. Thank you to
22 members of this Committee and I'm
23 also on standby to be able to
24 answer any questions that folks may
25 have. Thank you, Mr. Chair.

1 COUNCILMAN JOHNSON: Thank
2 you very much.

3 The Chair recognizes Paula
4 Brumbelow to please begin your
5 testimony.

6 MS. BRUMBELOW BURNS: I am
7 Paula Brumbelow Burns, Director of
8 Legislation for the Philadelphia
9 City Planning Commission. I am
10 here to testify on Bill No. 230764
11 introduced into City Council on
12 November 2, 2023 by Councilmember
13 Thomas. Bill No. 230764 amends The
14 Philadelphia Zoning Code by
15 revising definitions and rules
16 governing night clubs and private
17 clubs and creating the event
18 assembly facility use category and
19 it will apply citywide.

20 This bill will clarify the
21 definition of night club and
22 several related-use categories in
23 Chapter 14 of the Code. This
24 action is intended to alleviate
25 unintended regulatory pressure on

1 businesses since the nature of some
2 of those commercial activities has
3 evolved since the text was
4 originally written. This text
5 change was prompted by code actions
6 against businesses that would
7 reasonably not be considered a
8 night club by contemporary
9 definitions, such as instructional
10 dance studios, retail or restaurant
11 establishments with a musical
12 performer and event facilities like
13 catering halls.

14 This section of the code
15 was intended to regulate a very
16 different business model than what
17 the interpretation of the code
18 currently allows. Thus, the need
19 was identified to clarify in the
20 code what constitutes a night club,
21 to update the definition to include
22 public entertainment venues to
23 clarify the definition of banquet
24 and catering halls and to separate
25 banquet uses from night club uses.

1 The Planning Commission's
2 staff was involved in the efforts
3 to refine the code alongside the
4 City's Commerce, Licenses &
5 Inspections and Law Department.
6 These changes to the code are
7 consistent with the comprehensive
8 plan as it helps to -- it creates
9 clarity, policy support in
10 government responsiveness to
11 commercial businesses. The
12 Philadelphia City Planning
13 Commission considered Bill No.
14 230764 at its public meeting on
15 November 19, 2023 and recommended
16 the bill for approval. I'll be
17 happy to answer any questions.
18 COUNCILMAN JOHNSON: Thank
19 you very much.
20 The Chair recognizes the
21 next witness of the panel Raheem
22 Manning. Just state your name and
23 title for the record and please
24 begin your testimony.
25 MR. MANNING: Good

1 morning, Mr. Chairman and members
2 of the Rules Committee. My name is
3 Raheem Manning. I'm the Director
4 of Nighttime Economy in the City's
5 Department of Commerce. I'm here
6 to testify in support of Bill
7 No. 230764, which amends The
8 Philadelphia Zoning Code by
9 revising the rules and definitions
10 related to night clubs, private
11 clubs as well as catering in the
12 event facility use category.

13 What does this legislation
14 accomplish? Well, first it revises
15 the zoning use definition of night
16 clubs and public entertainment
17 venues to better reflect modern
18 business models such as karaoke
19 lounges and restaurants that
20 transition to public entertainment
21 in the evening. It also creates
22 commonsense exemptions in the
23 misuse category. These include
24 instructional dance classes and
25 businesses that provide musical

1 performances as an accessory use,
2 such as a violin at a restaurant
3 while you're eating dinner.

4 Lastly, it creates event
5 assembly facility use category.
6 Previously all of the venues fall
7 into the night club definition,
8 banquet halls and other spaces that
9 host private events such as
10 weddings, birthday parties now have
11 separate zoning use. Last year
12 Licenses & Inspections initiated
13 the Ease of Doing Business effort
14 in response to confusion for
15 business owners. This legislation
16 would not be possible without the
17 ongoing partnership between
18 Commerce (inaudible)team, Licenses
19 & Inspections, Planning and Law.

20 This group explored zoning
21 codes in other cities. We sought
22 direct feedback from nighttime
23 operators and evaluated the impact
24 of various business models. In the
25 new year, the same group will

1 reconvene to create educational
2 materials to conduct a public
3 engagement campaign. We want to
4 thank Councilmember Thomas for
5 introducing this bill and working
6 diligently with the Kenney
7 Administration, to continue to
8 support our nighttime economy. And
9 I thank the Committee for hearing
10 me and I'm available for questions.

11 COUNCILMAN JOHNSON: Thank
12 you very much.

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

15 (No response.)

16 COUNCILMAN JOHNSON: Okay.
17 Hearing none, will the Clerk please
18 call the next panel for Bill
19 No. 230770.

20 THE CLERK: For 230770, we
21 first have Paula Brumbelow Burns.
22 And then the next panel will
23 include William McDowell and Ronald
24 Patterson.

25 COUNCILMAN JOHNSON: Paula,

1 just state your name and title for
2 the record and please begin your
3 testimony.

4 MS. BRUMBELOW BURNS: My
5 name is Paula Brumbelow Burns,
6 Director of Legislation for the
7 Philadelphia City Planning
8 Commission. I'm here to testify on
9 Bill No. 230770 introduced into
10 City Council on November 2, 2023 by
11 Councilmember Jones, Jr. for
12 Council President Clarke.

13 Bill No. 230770 amends The
14 Philadelphia Zoning Code and Maps
15 by changing the zoning designations
16 of certain areas of land located
17 within an area bounded by
18 Callowhill, 18th, Vine and 20th
19 Streets, and to amend Section
20 14-500 overlay zoning districts in
21 the Logan Square neighborhood of
22 the Central Planning District.
23 This bill is part of a package of
24 bills that will allow for the
25 redevelopment of 1801 Vine Street,

1 the former Family Court building
2 and 1901 Wood Street, the lot
3 behind the Parkway Central Branch
4 of the Free Library.

5 These properties were
6 subject to an RFQ, RFP process for
7 redevelopment. The redevelopment
8 project will include an expansion
9 of the Free Library to house the
10 Children and Family Center, a new
11 home for the African American
12 Museum of Philadelphia, a hotel in
13 the former Family Court building,
14 and mixed-use development
15 underground parking and a public
16 plaza.

17 Bill No. 230770 remaps two
18 parcels of land to CMX-4, clarifies
19 how the Parkway Buffer Area of the
20 Center City Overlay applies to 1901
21 Wood Street, allows structures up
22 to 360 feet on a portion of the
23 site and allows for nonresidential
24 roof decks without special
25 exception approval. Planning

1 Commission and Law Department staff
2 worked on an amendment to the
3 language of this bill to clarify
4 the Art Commission Review.

5 This amendment is technical
6 in nature and does not change the
7 bill's substance. The Philadelphia
8 City Planning Commission considered
9 Bill No. 230770 at its public
10 meeting on November 16, 2023 and
11 recommended the bill be for
12 approval with amendment. I'll be
13 happy to answer any questions at
14 this time.

15 COUNCILMAN JOHNSON: Thank
16 you very much.

17 Will the Clerk begin to
18 call the witnesses on this next
19 panel.

20 THE CLERK: On the next
21 panel we have William McDowell and
22 Ronald Paterson. Also signed up,
23 we have Evens Charles and Nicholas
24 Chalko but I do not see them in the
25 Teams meeting, so we will let the

1 first two begin.

2 MR. PATTERSON: Good

3 morning --

4 COUNCILMAN JOHNSON: Just

5 state --

6 MR. PATTERSON: -- okay.

7 I'm sorry.

8 COUNCILMAN JOHNSON: Just

9 state your name and your record --

10 state your name and title for the

11 record and begin your testimony.

12 Good morning, Ron.

13 MR. PATTERSON: Good

14 morning, Mr. Chairman and my

15 Councilman, members of the

16 Committee. My name is Ronald

17 Patterson. I'm with the law firm

18 Kler Harrison Harvey Branzburg in

19 Philadelphia, 1835 Market Street.

20 With me is Mr. William McDowell

21 who's with National Real Estate

22 Advisors, and I'm here on behalf of

23 them as well as Frontier

24 Development and Hospitality.

25 As Paula mentioned and did

1 a good rehash, this regards
2 legislation to remap the block of
3 1900 Vine Street to Callowhill,
4 19th Street to 20th Street and a
5 portion of 1901 Wood Street. The
6 remapping from R-4 to CMX-4 to
7 allow for the development that was
8 offered by the City via the RFP
9 which was awarded to my clients to
10 renovate the Philadelphia Free
11 Library, to renovate and revise the
12 Family Court building, to construct
13 a new African American Museum and
14 to construct three additional
15 mixed-use buildings which
16 Mr. McDowell will talk about.

17 I was wondering if we could
18 have him share his screen to show
19 you to renderings. It would also
20 relieve the Parkway overlay zoning
21 district to allow for buildings to
22 exceed 125 feet in height. As
23 Paula mentioned, we worked closely
24 with Planning Commission also in
25 drafting the bill. With the

1 concept of placing a bubble over
2 the property so that anything
3 within that bubble will be
4 permitted as a matter of rights so
5 we would not need any zoning board
6 relief.

7 There are companion bills
8 being heard by City Council
9 tomorrow, one to vacate and clean
10 up some right-of-ways and street
11 remnants within the property and
12 the second to authorize the sale on
13 the (inaudible) from the City
14 property to our clients. We've
15 also secured an EOP plan, which I
16 believe is attached to the bill and
17 we began discussions and
18 presentations with Logan Square
19 Civic Association to work
20 hand-in-hand with them with a
21 design. Of course we would have to
22 return to them many times for
23 design review to discuss the
24 designs and impacts and work
25 towards a community benefits

1 agreement. So unless there's any
2 questions from me on the legal
3 side, with that said I turn it over
4 to Mr. McDowell who can give you a
5 brief overview of the project.

6 COUNCILMAN JOHNSON: Chair
7 recognizes Mr. McDowell. Please
8 state your name and title for the
9 record.

10 MR. McDOWELL: Good
11 morning. My name is William
12 McDowell and I'm a Senior Director
13 at National Real Estate Development
14 here in Philadelphia. I'd just
15 like to say good morning to
16 Chairman Johnson and members of the
17 Rules Committee. I'm happy to be
18 here this morning on behalf of this
19 project. I do have some graphics
20 but I don't have the share command
21 authorized. So, Ron, I don't know
22 whether you do or not.

23 COUNCILMAN JOHNSON: Brett?

24 THE CLERK: Mr. McDowell, I
25 just requested Council Support make

1 you a presenter. It may just take
2 one moment.

3 MR. McDOWELL: Okay. Thank
4 you. Just a little bit of
5 background. I'm here on a joint
6 venture between National Real
7 Estate Development and Evens
8 Charles with Frontier Hospitality &
9 Development. Evens is a joint
10 venture partner with us. We've
11 been working together for almost
12 two-and-a-half years now. In
13 pursuing this project, we were
14 selected in late summer as the
15 developer and we were thrilled with
16 that decision. It's a large
17 project. It's an ambitious
18 project, and let me --

19 THE CLERK: Mr. McDowell,
20 you should be -- yes, sorry. You
21 should be able to share now.

22 MR. McDOWELL: Got it.
23 Okay. Can you see that?

24 MR. PATTERSON: Yes.

25 MR. McDOWELL: Okay. I'll

1 just go through a few select images
2 so people can understand the
3 truly -- the breadth of this
4 project. This is a vision that has
5 developed over time in conjunction
6 with the Council President, with
7 the Free Library, with the African
8 American Museum and also with some
9 other stakeholders. The Barnes is
10 right across the street and there
11 is all the cultural institutions
12 along the Parkway.

13 And this really is to in my
14 words a rising time, this all
15 shifts here. Having the African
16 American Museum move to the Parkway
17 I think is going to be
18 transformative to the Parkway and
19 to the neighborhood. As you can
20 see on this project, there are two
21 distinct sites, 1801 Vine Street
22 which is on the lower right-hand
23 side of the building. That is the
24 Family Court building which is
25 proposed to be turned into a hotel.

1 And Evens Charles, that was
2 significant relationships with a
3 number of leading hotel chains,
4 namely the Marriott and has
5 ambitious plans for the renovation
6 of that building into a 217-room
7 hotel.

8 On the upper left is 1901
9 Wood Street. That's currently a
10 parking lot with some buildings
11 that are maintenanced, shed for the
12 library. Those structures will be
13 demolished and this site will be
14 transformed to contain the addition
15 to the Free Library for Children
16 and Families Center, the African
17 American Museum on the upper left-
18 hand corner and then a residential
19 development with ground floor
20 retail on the corner of 19th and
21 Callowhill.

22 This is an image of the
23 African American Museum as you're
24 looking down Pennsylvania Avenue
25 with the Barnes on your right.

1 This is looking towards Center
2 City. You can see the Free Library
3 on the right-hand side and the
4 residential tower in the
5 background. This is the Family
6 Court, an image that you've seen
7 for a long time and hopefully one
8 where after we're done, the lights
9 will be on. And this will be an
10 amazing companion as it always was
11 intended to be to the Free Library.

12 This is an image looking
13 north from a shot up above Logan
14 Circle. This is the image looking
15 up 20th Street of the African
16 American Museum showing its
17 connection to the Parkway and its
18 position alongside the rest of the
19 cultural institutions and in
20 particular, across the street, the
21 Calder Gardens which is under
22 construction across the street,
23 across the Parkway and then the
24 other institutions that surround
25 it.

1 This is an image of the
2 Children and Families Center. This
3 is an addition to the library. It
4 does not touch the historic library
5 facade, but it is connected
6 underground and will provide
7 amenities that the Free Library has
8 long sought for its facility. This
9 is some of the public (inaudible)
10 causes. This will have programming
11 jointly between the Free Library,
12 between the African American Museum
13 and the residential development
14 that mixes those cultural uses with
15 retail that would open up from the
16 base of the residential tower, and
17 this would be open to the public.

18 You can see this is a shot
19 looking west with the Barnes in the
20 background, which will truly
21 activate this site into what we
22 believe will be really a 24/7
23 development similar to what we've
24 done on East Market Street between
25 11th and 12th. These are the

1 actual components of the project so
2 you can see the arrangement.

3 And one of the reasons that
4 we chose to do a tower development,
5 we held that over to 19th Street so
6 we sort of kept it away from the
7 actual Parkway view and was to be
8 able to create public spaces for
9 the benefit of everyone in the
10 neighborhood, opposed to filling up
11 the site with structures. So this
12 allows Carlton Street to continue
13 through as a pedestrian walkway and
14 again to have active and public
15 entrances for the African American
16 Museum.

17 These are the zoning
18 diagrams. This is what Paula was
19 explaining. And this is really the
20 details of what we've been working
21 with the Planning Commission on for
22 the bill that's in front of you
23 today. I'm happy to answer any
24 questions that you might have. And
25 again, this is the metrics of the

1 actual component of the building.

2 MR. PATTERSON: Thank you,
3 Bill.

4 MR. McDOWELL: You're
5 welcome.

6 MR. PATTERSON: That's all
7 we have, Mr. Chair.

8 COUNCILMAN JOHNSON: Thank
9 you very much. I just had a
10 question regarding -- and I don't
11 have the EOP plan in front of me,
12 but just give me an overview of
13 what the EOP plan looks like. Is
14 there any -- in terms of equitable
15 ownership of people of color
16 developers that is part of a
17 particular project and what does
18 your professional services
19 commitment look like around your
20 EOP, just asking?

21 MR. McDOWELL: Yep. No,
22 that's a good question. And this
23 is something -- I think this is
24 truly one of the most diverse large
25 developments in the City's history.

1 Evens Charles, graduate of Temple
2 University and knows Philadelphia
3 very well, has an amazing story
4 which he told at the news
5 conference, the Mayor, the Council
6 President, has built a significant
7 hospitality company. He's anxious
8 to come to Philadelphia and
9 (inaudible). He is a true equity
10 partner not just in the hotel
11 portion, but he is a full equity
12 partner in the entire development.

13 Underneath that layer, we
14 have three other firms that are
15 part of this product, BKP
16 Development with Kyle Easley and
17 Bryheim Murray who are going to be
18 also equity partners in the
19 development as well as Smith &
20 Roller with Tayyib Smith, who's
21 significantly helping out on the
22 development of the African American
23 Museum. All of them have the
24 opportunity for equity
25 participation in the overall

1 development.

2 Underneath all of that is a
3 commitment, both on the
4 professional services side of up to
5 40 percent participation by MBE,
6 WBE and DBE firms. And then we
7 have a true joint venture on the
8 construction side between Hunter
9 Roberts, LF Driscoll and McKissack.
10 So again -- and McKissack having a
11 true fee, partnership on this. And
12 underneath that is the commitment
13 for the engagement of minority
14 female workers in the construction
15 of the project and minority and
16 female firms as subcontractors to
17 the overall development.

18 COUNCILMAN JOHNSON: Well,
19 thank you, William McDowell. I
20 think this project is going to set
21 the bar regarding equitable
22 development and participation as it
23 relates to how we do development
24 here in the City of Philadelphia.
25 And I'm a firm believer that we

1 have to erase the monster that
2 brought in the tale of two cities
3 where some parts of the City are
4 doing great when it comes to
5 development and some parts aren't
6 doing so great based upon the
7 levels of participation and how we
8 build this City.

9 And so, I know a lot of key
10 players that you just mentioned who
11 are participating in the project,
12 but it's good to hear it for the
13 record. I just want to thank you
14 and I thank Council President
15 Darrell Clarke who isn't here but
16 also took the lead on this
17 particular project. I thank him
18 for his leadership around making
19 sure this is a diverse inclusive
20 project as well as my good friend
21 outstanding lawyer Ron Patterson
22 from the great part of South
23 Philadelphia.

24 And so, with that being
25 said any other questions or

1 comments from members of the
2 Committee?

3 (No response.)

4 COUNCILMAN JOHNSON: Okay.
5 Hearing none, we will now proceed
6 to go into our public comment
7 section and we thank everyone for
8 participating. And we will take a
9 moment to allow for the Tech team
10 to set up the system for public
11 comments.

12 THE CLERK: Mr. Chair, due
13 to the volume I believe Council
14 Support will need a couple of
15 minutes.

16 Darian, just let us know
17 whenever you and Council Support
18 are ready.

19 COUNCIL TECH SUPPORT: Will
20 do. Thank you.

21 (Brief recess.)

22 COUNCILMAN JOHNSON: State
23 your name and your testimony. Good
24 morning, Sarah.

25 MS. MITCHELL: Good

1 morning. My name is Sarah
2 Mitchell. I live in the 33rd --
3 3300 block of 33rd Street. We are
4 against the rooftop thing. We
5 don't want that in our
6 neighborhood. I'm a long-time
7 resident and we don't want it in
8 our neighborhood. We're against
9 it. We are definitely against it.
10 Okay.

11 COUNCILMAN JOHNSON: Thank
12 you very -- thank you very much.

13 MS. MITCHELL: Okay.

14 COUNCILMAN JOHNSON: All
15 right. Have a good one.

16 MS. MITCHELL: You do the
17 same.

18 COUNCILMAN JOHNSON: Will
19 the Clerk please call the next
20 person for public comment.

21 THE CLERK: Next speaker
22 for 230741, we have Fred Whitton.

23 (No response.)

24 THE CLERK: Fred Witton or
25 Whitton, if you are on, you may

1 begin your testimony.

2 (Background

3 interruption.)

4 COUNCILMAN JOHNSON: If
5 you're not speaking public comment,
6 can you please mute your phone.

7 And, Brett, if the
8 individual isn't --

9 MR. WHITTON: Oh, good
10 afternoon.

11 COUNCILMAN JOHNSON: Go
12 ahead. Hello?

13 MR. WHITTON: Hello.

14 COUNCILMAN JOHNSON: Yes.
15 State your name for the record and
16 please begin your comment.

17 MR. WHITTON: Okay. My
18 name is Frederick Whitton. I live
19 in the 3300 block of West Philly
20 High Avenue. And I'm here to
21 testify about the Bill 230771. As
22 a 45-year resident of the
23 neighborhood, I'm in support of
24 maintaining the historical
25 integrity of the houses on 33rd

1 Street.

2 As in my time living in the
3 neighborhood, over 35 percent of
4 the families also share a 30-year
5 or more time in the neighborhood.

6 As a result, we have become a very
7 close-knit family and we provide
8 support to areas in this
9 neighborhood like Ethel Allen, and
10 we have also decided to beautify
11 the neighborhood which includes
12 sidewalk flower pots, improved
13 lighting for the lots, cleanliness
14 and cleaning the streets every
15 week. As a result, we feel that we
16 would like to maintain the
17 integrity and value. So we are in
18 support of Bill No. 230771.

19 COUNCILMAN JOHNSON: Thank
20 you very much for your public
21 comment.

22 Will the Clerk please call
23 the next person for public comment.

24 THE CLERK: Speaking on
25 230771, we have Joetta Johnson.

1 COUNCILMAN JOHNSON: State
2 your name for the record and you
3 can begin, Joetta.

4 MS. JOHNSON: Good morning.
5 My name is Joetta Johnson. I am
6 the Block Captain of the 3300 block
7 of West (inaudible) Street. And I
8 am here to testify in support of
9 Bill No. 230771.

10 COUNCILMAN JOHNSON: Begin
11 your testimony.

12 MS. JOHNSON: I am
13 testifying that I am against the
14 rooftop decks in allowance with our
15 historical houses that are being
16 demolished and damaged in the
17 neighborhood due to the
18 reconstruction of tearing down our
19 historical properties. And I would
20 like to support this bill. No
21 rooftop decks in our neighborhood.
22 Thank you.

23 COUNCILMAN JOHNSON: Okay.
24 Thank you very much.

25 Will the Clerk please call

1 the next person with public
2 comment.

3 THE CLERK: Speaking on
4 Item 230770, we have Paula Jones.
5 (No response.)

6 COUNCILMAN JOHNSON: Paula,
7 please state your name for the
8 record and begin your comment.

9 (No response.)

10 THE CLERK: Paula Jones, if
11 you are on and available, you may
12 begin your testimony.

13 (No response.)

14 COUNCILMAN JOHNSON: If not
15 available, let's go to the next
16 person please.

17 THE CLERK: Speaking on
18 230770, we have Matthew Walker.

19 COUNCIL TECH SUPPORT:
20 Matthew Walker was not on the call.
21 He disconnected earlier. I think I
22 messaged --

23 THE CLERK: Sorry. Okay.
24 Then next we have Adipia Rachit
25 Kumar.

1 MR. RACHIT KUMAR: Am I

2 audible? Hello?

3 COUNCILMAN JOHNSON: Yes.

4 Who am I speaking to?

5 MR. RACHIT KUMAR: This is

6 Adipia Rachit Kumar. Am I audible?

7 COUNCILMAN JOHNSON: Yes,

8 we are.

9 MR. RACHIT KUMAR: Very

10 good. Okay. Thank --

11 COUNCILMAN JOHNSON: Please

12 state your name for the --

13 MR. RACHIT KUMAR: Yes. My

14 name is Adipia Rachit Kumar and I'm

15 speaking in support of Bill

16 No. 230770.

17 COUNCILMAN JOHNSON: Is

18 that it?

19 MR. RACHIT KUMAR: May I

20 begin?

21 COUNCILMAN JOHNSON: Are

22 you finished your public comment?

23 MR. RACHIT KUMAR: Oh, no,

24 no. Okay. So my comment is

25 basically that I am in support of

1 the bill because I believe that
2 high density development is
3 necessary for revitalizing our
4 neighborhood. I understand this
5 Committee will oversee the
6 opposition from a few small vocal
7 minority of residents who are
8 basically opposed to any change
9 whatsoever and who complain about
10 conserving the history of the
11 neighborhood, but the truth is that
12 cities need to grow and develop.
13 They can't remain stagnant.

14 And I believe that the
15 purpose of this bill is intended to
16 support and would have significant
17 benefits for our neighborhood far
18 in excess of the cost of changing a
19 few views. Therefore, I urge the
20 Committee to support the bill.
21 Even though I know it's been
22 postponed, but I would like you to
23 keep in mind that it's a minority
24 of people who oppose the bill and
25 you should support it. Thank you.

1 That ends my comment.

2 COUNCILMAN JOHNSON: Thank
3 you. Thank you very much.

4 Will the Clerk please call
5 the next person for public comment.

6 THE CLERK: Yes, Mr. Chair.
7 Also, just to clarify for the last
8 speaker and the viewing public,
9 Bill No. 230770 is not being held.
10 It is being heard today. It was
11 another item, 230713 that is being
12 held.

13 So next to speak on Bill
14 No. 230770 we have Mehran
15 Yazdanian.

16 MS. YAZDANIAN: Hi. This
17 is Mehran Yazdanian and I'm at 2000
18 Hamilton Street. I'm supporting on
19 some but not supporting for the
20 bill. I think that the African
21 American Museum is wonderful to
22 have and also the renovation of the
23 Family Court, but I'm dead against
24 the high-rise, dead against the
25 zoning type regulations. My

1 question is that I wanted City
2 Council to revisit the height of
3 the residential tower that is above
4 what the area has been zoned for.

5 So if you have a zoning law
6 for the height, we should adhere to
7 it. I urge the City Council to
8 adhere to the zoning height
9 regulation that we currently have.
10 Thank you.

11 COUNCILMAN JOHNSON: Thank
12 you very much.

13 Will the Clerk please call
14 the next person for public comment.

15 THE CLERK: For 230770, we
16 have Robert Sutton.

17 MR. SUTTON: Yes. My name
18 is Robert Sutton and I appreciate
19 the opportunity to provide comment
20 on Bill No. 230770. I've lived in
21 the Logan Square neighborhood for
22 about 18 years, first on Cherry
23 Street and then now in Cityview
24 Condominiums. I've been active
25 with the Logan Square Neighborhood

1 Association throughout that time
2 and was part of the Steering
3 Committee that worked in
4 partnership with the Philadelphia
5 City Planning Commission to develop
6 the Logan Square Neighborhood
7 Parkway Plan, which was completed
8 back in 2009.

9 This plan was developed to
10 provide for growth in new
11 development but also to protect the
12 positive aspects of the low-rise
13 historic neighborhood and the open
14 space characteristics of the
15 Parkway and the nearby areas. The
16 Benjamin Franklin Parkway is a
17 special area, not just for
18 residents of the neighborhood, but
19 the entire city and region. It's a
20 place that people come to relax, to
21 celebrate, to demonstrate, to join
22 political rallies, to learn and be
23 inspired, the museum, library. All
24 of this happens in an area that is
25 green and filled with trees and

1 with wide views and plenty of
2 sunlight and fresh air.

3 This didn't happen by
4 accident but by wide (inaudible)
5 foresight over the entire history
6 of the City. The original plan for
7 William Penn's green country town
8 provided that the major commercial
9 development will be concentrated
10 along Market Street and Broad
11 Street. That's where the subway
12 lines were later constructed, and
13 that's where the regional rail
14 lines have their stations. And
15 those are the areas where the City
16 Plan currently provides for the
17 highest density development.

18 Even The Alexander built by
19 Church of Latter Day Saints
20 development over on 16th Street,
21 which will be just slightly higher
22 than 360 feet, limit the rezoning
23 would provide for is closer to
24 Broad Street in this area and
25 relatively closer to public transit

1 options. This is -- to have a tall
2 building along 19th Street would
3 really stick out like a sore thumb
4 in the vision of the whole Parkway
5 directly behind the library, and
6 the view from Logan Square would be
7 drastically changed and the
8 perspectives along the entire
9 Parkway would be different.

10 I think that that needs to
11 be rethought. I'm sure it can be.
12 There have been other proposals
13 that would exceed height
14 limitations before when the Dalian
15 was proposed, it was proposed as a
16 44-story building and a later
17 77-story, but it complied with the
18 height limitation of 125 feet. At
19 2100 Pennelton, it was also a
20 proposal for much taller buildings.
21 It ended up being a very good
22 development within the 125-foot
23 height limitation.

24 The same thing with the new
25 Granary, which was initially

1 proposed as an overbuild on top of
2 the historical Granary, but they
3 worked with the Neighborhood
4 Association, worked with the
5 125-height limitation and it became
6 a very good development, so I'm
7 sure that it's possible and I think
8 that we can work something out with
9 National and Frontier to see that a
10 plan is developed that they will be
11 more proud of and that the
12 neighborhood can be more proud of
13 and that the City as a whole can
14 appreciate, recognizes the historic
15 intention that the Parkway area be
16 an extension of the park, the green
17 line into the City right down to
18 the commercial heart of the City,
19 but respecting that that requires a
20 buffer zone which has been provided
21 for by regulation over the years,
22 and more recently when there was
23 more intense development pressure
24 in this area, the 125-foot height
25 limitation.

1 I also am concerned that
2 this is not a fully formulated plan
3 and it is premature to provide
4 upzoning in this case when we're
5 not really sure what the final plan
6 would emerge to be. We don't know
7 what we would be getting when we
8 grabbed this significant upgrade of
9 zoning. And I think that also
10 endangers the buildings that we are
11 most concerned about, the library
12 itself and the Family Court itself.
13 Because for the library, it is
14 according to this bill now
15 subject -- would also have the
16 height limitation raised. This
17 would put pressure on the library.
18 If not right now, some time in the
19 future to have some overbuild above
20 the library.

21 And the same thing might
22 happen with respect to Family Court
23 because it would also be subject to
24 the CMX-4 zoning. CMX-4 zoning
25 would apply to the library and

1 Family Court and the breaking
2 through the height limitation would
3 apply to the library as well as the
4 1901 Wood Street area. I think
5 that it needs to be thought out,
6 reviewed and it's premature to
7 grant zoning of this project at
8 this time.

9 I look forward to working
10 with developers here. It seems
11 like they have wonderful ideas.
12 The idea of the African American
13 Museum in Philadelphia is very
14 good. The library expansion also
15 is quite positive. I think that we
16 could work it out, but it's too
17 early. Thank you.

18 COUNCILMAN JOHNSON: Thank
19 you very much. Are you finished
20 your testimony?

21 (No response.)

22 THE CLERK: Mr. Chair, I
23 believe that was the conclusion of
24 his testimony. I can call the next
25 speaker if you are ready.

1 COUNCILMAN JOHNSON: I'm
2 ready. Please do.

3 THE CLERK: For 230770, we
4 have Janet Kroll.

5 (No response.)

6 THE CLERK: Okay. Moving
7 on, I was told by Support that she
8 is not connected. So next for
9 230770 we have Gary Bressler.

10 COUNCILMAN JOHNSON: Gary,
11 please begin your public comment.

12 MR. BRESSLER: Good
13 morning. Thank you for giving me
14 the opportunity to speak. I don't
15 want to repeat everything the last
16 gentleman said because I basically
17 agree with what he said. My wife
18 and I have lived in Logan Square
19 area over six years. One of the
20 draws of the area was knowing there
21 was a height restriction with
22 regard to building in the area so
23 that the views in the area would
24 not be lost.

25 In fact, I just purchased a

1 condominium being aware of that.
2 I, like many in the Logan Square
3 area, was aware that the City had
4 protected these views and protected
5 the neighborhood and hope that the
6 City would continue to do so.
7 Please do not betray this trust.
8 Please don't take away the views we
9 have of the City and that many of
10 us have of Billy Penn sitting on
11 the top of City Hall. It was put
12 on the top of City Hall so we can
13 see him and don't make it so we
14 can't.

15 Other builders such as the
16 builder of the Dalian have been
17 able to create first-class
18 profitable apartments with very
19 healthy rental charges while
20 tearing into the height
21 requirement. I lived there for six
22 years and they were able to
23 increase the rent and still be
24 almost fully occupied. The
25 developer obviously recently went

1 into this venture knowing of these
2 height restrictions, and there's
3 insufficient justification to
4 change them now. Thank you for
5 allowing me the time to speak to
6 the Committee.

7 COUNCILMAN JOHNSON: Thank
8 you very much for your testimony.

9 Will the Clerk please call
10 the next person please.

11 THE CLERK: Next to speak
12 on 230770 we have Hope Gold Shafer.

13 MS. GOLD SHAFER: Hi. Good
14 morning. Thanks for giving me the
15 opportunity to speak. My name is
16 Hope Gold Shafer and I am from the
17 2,000 block of Hamilton Street. I
18 ask that Bill No. 230770 be tabled
19 or withdrawn. It creates
20 commercial zoning overlay. The
21 current is residential zone from
22 Vine to Callowhill between 19th and
23 20th. Specifically, my concern is
24 to request the removal of Section
25 14-529, Paragraph 6 which permits a

1 commercial use rooftop desk. If
2 enacted, this would allow
3 unprecedented business concerns
4 directly next to existing homes
5 that is not subject to residential
6 zone restrictions. This is a
7 business potentially which would be
8 insulated from any concerns of its
9 neighbors regarding widespread
10 daily noise, pollution, traffic,
11 tires, delivery trash removal
12 disturbances, parking scarcity and
13 other damages to the character of
14 the neighborhood.

15 While I am excited for in
16 the course, scope and goal of this
17 project, I welcome the African
18 American Museum and library
19 extension, increase housing and
20 commercial growth for our
21 neighborhood, please consider that
22 a proposal that is drawing this
23 much concern clearly needs to
24 reviewed further before enacting
25 such a significant and impactful

1 change on a quiet neighborhood
2 embracing the carefully designed
3 Parkway buffer zone.

4 This commercial overlay if
5 allowed will not give residents a
6 real critical voice in the changes
7 that will strongly impact our daily
8 lives in perpetuity. Please
9 withhold or amend Bill No. 230770.
10 Thank you for your consideration.
11 That's the end of my testimony.

12 COUNCILMAN JOHNSON: Thank
13 you very much.

14 Will the Clerk please call
15 the next person for public comment.

16 THE CLERK: Next to speak
17 for 230770 we have Pamela
18 Parsonian.

19 MS. PARSONIAN: Hi. My
20 name is Pam Parsonian. Thank you,
21 Chairman Johnson and the Rules
22 Committee for the opportunity to
23 express my comments. I live in the
24 Family Court neighborhood on 19th
25 Street and Hamilton. It would be

1 fantastic for our neighborhood to
2 repurpose the Family Court building
3 into a hotel, moving the African
4 American Museum into a new home and
5 to expand our Library's Children's
6 Department above ground.

7 However, I'm opposed to the
8 30-floor residential building
9 because it will shade our very open
10 neighborhood with gorgeous sunsets.
11 It will also could set a precedent
12 or could set a precedent for more
13 skyscrapers and ruin our big sky
14 feeling. The proposed 360-foot
15 building will block light and views
16 for many neighbors and I have to
17 say even my own home on the 10th
18 floor that I purchased for the
19 south facing views of my beloved
20 City of Philadelphia.

21 I also think it may be
22 visible from the Ben Franklin
23 Parkway, and ruining what was said
24 as a gorgeous vista in our
25 neighborhood. But I at this moment

1 can't know that. Mr. McDowell
2 noted last week in a Logan Square
3 Neighborhood Association meeting
4 that a 600-unit residential
5 building is being proposed to help
6 fund this ambitious and I believe
7 wonderful project. I understand
8 that and humbly suggest more
9 low-rise buildings and do away with
10 that middle park-like area proposed
11 since we already have many lovely
12 parks in my neighborhood, including
13 Logan Circle and the Matthias
14 Baldwin Park. Thank you so much
15 for listening and all of your work
16 to keep our City lovely. I'm done.

17 COUNCILMAN JOHNSON: Anyone
18 else here to comment on these
19 particular bills today?

20 THE CLERK: We have one
21 more speaker, Mr. Chair. For
22 230770, we have Mike Raschick.

23 COUNCILMAN JOHNSON: Mike,
24 please state your testimony for the
25 record and begin your public

1 comment.

2 MR. RASCHICK: Hi. My name
3 is Ralph Michael Raschick. I live
4 at 2001 Hamilton Street just north
5 of the Barnes Institute. I am 76
6 years old, and my wife and I moved
7 to Philly three years ago from
8 Duluth, Minnesota to be close to
9 our daughter and her family. We
10 could have located in the suburbs
11 but love Philadelphia and our
12 neighborhood adjoining the Parkway.
13 I oppose the proposal -- excuse me.
14 I oppose the proposal to allow for
15 a 35-story residential structure
16 being built in our neighborhood.
17 It would distract from the
18 unparalleled majesty and openness
19 of the Parkway for all Philly
20 residents. Also, allowing this
21 change in zoning would open our
22 neighborhood to future high-rises.
23 In this regard, when we met
24 with the project developer at a
25 neighborhood meeting last week he

1 told us that the reason they wanted
2 a 35-story high-rise to be included
3 in the project was purely
4 financial. This justification
5 opens the door to future
6 construction of large high-rises in
7 the neighborhood driven by pure
8 (inaudible) property motives and
9 not by what is in the best interest
10 of Philadelphians as a community.
11 Thank you. I'm finished.

12 COUNCILMAN JOHNSON: Thank
13 you very much.

14 Is there anyone else here
15 to comment on the bills put forth
16 here today?

17 (No response.)

18 THE CLERK: Mr. Chair, I
19 just want to restate for the
20 viewing public, if that's all
21 right, just for clarity those who
22 signed up for 230713, that item is
23 being held. So if you signed up
24 for 230713, that item is being
25 held. Thank you.

1 COUNCILMAN JOHNSON: If
2 there are no other questions or
3 comments from members of the
4 Committee and if there is no one
5 else here to testify on the bills
6 brought before us today, I want to
7 thank all the witnesses for their
8 participation today. We value your
9 input.

10 I now invite all panel of
11 witnesses to please disconnect from
12 the meeting before we go into our
13 public meeting. We will now pause
14 the proceedings briefly as multiple
15 participants leave the hearing.

16 This concludes the hearing
17 of the Committee. We will now
18 convene the meeting to consider the
19 action to be taken on the bill
20 before this Committee today.

21 Will the Clerk please call
22 the roll to take attendance.
23 Members that are in attendance will
24 please indicate that they are
25 present when their names are

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

5 THE CLERK: Councilmember
6 Cindy Bass.

7 COUNCILWOMAN BASS: Good
8 afternoon. I am present.

9 THE CLERK: Councilmember
10 Brian O'Neill.

11 (No response.)

12 THE CLERK: Councilmember
13 Brian O'Neill.

14 COUNCILMAN O'NEILL:
15 Present.

16 THE CLERK: Councilmember
17 Katherine Gilmore Richardson.

18 COUNCILWOMAN GILMORE
19 RICHARDSON: Good morning,
20 Mr. Chair. Good morning,
21 colleagues. I am present.

22 THE CLERK: Mr. Chair, a
23 quorum of the Committee is present.

24 COUNCILMAN JOHNSON: Thank
25 you. We will now go into our

1 public meeting.

2 The Chair recognizes
3 Councilwoman Cindy Bass for a
4 motion on the amendment to Bill No.
5 230651.

6 COUNCILWOMAN BASS: Thank
7 you, Mr. Chairman.

8 I offer an amendment to
9 Bill No. 230651. A copy of the
10 amendment has been circulated to
11 all members of the Committee, and I
12 move that the amendment to Bill
13 No. 230651 be approved.

14 COUNCILWOMAN GILMORE
15 RICHARDSON: Sec --

16 COUNCILMAN JOHNSON: Is
17 there a second?

18 COUNCILWOMAN GILMORE
19 RICHARDSON: -- ond.

20 COUNCILMAN JOHNSON: The
21 Chair notes for the record that
22 Councilmember Katherine Gilmore
23 Richardson seconds the motion. It
24 has been moved and properly
25 seconded that the amendment to Bill

1 No. 230651 be approved.

2 All those in favor of the
3 motion will signify by saying aye.

4 (Aye.)

5 COUNCILMAN JOHNSON:

6 Opposed?

7 (No response.)

8 COUNCILMAN JOHNSON: The
9 ayes have it and the motion carries
10 and the amendment to Bill No.
11 230651 has been approved.

12 The Chair recognizes
13 Councilmember Cindy Bass for a
14 motion on Bill No. 230651 as
15 amended.

16 COUNCILWOMAN BASS: Thank
17 you, Mr. Chairman.

18 I move that Bill No. 230651
19 as amended be reported from this
20 Committee with a favorable
21 recommendation and further move
22 that the rules of Council be
23 suspended to permit first reading
24 of this bill at the next session of
25 Council.

1 COUNCILMAN O'NEILL:

2 Second.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Second.

5 COUNCILMAN JOHNSON: The
6 Chair notes for the record that
7 Councilmember Brian O'Neill seconds
8 the motion.

9 It has been moved and
10 properly seconded that Bill No.
11 230651 as amended be reported from
12 this Committee with a favorable
13 recommendation and further move
14 that the rules of Council be
15 suspended to permit first reading
16 of this bill at the next session of
17 Council.

18 All those in favor of the
19 motion will signify by saying aye.

20 (Aye.)

21 COUNCILMAN JOHNSON:

22 Opposed?

23 (No response.)

24 COUNCILMAN JOHNSON: The
25 ayes have it and the motion

1 carries.

2 The Chair recognizes
3 Councilmember Cindy Bass for a
4 motion on Bill No. 230741.

5 COUNCILWOMAN BASS: Thank
6 you, Mr. Chairman.

7 I move that Bill No. 230741
8 be reported from this Committee
9 with a favorable recommendation and
10 further move that the rules of
11 Council be suspended to permit
12 first reading of this bill at the
13 next session of Council.

14 COUNCILMAN O'NEILL:
15 Second.

16 COUNCILWOMAN GILMORE
17 RICHARDSON: Second.

18 COUNCILMAN JOHNSON: The
19 Chair notes for the record that
20 Councilmember Kathy Gilmore
21 Richardson seconds the motion.

22 It has been moved and
23 properly seconded that Bill
24 No. 230741 be reported from this
25 Committee with a favorable

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

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

8 (Aye.)

9 COUNCILMAN JOHNSON:
10 Opposed?

11 (No response.)

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

15 The Chair recognizes
16 Councilmember Cindy Bass for a
17 motion on Bill No. 230742.

18 COUNCILWOMAN BASS: Thank
19 you, Mr. Chairman.

20 I move that Bill No. 230742
21 be reported from this Committee
22 with a favorable recommendation and
23 further move that the rules of
24 Council be suspended to permit
25 first reading of this bill at the

1 next session of Council.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Second.

4 COUNCILMAN O'NEILL:

5 Second.

6 COUNCILMAN JOHNSON: The

7 Chair notes for the record that

8 Councilmember Kathy Gilmore

9 Richardson seconds the motion. It

10 has been moved and properly

11 seconded that Bill No. 230742 be

12 reported from this Committee with a

13 favorable recommendation and

14 further move that the rules of

15 Council be suspended to permit

16 first reading of this bill at the

17 next session of Council.

18 All those in favor of the

19 motion will signify by saying aye.

20 (Aye.)

21 COUNCILMAN JOHNSON:

22 Opposed?

23 (No response.)

24 COUNCILMAN JOHNSON: The

25 ayes have it and the motion

1 carries.

2 The Chair recognizes
3 Councilmember Cindy Bass for a
4 motion on the amendment to Bill
5 No. 230764.

6 COUNCILWOMAN BASS: Thank
7 you, Mr. Chairman.

8 I move that the amendment
9 to Bill No. 230764. A copy of the
10 amendment has been circulated to
11 all members of the Committee. And
12 I move that the amendment to Bill
13 No. 230764 be approved.

14 COUNCILWOMAN GILMORE
15 RICHARDSON: Second.

16 COUNCILMAN JOHNSON: The
17 Chair notes for the record that
18 Councilmember Kathy Gilmore
19 Richardson seconds the motion. It
20 has been moved and properly
21 seconded that the amendment to Bill
22 No. 230764 be approved.

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

25 (Aye.)

1 COUNCILMAN JOHNSON:

2 Opposed?

3 (No response.)

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

7 The Chair recognizes
8 Councilmember Cindy Bass for a
9 motion on Bill No. 230764 as
10 amended.

11 COUNCILWOMAN BASS: Thank
12 you, Mr. Chairman.

13 I move that Bill No. 230764
14 as amended be reported from this
15 Committee with a favorable
16 recommendation and further move
17 that the rules of Council be
18 suspended to permit first reading
19 of this bill at the next session of
20 Council.

21 COUNCILWOMAN GILMORE
22 RICHARDSON: Second.

23 COUNCILMAN JOHNSON: The
24 Chair notes for the record that
25 Councilmember Kathy Gilmore

1 Richardson seconds the motion. It
2 has been moved and properly
3 seconded that Bill No. 230764 as
4 amended be reported from this
5 Committee with a favorable
6 recommendation and further move
7 that the rules of Council be
8 suspended to permit first reading
9 of 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:

15 Opposed?

16 (No response.)

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

20 The Chair recognizes
21 Councilmember Cindy Bass for a
22 motion on the amendment to Bill
23 No. 230770.

24 COUNCILWOMAN BASS: Thank
25 you, Mr. Chairman.

1 I offer that an amendment
2 to Bill No. 230770 -- I offer an
3 amendment to Bill No. 230770. A
4 copy of the amendment has been
5 circulated to all members of the
6 Committee and I move that the
7 amendment to Bill No. 230770 be
8 approved.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Second.

11 COUNCILMAN JOHNSON: The
12 Chair notes for the record that
13 Councilwoman Katherine Gilmore
14 Richardson seconds the motion. It
15 has been moved and properly
16 seconded the amendment to Bill
17 No. 230770 be approved.

18 All those in favor of the
19 motion will signify by saying aye.

20 (Aye.)

21 COUNCILMAN JOHNSON:

22 Opposed?

23 (No response.)

24 COUNCILMAN JOHNSON: The
25 ayes have it and the motion

1 carries. The amendment to 230770
2 has been approved.

3 The Chair recognizes
4 Councilmember Cindy Bass for a
5 motion on Bill No. 2302770 as
6 amended.

7 COUNCILWOMAN BASS: Thank
8 you, Mr. Chairman.

9 I move that Bill No. 230770
10 as amended be reported from this
11 Committee with a favorable
12 recommendation and further move
13 that the rules of Council be
14 suspended to permit first reading
15 of this bill at the next session of
16 Council.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Second.

19 COUNCILMAN JOHNSON: The
20 Chair notes for the record that
21 Councilmember Katherine Gilmore
22 Richardson seconds the motion.

23 It has been moved and
24 properly seconded that Bill No.
25 230770 as amended be reported from

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

7 All those in favor of the
8 motion will signify by saying aye.

9 (Aye.)

10 COUNCILMAN JOHNSON: Those
11 opposed?

12 (No response.)

13 COUNCILMAN JOHNSON: The
14 ayes have it.

15 The Chair recognizes
16 Councilmember Cindy Bass for a
17 motion on Bill No. 230771.

18 COUNCILWOMAN BASS: Thank
19 you, Mr. Chairman.

20 I move that Bill No. 230771
21 be reported from this Committee
22 with a favorable recommendation and
23 further move that the rules of
24 Council be suspended to permit
25 first reading of this bill at the

1 next session of Council.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Second.

4 COUNCILMAN JOHNSON: The

5 Chair notes for the record that

6 Councilmember Katherine Gilmore

7 Richardson seconds the motion. It

8 has been moved and properly

9 seconded that Bill No. 230771 be

10 reported from this Committee with a

11 favorable recommendation and

12 further move that the rules of

13 Council be suspended to permit

14 first reading of this bill at the

15 next session of Council.

16 All those in favor of the

17 motion will signify by saying aye.

18 (Aye.)

19 COUNCILMAN JOHNSON:

20 Opposed?

21 (No response.)

22 COUNCILMAN JOHNSON: The

23 ayes have it and the motion

24 carries.

25 Chair recognizes

1 Councilmember Cindy Bass for a
2 motion on Bill No. 230778.

3 COUNCILWOMAN BASS: Thank
4 you, Mr. Chairman.

5 I move that Bill No. 230778
6 be reported from this Committee
7 with a favorable recommendation and
8 further move that the rules of
9 Council be suspended to permit
10 first reading of this bill at the
11 next session of Council.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: Second.

14 COUNCILMAN JOHNSON: The
15 Chair notes for the record that
16 Councilmember Katherine Gilmore
17 Richardson seconds the motion.

18 It has been moved and
19 properly seconded that Bill No.
20 230778 be reported from this
21 Committee with a favorable
22 recommendation and further move
23 that the rules of Council be
24 suspended to permit first reading
25 of this bill at the next session of

1 Council.

2 All those in favor of the
3 motion will signify by saying aye.

4 (Aye.)

5 COUNCILMAN JOHNSON:

6 Opposed?

7 (No response.)

8 COUNCILMAN JOHNSON: The
9 ayes have it and the motion
10 carries.

11 The Chair recognizes
12 Councilmember Cindy Bass for a
13 motion on Bill No. 230780.

14 COUNCILWOMAN BASS: Thank
15 you, Mr. Chairman.

16 I move that Bill No. 230780
17 be reported from this Committee
18 with a favorable recommendation and
19 further move that the rules of
20 Council be suspended to permit
21 first reading of this bill at the
22 next session of Council.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Second.

25 COUNCILMAN JOHNSON: The

1 Chair notes for the record that
2 Councilmember Katherine Gilmore
3 Richardson seconds the motion.

4 It has been moved and
5 properly seconded that Bill No.
6 230780 be reported from this
7 Committee with a favorable
8 recommendation and further move
9 that the rules of Council be
10 suspended to permit first reading
11 of this bill at the next session of
12 Council.

13 All those in favor of the
14 motion will signify by saying aye.

15 (Aye.)

16 COUNCILMAN JOHNSON:

17 Opposed?

18 (No response.)

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

22 The Chair recognizes
23 Councilmember Cindy Bass for a
24 motion on Bill No. 230782.

25 COUNCILWOMAN BASS: Thank

1 you, Mr. Chairman.

2 I move that Bill No. 230782
3 be reported from this Committee
4 with a favorable recommendation and
5 further move that the rules of
6 Council be suspended to permit
7 first reading of this bill at the
8 next session of Council.

9 COUNCILMAN O'NEILL:

10 Second.

11 COUNCILWOMAN GILMORE

12 RICHARDSON: Second.

13 COUNCILMAN JOHNSON: The
14 Chair notes for the record that
15 Councilmember Brian O'Neill seconds
16 the motion.

17 It has been moved and
18 properly seconded that Bill No.
19 230782 be reported from this
20 Committee with a favorable
21 recommendation and further move
22 that the rules of Council be
23 suspended to permit first reading
24 of this bill at the next session of
25 Council.

1 All those in favor of the
2 motion will signify by saying aye.

3 (Aye.)

4 COUNCILMAN JOHNSON: Those
5 opposed?

6 (No response.)

7 COUNCILMAN JOHNSON: The
8 ayes have it and the motion
9 carries.

10 The Chair recognizes
11 Councilmember Cindy Bass for a
12 motion on Bill No. 230783.

13 COUNCILWOMAN BASS: Thank
14 you, Mr. Chairman.

15 I move that Bill No. 230783
16 be reported from this Committee
17 with a favorable recommendation and
18 further move that the rules of
19 Council be suspended to permit
20 first reading of this bill at the
21 next session of Council.

22 COUNCILWOMAN GILMORE
23 RICHARDSON: Second.

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

1 Councilmember Katherine Gilmore

2 Richardson seconds the motion.

3 It has been moved and

4 properly seconded that Bill No.

5 230783 be reported from this

6 Committee with a favorable

7 recommendation and further move

8 that the rules of Council be

9 suspended to permit first reading

10 of this bill at the next session of

11 Council.

12 All those in favor of the

13 motion will signify by saying aye.

14 (Aye.)

15 COUNCILMAN JOHNSON: Those

16 opposed?

17 (No response.)

18 COUNCILMAN JOHNSON: The

19 ayes have it and the motion

20 carries. Before we conclude,

21 please let the record reflect that

22 Bill Nos. 230713 and 230743 are

23 being held at the request of the

24 sponsors.

25 I want to thank everyone

1 for taking time out of your
2 schedule and participating in this
3 last Rules hearing for the year of
4 2023. And this will be my last
5 opportunity to serve on such a
6 beautiful, great and critically
7 important Committee. So I thank
8 all of you for your service. Thank
9 you very much.

10 COUNCILWOMAN BASS: Thank
11 you, Mr. Chairman. Great job.
12 Great job.

13 COUNCILWOMAN GILMORE
14 RICHARDSON: Yes. Thank you so
15 much, Mr. Chair. We truly
16 appreciate your service --

17 COUNCILWOMAN BASS: Yes.

18 COUNCILWOMAN GILMORE
19 RICHARDSON: -- and the service of
20 your team members as well.

21 COUNCILMAN JOHNSON: Thank
22 you very much.

23 COUNCILMAN O'NEILL:
24 Mr. Chairman, your service as Chair
25 and your staff's support of that

1 service has been exemplary and
2 you're to be congratulated and
3 recognized for it. It's a very
4 difficult Committee and you handle
5 it with -- you handled it all four
6 years and was never any different,
7 if you know what I mean.

8 COUNCILMAN JOHNSON: Yeah.

9 COUNCILMAN O'NEILL: Thank
10 you.

11 COUNCILMAN JOHNSON: Thank
12 you very much. Thank you and
13 everyone have a great day.

14 (Hearing concluded at
15 11:55 a.m.)

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

2 I, hereby certify that the proceedings
3 and evidence noted are contained fully and
4 accurately in the stenographic notes taken by
5 me in the foregoing matter, and that this is a
6 correct transcript of the same.
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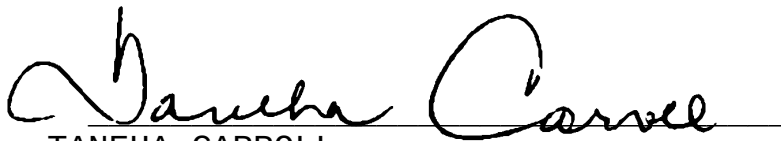
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TANEHA CARROLL
Court Reporter - Notary Public

((inaudible) team 60:18	14-524 6:5 7:12 53:2 14-529 97:25 14 of 7:3 150 44:3 152 40:19 16 16:13 18:19 28:24 42:15 49:14 51:22 54:1 64:10 16th 90:20 17 42:12 18 88:22 18-to-1 24:17 1801 62:25 70:21 1835 65:19 18th 7:1 62:18 19 12:8 58:15 1900 66:3	1901 63:2, 20 66:5 71:8 94:4 1935 48:20 1976 34:11 1993 35:25 19th 66:4 71:20 74:5 91:2 97:22 99:24 2 2 14:25 27:22 49:25 52:22 56:12 62:10 2,000 97:17 20 39:13 2000 87:17 2001 102:4 2009 23:11 89:8 2017 23:15 2023 11:1 12:8	14:25 16:13 17:14 18:19 27:22 28:24 36:21 47:16 49:14 50:13 51:22 52:22 54:1 56:12 58:15 62:10 64:10 2027 36:22 20th 7:2 62:18 66:4 72:15 97:23 2100 91:19 217-room 71:6 230034 11:15 2302770 116:5 230651 4:11, 18 10:6, 7, 25 11:3 12:7 13:4 106:5, 9, 13 107:1, 11, 14, 18 108:11	230713 4:11 5:1 10:3 87:11 103:22, 24 124:22 230741 4:11 5:9 47:2, 3, 15, 18 49:13 80:22 109:4, 7, 24 230742 4:12 5:16 50:1, 2, 11, 14 51:21 110:17, 20 111:11 230743 4:12 5:23 10:3 124:22 230764 4:12 6:10 54:13, 14 56:10, 13 58:14 59:7 112:5, 9, 13, 22 113:9, 13 114:3 230770 4:12 6:21 61:19, 20 62:9, 13 63:17 64:9 84:4, 18 85:16 87:9, 14 88:15, 20 95:3, 9
-----------------------------------	--	--	---	--

97:12, 18	30:12	35	40:7 44:4	
99:9, 17	123:12, 15	34:11 82:3	53:2, 10	A
101:22	124:5	35-story		abatement
114:23	24/7	102:15	5	41:11
115:2, 3, 7,	73:22	103:2	5th	academic
17 116:1,	25	360	53:15	24:2 25:2
9, 25	17:14	63:22		ACAM
230771	26	90:22	6	43:20, 23
4:13 7:8	47:16	360-foot	6	accessibili
52:9, 10,	50:13	100:14	97:25	ty
20, 23	28	38, 538	600-unit	23:25
53:25	11:1	15:19	101:4	accessory
81:21			6th	20:17 60:1
82:18, 25	3	4	35:10	accident
83:9	30	40		90:4
117:17, 20	40:3	77:5	7	accommodate
118:9	30-floor	400	745	12:3 28:11
230778	100:8	35:1	11:21	accomplish
4:13 7:16	30-year	400-plus	76	55:15
14:12, 13,	82:4	40:2	102:5	59:14
23 15:1	3000	402	77-story	achieved
16:12	28:7	35:2	91:17	22:17
119:2, 5, 20	3300	407		51:16
230780	80:3 81:19	39:24	8	acknowledge
4:13 7:24	83:6	40th	800	26:8 45:11
16:25	3360	4:24 11:8,	13:17	54:20
17:1, 13, 16	19:21	24 13:18	85	Act
18:18 19:7	3364	44-story	35:14	9:23
22:10	17:25	91:16	8th	action
120:13, 16	20:13	448	35:7	23:3 25:13
121:6	33rd	35:13		56:24
230782	5:15 7:20	44th	9	104:19
4:13 8:7	15:5, 17	4:24 11:9,	9	actions
27:8, 9, 20,	47:23 48:8	21	22:15	57:5
23 28:23	80:2, 3	45-year	98	activate
121:24	81:25	81:22	40:17	73:21
122:2, 19	34th	4th		active
230783	7:21 15:5	35:7, 9		74:14
4:14 8:15				
29:20, 21				

88:24	advisories	Alexander	116:6, 10,	100:4
activities	24:19	90:18	25	amidst
21:9 24:23	Advisors	Allen	amending	40:2
57:2	65:22	82:9	6:11 7:9	Andrew
actual	affordable	alleviate	amendment	10:9
74:1, 7	28:12, 16	56:24	10:12	12:16, 19,
75:1	African	Allison	13:6, 16	25 14:5
Adams	63:11	33:21	16:3 64:2,	Ann
5:6	66:13	allocate	5, 12	8:13 28:2
addition	70:7, 15	32:15	106:4, 8,	annual
15:18	71:16, 23	allowance	10, 12, 25	36:20 37:7
24:18	72:15	83:14	107:10	42:22
71:14 73:3	73:12	allowed	112:4, 8,	annually
additional	74:15	6:18 99:5	10, 12, 21	38:18
49:3, 8	76:22	allowing	114:22	anticipated
66:14	87:20	54:24 97:5	115:1, 3, 4,	13:20
Additional	94:12	102:20	7, 16 116:1	anxious
y	98:17	alongside	amendments	76:7
9:14	100:3	38:18 58:3	7:17 15:2	apartments
address	afternoon	72:18	amends	96:18
32:4	81:10	amazing	11:3 15:11	applies
adhere	105:8	72:10 76:3	17:16	63:20
88:6, 8	agencies	Amber	27:23	apply
Adipia	32:14 39:8	8:13 28:2	52:23	56:19
84:24	41:18	ambitious	56:13 59:7	93:25 94:3
85:6, 14	aggregate	69:17 71:5	62:13	approval
adjacent	26:18	101:6	amenities	12:9 16:14
48:6	agree	amend	73:7	18:20
adjoining	95:17	4:18 5:2,	American	28:25
102:12	agreement	24 6:5, 22	63:11	49:15
Administrat	68:1	7:3, 25 8:8	70:8, 16	51:23 54:2
ion	ahead	62:19 99:9	71:17, 23	58:16
61:7	81:12	amended	72:16	63:25
administrat	aid	11:15	73:12	64:12
ive	32:23	107:15, 19	74:15	approve
8:21	air	108:11	76:22	7:17
advisor	90:2	113:10, 14	87:21	approved
24:13	airport	114:4	94:12	11:20
	48:16		98:18	

106:13	89:15	attached	Avenue	123:8
107:1, 11	90:15	28:9, 11	4:23 5:7,	124:19
112:13, 22	arrangement	67:16	8, 14, 21, 22	
115:8, 17	74:2	attendance	6:3, 5	B
116:2	Art	3:1, 2 24:5	11:7, 8	back
approves	64:4	104:22, 23	19:21	22:21
15:1	artists	attention	47:23 48:8	27:12 42:5
approving	55:8	21:15	50:19, 20	89:8
8:15 30:13	Arts	attorney	71:24	background
approximate	7:23 15:7,	19:8	81:20	69:5 72:5
ly	15	Attorney's	awarded	73:20 81:2
38:17	aspects	32:3	66:9	backup
area	89:12	attract	aware	51:7
4:22 5:5	Aspen	34:15	9:6 26:17	bags
6:2, 25	4:24 11:8	attraction	96:1, 3	31:9
7:19 8:3,	assembly	34:10	aye	Bainbridge
11 11:7,	6:16 56:18	attributes	107:3, 4	35:7, 10
14, 22 12:4	60:5	25:21	108:19, 20	Baldwin
15:4, 20, 21	assessed	audible	110:7, 8	101:14
17:19 25:6	37:8	85:2, 6	111:19, 20	Bank-
26:4 28:1	assessment	audit	112:24, 25	sponsored
35:9	8:17 30:14	37:8, 9	114:12, 13	28:12
48:11, 18	36:17	authority	115:19, 20	banquet
51:8 53:14	assist	36:2	117:8, 9	57:23, 25
62:17	25:10	authorizati	118:17, 18	60:8
63:19 88:4	41:11	on	120:3, 4	bar
89:17, 24	assistance	30:17	121:14, 15	77:21
90:24	37:20	authorize	123:2, 3	Barnes
92:15, 24	44:23	67:12	124:13, 14	70:9 71:25
94:4	Association	authorized	ayes	73:19
95:19, 20,	21:19	68:21	107:9	102:5
22, 23 96:3	39:2, 3, 5, 6	authorizes	108:25	barriers
101:10	67:19 89:1	47:18	110:13	24:7
areas	92:4 101:3	50:15	111:25	bars
4:21 5:4	association	authorizing	113:5	35:20
6:1, 24	s	5:10, 17	114:18	base
8:2, 10, 23	31:17 32:2	Ave	115:25	13:13, 25
11:6, 13	39:1	20:8	117:14	17:25
17:18 32:9			118:23	
62:16 82:8			120:9	
			121:20	

36:19	82:10	100:19	13:4, 9	86:1, 15,
73:16	began	Ben	14:11, 23	20, 24
based	39:12	100:22	15:1, 11	87:9, 13, 20
25:5 55:13	67:17	benefit	16:11, 14,	88:20
78:6	begin	36:10 74:9	24 17:13,	93:14
basic	9:2 10:1,	benefits	15, 24	97:18 99:9
5:10, 17	18 12:22	67:25	18:3, 7, 17,	104:19
24:11	14:17 17:6	86:17	20 19:6	106:4, 9,
47:18	22:5 27:15	Benjamin	20:3, 19	12, 25
50:15	34:4 47:8	89:16	21:16 22:9	107:10, 14,
basically	50:6 52:14	betray	23:7 25:25	18, 24
85:25 86:8	54:18 56:4	96:7	26:11, 23	108:10, 16
95:16	58:24 62:2	beverage	27:8, 20, 23	109:4, 7,
basis	64:17	40:15	28:6, 22, 25	12, 23
37:9	65:1, 11	BID	29:19	110:4, 17,
basket	81:1, 16	31:3 41:2,	30:12 33:3	20, 25
31:11	83:3, 10	5 42:1, 22	45:12	111:11, 16
Bass	84:8, 12	43:7 46:1	47:2, 15, 17	112:4, 9,
3:10, 11	85:20	BIDS	48:1	12, 21
105:6, 7	95:11	31:16	49:12, 15,	113:9, 13,
106:3, 6	101:25	32:19	25 50:1,	19 114:3,
107:13, 16	behalf	big	11, 14, 23	9, 22
109:3, 5	12:23	19:11, 12,	51:20, 23	115:2, 3, 7,
110:16, 18	65:22	17, 19, 23,	52:8, 20, 23	16 116:5,
112:3, 6	68:18	25 22:1,	53:6, 13,	9, 15, 24
113:8, 11	behavioral	12, 13	20, 24	117:5, 17,
114:21, 24	24:4	23:9, 13	54:2, 12, 21	20, 25
116:4, 7	beings	26:2	55:16	118:9, 14
117:16, 18	44:16	100:13	56:10, 13,	119:2, 5,
119:1, 3	believer	bill	20 58:13,	10, 19, 25
120:12, 14	77:25	4:10, 17	16 59:6	120:13, 16,
121:23, 25	Bella	5:1, 9, 16,	61:5, 18	21 121:5,
123:11, 13	39:4	23 6:10, 21	62:9, 13, 23	11, 24
beautificat	Belmont	7:8, 16, 24	63:17	122:2, 7,
ion	5:22 11:10	8:7, 14	64:3, 9, 11	18, 24
36:24	13:10, 12	10:3, 6, 10,	66:25	123:12, 15,
beautifully	50:19	25 11:3,	67:16	20 124:4,
20:6	51:16	11, 15, 17	74:22 75:3	10, 22
beautify	beloved	12:6, 9	81:21	bill's
			82:18	64:7
			83:9, 20	bills
			85:15	

4:16 62:24	47:21	47:24	buffer	17 54:15
67:7	50:18	Brian	63:19	56:6,7
101:19	62:17	3:15	92:20 99:3	61:21
103:15	BPP	105:10,13	build	62:4,5
104:5	24:12	108:7	22:16	business
Billy	BPP's	122:15	36:12 37:5	8:20
96:10	23:17 25:8	brick-and-	40:11 78:8	30:22,25
birthday	Braddock	mortar	builder	31:2 32:12
60:10	8:5 17:20	44:15	96:16	34:15
bit	18:1	briefly	builders	36:10,25
23:8 69:4	20:10,11,	104:14	96:15	37:16
BKP	14,19	bring	building	38:24
76:15	21:20	13:13 43:3	35:2 40:7	39:19
block	Branch	brings	49:4 63:1,	40:8,12,20
13:17,24	63:3	42:21	13 66:12	41:15,19,
18:10,16	brand	53:20	70:23,24	24 42:11,
28:7 66:2	25:23	Broad	71:6 75:1	17 43:15
80:3 81:19	branding	90:10,24	91:2,16	57:16
83:6 97:17	31:6	brought	95:22	59:18
100:15	Brandon	78:2 104:6	100:2,8,15	60:13,15,
blocks	17:3 19:2,	Brumbelow	101:5	24 98:3,7
13:16	7	10:8,19,21	buildings	businesses
28:18 40:3	Branzburg	14:14,19,	66:15,21	31:17
board	65:18	20 17:2,8,	71:10	32:5,25
34:18	breadth	9 27:10,	91:20	35:21
38:19 67:5	70:3	16,17	93:10	39:10
Booster	breaking	29:5,10	101:9	40:2,17,19
48:4	94:1	47:4,10,11	built	42:7,13
Boulevard	breaks	50:3,7,8	76:6 90:18	44:6 57:1,
5:6 6:4	41:10	52:11,16,	102:16	6 58:11
boundaries	Bressler	17 54:15	Burns	59:25
15:22 35:4	95:9,12	56:4,6,7	10:8,19,22	by-right
bounded	Brett	61:21	14:14,19,	18:4
4:22 5:5,	33:11	62:4,5	20 17:2,8,	
13,20 6:2,	68:23 81:7	Bryheim	9 27:10,	C
25 7:19	Brewerytown	76:17	16,17	Calder
8:3,11	19:16	bubble	29:5,10	72:21
11:7 15:4	22:18	67:1,3	47:4,10,11	call
17:19 28:1			50:3,7,8	10:6 12:14
			52:11,16,	14:11

16:24	40:22 99:2	certificati	68:16	Chapter
18:25	Carlton	ons	99:21	7:5 56:23
24:13	74:12	25:19	106:7	character
27:4,7	carries	chains	107:17	98:13
29:19 38:3	107:9	71:3	109:6	characteris
47:1 49:25	109:1	Chair	110:19	tics
52:8 54:12	110:14	3:22 45:17	112:7	89:14
61:18	112:1	46:18	113:12	charges
64:18	113:6	54:23	114:25	8:17 96:19
80:19	114:19	55:20,25	116:8	Charles
82:22	116:1	56:3 58:20	117:19	64:23 69:8
83:25	118:24	68:6 75:7	119:4	71:1 76:1
84:20 87:4	120:10	79:12 87:6	120:15	charter
88:13	121:21	94:22	122:1	18:6 19:15
94:24 97:9	123:9	101:21	123:14	chat
99:14	124:20	103:18	Chalko	9:19,23
104:21	case	105:20,22	64:24	cheesesteak
called	93:4	106:2,21	challenges	34:9
3:4 4:8	categories	107:12	20:22 32:7	Cherry
105:1	56:22	108:6	42:3 46:13	88:22
Callowhill	category	109:2,19	change	Chestnut
7:1 62:18	6:16 56:18	110:15	11:18,23	7:20 15:4
66:3 71:21	59:12,23	111:7	13:21,23	Children
97:22	60:5	112:2,17	17:24	63:10
campaign	catering	113:7,24	28:6,13	71:15 73:2
61:3	57:13,24	114:20	57:5 64:6	Children's
Candidly	59:11	115:12	86:8 97:4	100:5
23:1	celebrate	116:3,20	99:1	chose
capacity	89:21	117:15	102:21	22:23
49:9	center	118:5,25	changed	44:18 74:4
Captain	7:23 15:7,	119:15	91:7	chosen
83:6	15 39:14	120:11	changing	44:16
car	63:10,20	121:1,22	4:20 5:3,	Christian
20:13	71:16 72:1	122:14	25 6:23	35:8
career	73:2	123:10,25	8:1,9 11:5	chunk
25:13	Central	Chairman	17:17	35:11
careful	62:22 63:3	3:12 4:3	27:25	Church
16:8	Centro	19:4 22:8	52:25	90:19
carefully	19:15	26:14 30:6	62:15	
		38:8 59:1	86:18	
		65:14		

Cindy 3:10 105:6 106:3 107:13 109:3 110:16 112:3 113:8 114:21 116:4 117:16 119:1 120:12 121:23 123:11	4, 11, 14, 17 43:5 47:13, 16 48:14 49:11 50:10, 12 51:19 52:19, 21 53:23 55:8 56:9, 11 58:12 62:7, 10 63:20 64:8 66:8 67:8, 13 72:2 77:24 78:3, 8 88:1, 7 89:5, 19 90:6, 15 92:13, 17, 18 96:3, 6, 9, 11, 12 100:20 101:16	clarifies 63:18 clarify 11:20 56:20 57:19, 23 64:3 87:7 clarity 58:9 103:21 Clarke 62:12 78:15 Class 24:15 classes 24:18 59:24 clean 43:19 44:2 67:9 cleaner 36:9 cleaning 36:23 43:24 82:14 cleanliness 82:13 Clearfield 8:12 28:2 Clerk 3:9, 14, 18, 24 4:15, 17 10:5, 7 12:14, 16 14:10, 13 16:23 17:1 18:25 19:2	27:3, 7, 9 29:18, 21 33:12 38:3 47:1, 3 49:24 50:2 52:7, 10 54:11, 14 61:17, 20 64:17, 20 68:24 69:19 79:12 80:19, 21, 24 82:22, 24 83:25 84:3, 10, 17, 23 87:4, 6 88:13, 15 94:22 95:3, 6 97:9, 11 99:14, 16 101:20 103:18 104:21 105:5, 9, 12, 16, 22 clients 66:9 67:14 CLIP 41:11 close 37:14 102:8 close-knit 82:7 closely 31:16 41:5 66:23	closer 90:23, 25 club 56:21 57:8, 20, 25 60:7 clubs 6:15 56:16, 17 59:10, 11, 16 CMX-2 12:1 CMX-4 63:18 66:6 93:24 co-owned 40:18 code 6:6, 12 7:4, 10 16:3 20:18, 23 52:24 56:14, 23 57:5, 14, 17, 20 58:3, 6 59:8 62:14 codes 49:5 60:21 cohesive 42:20 collaborate 42:3 colleagues 3:13, 23 4:4 105:21
Circle 72:14 101:13 circulated 33:18 106:10 112:10 115:5 cities 60:21 78:2 86:12 city 8:23 10:23 11:1 12:5 14:22, 24 15:8 16:10 17:11, 14 18:16 27:19, 21 28:21 31:20 32:14, 22 35:23 36:6, 19 39:9, 22 40:3 41:1,	City's 32:11 41:7 58:4 59:4 75:25 Cityview 88:23 citywide 30:23 56:19 civic 21:18, 22 31:17 32:2 38:25 39:3, 6 67:19			

college 25:12, 17	2 30:9 32:17, 23	21:17 22:9 26:25	40:24	comprehensi
color 75:15	35:9 44:10 57:2 58:11	29:15 30:7 33:19 38:9	community 13:11	ve 16:4 18:8
command 68:20	90:8 92:18 97:20	46:23 49:21 52:4	23:17	24:9 58:7
comment 26:10 79:6	98:1, 20 99:4	54:8, 25 55:22 59:2	25:17	comprised 53:12
80:20	Commission 10:24 12:6	61:9, 14 65:16	33:15	concentrate
81:5, 16	14:22	68:17 79:2	36:11	d 90:9
82:21, 23	16:11	86:5, 20	39:14 40:1	concept 67:1
84:2, 8	17:12	89:3 97:6	41:19, 24	concern 97:23
85:22, 24	18:17	99:22	42:20	98:23
87:1, 5	27:19	104:4, 17,	43:11, 14	concerned 93:1, 11
88:14, 19	28:22	20 105:23	44:2, 14,	concerns 98:3, 8
95:11	47:14	106:11	21, 22	conclude 124:20
99:15	49:12	107:20	53:14	concludes 104:16
101:18	50:10	108:12	67:25	conclusion 94:23
102:1	51:20	109:8, 25	103:10	conditions 6:9, 20
103:15	52:19	110:21	companion 67:7 72:10	7:7, 15
comments 9:16 13:5	53:24 56:9 58:13 62:8	111:12 112:11	company 46:11 76:7	8:25
14:6 16:19	64:1, 4, 8	113:15	complain 86:9	condominium 96:1
26:24	66:24	114:5	complementa	Condominium
29:14	74:21 89:5	115:6	ry 26:19	s 88:24
45:14	Commission'	116:11	completed 89:7	conduct 61:2
46:22	s 58:1	117:1, 21	compliance 16:1 40:25	conference 76:5
49:20 52:3	commitment 75:19	118:10	41:16	
54:7 61:13	77:3, 12	119:6, 21	complied 91:17	
79:1, 11	committed 23:23	120:17	comply 9:22	
99:23	Committee 4:7, 10	121:7	component 75:1	
104:3	10:21 13:7	122:3, 20	components 74:1	
Commerce 30:11, 21	14:2, 7	123:16		
31:13	16:20 19:5	124:6		
32:13	20:24	Committee's 21:15		
55:18 58:4		commonsense 59:22		
59:5 60:18		communicati		
commercial 6:17 12:1,		on		

confusion 60:14	constituent 39:17	31:19 32:5	108:14,17	10,17,21,
conjunction 25:8 70:5	constitutes 57:20	copy 106:9	109:11,13	22 56:1
connected 73:5 95:8	construct 50:25	112:9	110:2,5,24	58:18
connection 72:17	constructed 48:20	115:4	111:1,15,	61:11,16,
consenting 9:12	constructing 51:17	core 24:18	17 113:17,	25 64:15
Conservation 53:18	construction 15:14 48:3	corner 11:24 53:7	20 114:7,	65:4,8,15
conserving 86:10	49:3 72:22	71:18,20	10 116:13,	68:6,23
consideration 14:3 16:8	77:8,14	Cornwall 8:5 17:21	16 117:3,	75:8 77:18
99:10	103:6	correct 29:8	6,24	79:4,22
considered 12:6 16:11	consumers 41:21	corridor 30:9 44:10	118:1,13,	80:11,14,
18:17	contact 39:19	corridors 32:17,24	15 119:9,	18 81:4,
20:17	contemporar y 57:8	cost 86:18	11,23	11,14
28:22	context 20:2	costs 8:16 30:13	120:1,20,	82:19
34:14	continue 45:25 61:7	Council 11:1 14:24	22 121:9,	83:1,10,23
49:12	74:12 96:6	17:14	12 122:6,	84:6,14
51:20	continuing 9:11	27:21	8,22,25	85:3,7,11,
53:24 57:7	control 48:3	47:16	123:19,21	17,21 87:2
58:13 64:8	convene 104:18	50:12	124:8,11	88:11
consisted 55:11	coordinate	52:21	Councilman 3:16 4:2,5	94:18
consistency 53:21		53:15	9:1 10:14	95:1,10
consistent 16:3 28:13		56:11	12:12,18	97:7 99:12
58:7		62:10,12	14:4,9,15	101:17,23
constant 36:12		67:8 68:25	16:17,22	103:12
		70:6 76:5	17:4 18:23	104:1
		78:14	21:13 22:3	105:14,24
		79:13,17,	26:6,9,13,	106:16,20
		19 84:19	21,22	107:5,8
		88:2,7	27:2,11	108:1,5,
		107:22,25	29:3,6,7,	21,24
			13,17,23	109:14,18
			30:3 33:7	110:9,12
			34:2 37:21	111:4,6,
			38:1 44:24	21,24
			45:3,10,	112:16
			11,13,16	113:1,4,23
			46:3,19,25	114:14,17
			47:6	115:11,21,
			49:18,23	24 116:19
			50:4 52:1,	117:10,13
			6,12 54:5,	118:4,19,
				22 119:14
				120:5,8,25

121:16, 19 122:9, 13 123:4, 7, 24 124:15, 18 Councilman's 21:23 Councilmember 3:9, 14, 18, 25 10:11 11:2 13:2, 3 14:25 17:15 27:22 47:17 50:13 52:22 56:12 61:4 62:11 105:5, 9, 12, 16 106:22 107:13 108:7 109:3, 20 110:16 111:8 112:3, 18 113:8, 25 114:21 116:4, 21 117:16 118:6 119:1, 16 120:12 121:2, 23 122:15 123:11 124:1	Councilwoman 3:11, 20 12:23 105:7, 18 106:3, 6, 14, 18 107:16 108:3 109:5, 16 110:18 111:2 112:6, 14 113:11, 21 114:24 115:9, 13 116:7, 17 117:18 118:2 119:3, 12 120:14, 23 121:25 122:11 123:13, 22 counselors 25:9 country 90:7 couple 33:13 79:14 Court 63:1, 13 66:12 70:24 72:6 87:23 93:12, 22 94:1 99:24 100:2 covers	13:9 COVID 43:13 create 6:15 44:1 61:1 74:8 96:17 created 40:23 55:4 creates 58:8 59:21 60:4 97:19 creating 56:17 creative 42:8 crime 31:18 critical 22:24 37:19 48:16 99:6 CSX 5:14 47:22 cultural 70:11 72:19 73:14 current 35:14 37:16 97:21 Curtis 47:17 D daily 37:19	43:24 44:8 98:10 99:7 Dalian 91:14 96:16 damaged 83:16 damages 98:13 Dana 33:20 38:5, 10 45:4 46:5 dance 57:10 59:24 Darian 79:16 dark 44:11 Darrell 78:15 daughter 102:9 Dawn 17:3 19:23 22:1, 3, 10 Day 90:19 days 24:24 25:4 DBE 77:6 de 19:16 dead 87:23, 24	decided 82:10 decision 69:16 decks 53:7, 22 63:24 83:14, 21 dedicated 32:20 42:9 definition 56:21 57:21, 23 59:15 60:7 definitions 6:13 56:15 57:9 59:9 delivered 43:12 delivery 98:11 demolished 71:13 83:16 demonstrate 89:21 density 86:2 90:17 Department 30:10 32:14 41:6, 9, 13 48:2 50:24 55:18 58:5 59:5 64:1 100:6 Department's 30:21
---	---	--	---	--

departments 31:20	96:25 102:24	22:21 91:5 98:4	17:23,25 18:12 21:2 28:5,14	diversity 35:22
describe 13:6	developers 75:16	Director 10:22 13:1	30:16	dominant 28:19
design 67:21,23	94:10	14:20 17:9	31:3,6,9,	door 22:22
designation 11:21 14:1 21:4	development 13:2 16:1, 6 63:14	19:24	23 32:1,3,	103:5
designation s 4:20 5:4 6:1,24 8:2,10 17:18 27:25 62:15	65:24 66:7 68:13 69:7,9 71:19 73:13,23 74:4 76:12,16, 19,22 77:1,17, 22,23 78:5	22:2,11 27:17 38:21 47:12 50:8 52:17 56:7 59:3 62:6 68:12	10 33:2,14 34:19 35:5,17 36:8,10 37:18,24 38:13,20 39:21 40:5,9,10 42:18 43:17	doors 41:12,25
designed 99:2	86:2 89:11 90:9,17,20	disconnect 104:11	44:13 45:2,22 47:25 50:22 51:15,17 53:2,3,5, 10,16 62:22 66:21	downzoning 28:17 29:8
designing 25:10	91:22 92:6,23	disconnecte d 23:12 84:21	47:25 50:22 51:15,17 53:2,3,5, 10,16 62:22 66:21	dozens 38:23
designs 67:24	development s 75:25	discuss 67:23	62:22 66:21	drafting 66:25
desk 98:1	deviation 37:3	discussion 24:21	District's 30:19	drastically 91:7
destination 34:15	diagrams 74:18	discussions 67:17	districts 6:17 7:6 21:3 30:23 32:13 62:20	drawing 98:22
details 74:20	digital 38:21	displayed 3:7 105:3		draws 95:20
determined 48:25	diligently 61:6	distance 34:13		drinking 48:11 51:1
develop 86:12 89:5	dinner 60:3	distinct 70:21		Driscoll 4:1,2 17:15 21:13 26:12,13 77:9
developed 70:5 89:9 92:10	direct 36:1 37:10 60:22	distract 102:17	disturbance s 98:12	Drive 51:4,5
developer 69:15	directly	district 6:7 7:13, 14 8:18 15:10,25	diverse 35:17 40:20 75:24 78:19	driven 103:7
				dual 25:15
				due 79:12 83:17

Duluth 102:8	Egg 42:25	end 42:10 48:21 99:11	entrances 74:15	evaluated 60:23
	El 19:15		EOP 67:15	evening 59:21
E			75:11, 13, 20	evenings 46:9
earlier 84:21	elaborate 55:18	endangers 93:10	equality 23:24	Evens 64:23
early 94:17	element 44:5	ended 91:21	equipment 48:21	69:7, 9 71:1 76:1
Ease 60:13	elevation 48:13	ends 87:1	equitable 13:1 32:15	event 6:15 35:19
easily 35:22	elevations 51:10	engage 24:20	75:14 77:21	36:25 56:17 57:12
Easley 76:16	eligibility 24:1	engagement 61:3 77:13	equity 76:9, 11, 18, 24	59:12 60:4
East 5:12 47:20 48:4 73:24	embracing 99:2	engaging 21:8 36:13	erase 78:1	events 31:7 38:17 39:15 42:19, 22 60:9
Easter 42:25	Emerald 8:4 17:20	enhance 31:2	essential 43:25	evident 41:25
Eastern 8:22	emerge 93:6	enjoy 25:23	essentially 40:1	evolved 57:3
eating 60:3	emergencies 49:10	enrollment 25:16	established 35:24	exceed 66:22 91:13
economic 39:10	emotional 24:9	entertainment 35:19 57:22 59:16, 20	establishme nts 40:16 57:11	exception 63:25
economy 55:12 59:4 61:8	emphasis 37:4		Estate 65:21 68:13 69:7	excess 86:18
educational 23:18, 22, 24 61:1	employees 34:11	enticing 36:13	estimated 8:16 30:13	excited 98:15
effect 21:23	enable 18:4 21:5 48:1 50:23	entire 13:24 36:11 76:12 89:19 90:5 91:8	Estudiantes 19:16	excuse 11:13 102:13
effort 60:13	enacted 98:2	entitled 6:6 7:10, 13 53:2	Ethel 82:9	Executive
efforts 58:2	enacting 98:24			
	encourage 16:5			

38:21		70:24 72:5	feature	finished
exemptions	F	82:7 87:23	9:19, 24	85:22
59:22	facade	93:12, 22	features	94:19
existing	73:5	94:1 99:24	36:17	103:11
12:3	faces	100:2	fee	finite
13:14, 25	32:7	102:9	77:11	32:16
22:17	facilitates	fantastic	feedback	fire
39:10	43:7	100:1	60:22	46:14
48:6, 9, 19, 24 49:1, 7	facilities	favor	feel	firm
98:4	57:12	107:2	82:15	65:17
expand	facility	108:18	feeling	77:25
100:5	6:16 25:23	110:6	100:14	firms
expansion	56:18	111:18	feet	76:14
16:7 63:8	59:12 60:5	112:23	15:19, 20	77:6, 16
94:14	73:8	114:11	42:21	first-class
expectation	facing	115:18	63:22	96:17
9:10	32:24	117:7	66:22	Fitzwater
expected	100:19	118:16	90:22	35:10
48:22	fact	120:2	91:18	five-year
experiences	95:25	121:13	Feinberg	30:16 37:2
42:7	Fairmount	123:1	33:20	flagship
explain	5:12, 20	124:12	38:6, 10	24:25
10:11	47:21 48:9	favorable	female	floor
explaining	50:18 51:6	107:20	77:14, 16	15:20
74:19	fall	108:12	Fest	71:19
explored	60:6	109:9, 25	43:1	100:18
60:20	falls	110:22	Festival	flower
express	53:9	111:13	42:24	82:12
99:23	familiar	113:15	filled	folks
extended	20:24	114:5	89:25	43:4 55:24
5:21	families	116:11	filling	food
extension	43:16	117:1, 22	74:10	40:15
92:16	71:16 73:2	118:11	final	forbidden
98:19	82:4	119:7, 21	21:16 93:5	21:1
	family	120:18	finally	Force
	28:18 29:9	121:7	8:14	55:4
	63:1, 10, 13	122:4, 20	financial	foresight
	66:12	123:17	103:4	90:5
		124:6		
		FDO		
		53:2, 10		

formulated 93:2	Frontier 65:23 69:8	112:14, 18	68:10, 15	grateful 23:6
forum 42:2	92:9	113:21, 25	75:22	great 78:4, 6, 22
forward 45:22, 24 94:9	full 24:24 76:11	115:9, 13 116:17, 21 118:2, 6 119:12, 16 120:23 121:2 122:11 123:22 124:1	78:12, 20 79:23, 25 80:15 81:9 83:4 85:10 91:21 92:6 94:14 95:12 97:13 105:7, 19, 20	greater 32:18, 24
fosters 42:20	fully 26:20 93:2 96:24	Girard 5:14 47:23 48:8	Goodman 10:9 12:16, 17, 24, 25	green 29:22, 25 30:5, 8 89:25 90:7 92:16
found 35:22	fund 31:1 101:6	give 33:22 68:4 75:12 99:5	gorgeous 100:10, 24	gross 15:19
founded 23:11	future 93:19 102:22 103:5	giving 55:1 95:13 97:14	governing 6:14 56:16	ground 32:11 71:19 100:6
Fourth 6:7 7:13	G	goal 13:12 36:7	government 39:9 58:10	group 19:9 24:20 55:7 60:20, 25
Frankford 19:21 20:8	Gardens 72:21	Gold 97:12, 13, 16	grabbed 93:8	grow 86:12
Franklin 89:16 100:22	Gary 95:9, 10	good 3:11, 16, 21, 22 4:2, 3, 5 10:16, 19 12:17, 18 19:3 22:7 27:6 30:3, 5 38:6, 7 46:4 54:23 58:25 65:2, 12, 13 66:1	grade 24:22	growth 39:11 89:10 98:20
Fred 80:22, 24	Gauthier 10:11 11:2 12:23 13:3 15:1		Grades 22:15	guess 34:9, 14
Frederick 81:18	general 35:3		graduate 76:1	H
Free 63:4, 9 66:10 70:7 71:15 72:2, 11 73:7, 11	gentleman 95:16		graduation 24:15	half 34:16
fresh 90:2	Georgia's 51:2, 4, 5, 6, 18		Granary 91:25 92:2	Hall 96:11, 12
friend 78:20	Gilmore 3:19, 20 105:17, 18 106:14, 18, 22 108:3 109:16, 20 111:2, 8		grant 94:7	halls 57:13, 24 60:8
front 35:6 55:16 74:22 75:11			graphics 68:19	

halted 44:8	Headhouse 8:18, 22 30:15, 19 31:8, 15, 22 32:10 33:2, 13, 14 34:19 35:24 36:8 37:18, 24 38:13, 20 40:4, 10 42:23 43:17 44:13 45:2, 22	91:13, 18, 23 92:24 93:16 94:2 95:21 96:20 97:2	highest 90:17	76:7
Hamilton 87:18 97:17 99:25 102:4			Hill 39:3 51:2, 4, 5, 6, 18	host 60:9
hand 71:18		held 10:4 42:1 74:5 87:9, 12 103:23, 25 124:23	Hindman- harvey 33:21	hotel 63:12 70:25 71:3, 7 76:10 100:3
hand-in- hand 67:20		helped 45:23	historic 20:7 31:15 73:4 89:13 92:14	house 63:9
hang 44:17 46:7		helping 76:21	historical 81:24 83:15, 19 92:2	houses 81:25 83:15
hanging 46:9	health 24:10 41:13	helps 58:8	history 75:25 86:10 90:5	housing 28:12, 17 98:19
happen 90:3 93:22	healthy 96:19	Henry 6:4		hub 40:1
happy 12:10 16:15 18:21 29:1 30:11 33:5 49:16 51:24 54:3 58:17 64:13 68:17 74:23	hear 9:2 19:23 78:12	hesitate 26:1	Holiday 42:23	human 44:16
	heard 67:8 87:10	Hey 17:4	home 63:11 100:4, 17	humbly 101:8
	hearing 4:8, 9 9:6, 8 14:10 16:23 27:3 29:18 49:24 52:7 54:11 61:9, 17 79:5 104:15, 16	high 19:17, 20 20:5 23:14, 16 51:16 81:20 86:2	homes 18:15 98:4	Hunt 43:1
	heart 40:4 92:18	high-need 32:9	hope 25:20 96:5 97:12, 16	Hunter 77:8
Harrison 65:18		high-rise 87:24 103:2	hopeful 21:15	I
Harrowgate 17:21 19:22 20:4 21:18, 22 22:14 25:21 26:4		high-rises 102:22 103:6	horrifying 42:5	I-1 18:2, 11 21:3
Harvey 65:18	height 66:22 88:2, 6, 8	higher 51:9 90:21	Horticultur e 55:4	i.e. 48:13
			hospitality 65:24 69:8	ICMX 12:2
				iconic 40:5

idea 94:12	improvement s 8:20 18:4 30:9 32:22	23:18	44:3	internships 25:15
ideas 94:11	improving 36:3	increase 49:9 96:23 98:19	Institute 102:5	interpretat ion 57:17
identified 57:19	inaudible 67:13 73:9 76:9 83:7 90:4 103:8	increasing 28:16	institution al 16:6	interruptio n 81:3
identify 6:17	include 28:15 31:4 57:21 59:23 61:23 63:8	individual 81:8	institution s 70:11 72:19, 24	intersectio n 15:16 51:3
image 3:6 71:22 72:6, 12, 14 73:1 105:3	included 53:16 103:2	industrial 12:2 18:3, 11 21:2, 4, 9	instruction al 57:9 59:24	interviews 25:4
images 70:1	includes 11:16 15:18 25:2 51:10, 13	infeasible 48:25	insufficien t 97:3	introduce 21:25
imagine 37:15	including 40:18 43:14 55:16 101:12	information 40:22	insulated 98:8	introduced 10:25 14:24 17:13 27:21 47:15 50:12 52:21 56:11 62:9
imminent 13:23	inclusive 42:19 78:19	initially 91:25	integrity 81:25 82:17	introducing 61:5
impact 18:14 60:23 99:7	income 36:20	initiated 60:12	intended 56:24 57:15 72:11 86:15	invest 36:14
impactful 98:25	inconsistent 18:7	initiatives 31:19 32:6 38:18 42:19	intense 92:23	invite 104:10
impacts 67:24	incorporate s	innovative 43:8	intention 21:7 92:15	invited 9:4
imperative 43:23		input 104:9	intentional ly 23:25	involved 34:22 58:2
important 44:5		inside 40:13 43:4 44:15	interest 25:7 43:22 103:9	Isaiah 54:21
impressive 42:15, 16		Inspections 58:5 60:12, 19	internship 25:5	issues 41:18
improved 82:12		inspired 89:23		
improvement 30:22 36:12 40:9 42:17		installatio n		

item 84:4 87:11 103:22, 24	58:18 61:11, 16, 25 64:15 65:4, 8 68:6, 16, 23 75:8 77:18 79:4, 22 80:11, 14, 18 81:4, 11, 14 82:19, 25 83:1, 4, 5, 10, 12, 23 84:6, 14 85:3, 7, 11, 17, 21 87:2 88:11 94:18 95:1, 10 97:7 99:12, 21 101:17, 23 103:12 104:1 105:24 106:16, 20 107:5, 8 108:5, 21, 24 109:18 110:9, 12 111:6, 21, 24 112:16 113:1, 4, 23 114:14, 17 115:11, 21, 24 116:19 117:10, 13 118:4, 19, 22 119:14 120:5, 8, 25 121:16, 19 122:13	123:4, 7, 24 124:15, 18 join 54:24 89:21 joint 69:5, 9 77:7 jointly 73:11 Jones 50:14 52:23 62:11 84:4, 10 Jr 47:17 50:14 52:23 62:11 July 34:11 justificati on 97:3 103:4	Kathy 109:20 111:8 112:18 113:25 keeping 18:9 46:11 Ken 33:20, 25 34:2, 7 46:6, 11 Kenney 61:6 key 78:9 Kler 65:18 knowing 95:20 97:1 Kroll 95:4 Kumar 84:25 85:1, 5, 6, 9, 13, 14, 19, 23 Kyle 76:16	17:18 28:1, 7 35:12 62:16 63:18 landing 39:23 Lane 6:3 language 64:3 large 69:16 75:24 103:6 Lastly 60:4 late 69:14 launched 23:15 law 19:9 58:5 60:19 64:1 65:17 88:5 lawyer 78:21 layer 76:13 lead 78:16 leadership 78:18 leading 31:23 71:3 learn 23:2 89:22
J Janet 95:4 Jim 46:8 Jim's 34:8, 13 job 41:20 46:4 Joetta 82:25 83:3, 5 Johnson 4:5 9:1 10:14 12:12, 18 14:4, 9, 15 16:17, 22 17:3, 4 18:23 19:23 22:1, 3, 7, 10 26:6, 7, 21 27:2, 11 29:3, 7, 13, 17, 23 30:3, 6 33:7 34:2 38:1, 8 45:3, 10 46:3, 19, 25 47:6 49:18, 23 50:4 52:1, 6, 12 54:5, 10, 17 56:1		K karaoke 59:18 Katherine 3:19 105:17 106:22 115:13 116:21 118:6 119:16 121:2 124:1	L L&i 32:3 land 4:21 5:5 6:2, 25 8:3, 11 11:6, 14 13:15, 20, 22 16:8	

learning 23:19 24:10, 23	17, 20, 25 94:3, 14 98:18	live 34:12 36:14 38:14 43:9 80:2 81:18 99:23 102:3	89:6 91:6 95:18 96:2 101:2, 13	lower 47:25 48:13 53:5 70:22
leave 104:15	Library's 100:5		logistics 23:3	
left 71:8	license 24:6		Lombard 35:6, 8	M
left- 71:17	Licenses 58:4 60:12, 18	lived 38:15 88:20 95:18 96:21	long 72:7 73:8	mail 37:10
legal 68:2	light 18:3, 11 21:4 44:3 100:15	lives 99:8	long-time 80:6	main 41:9
legislation 10:22 14:21 17:10 27:18 33:11 45:8 47:12 50:9 52:18 55:2 56:8 59:13 60:15 62:6 66:2	lighting 42:24 82:13	living 82:2	longer 13:23	maintain 82:16
	lights 42:24 72:8	local 31:25	loss 42:10	maintaining 81:24
	limit 90:22	located 4:21 5:5 6:2, 25 8:3, 11 11:6, 10 17:19 20:6 28:1 39:24 40:1 48:7 53:15 62:16 102:10	lost 42:12 95:24	maintains 31:11
letter 21:22	limitation 91:18, 23 92:5, 25 93:16 94:2	location 5:11, 19 22:24 35:3 37:17 47:20 50:17	lot 18:5 20:12, 16, 19, 25 21:10, 20 22:21 23:4, 5 29:12 63:2 71:10 78:9	maintenance 31:5 36:24
levels 24:22 78:7	limitations 53:21 91:14		lots 82:13	maintenance d 71:11
LF 77:9	lines 90:12, 14		lounges 59:19	majesty 102:18
liaison 41:14	listen 40:22	Logan 62:21 67:18 72:13 88:21, 25	love 102:11	major 90:8
library 63:4, 9 66:11 70:7 71:12, 15 72:2, 11 73:3, 4, 7, 11 89:23 91:5 93:11, 13,	listening 101:15		lovely 101:11, 16	make 6:8, 18 20:20 26:10 45:25 68:25 96:13
	litter 31:10		low-rise 89:12 101:9	makes 19:25
				making 78:18
				manager 30:10

38:12, 22	Martha	11:19	106:11	mission
managers	28:8	Medicine	112:11	31:2 44:1
40:13	Master	43:11	115:5	misuse
Manning	7:19 15:3,	meet	mental	59:23
54:16	11, 23, 25	24:19 49:4	24:10	Mitchell
58:22, 25	matches	meeting	mentioned	79:25
59:3	53:13	9:5, 11	13:8 65:25	80:2, 13, 16
Mansion	materials	12:7 16:12	66:23	mix
53:4, 8, 17	61:2	18:18	78:10	35:17
Mantua	matriculate	28:23	messed	Mixed-
4:23 11:8	24:14	49:13	84:22	12:2
map	matter	51:21	met	mixed-use
11:20, 22	67:4	53:25	102:23	12:1 63:14
mapped	Matthew	58:14	method	66:15
11:14	84:18, 20	64:10, 25	8:17 30:14	mixes
Maps	Matthias	101:3	metrics	73:14
4:19 5:3,	101:13	102:25	74:25	mock
25 6:23	Mayor	104:12, 13,	Michael	25:3
8:1, 9 11:4	76:5	18 106:1	4:1 102:3	model
17:17	MBE	meetings	Microsoft	23:18
27:24	77:5	31:24	9:20	57:16
62:14	Mcdowell	37:13 42:2	middle	models
Mark	61:23	Mehran	101:10	59:18
26:9, 11, 22	64:21	87:14, 17	Mike	60:24
44:24	65:20	members	26:12	modern
45:11 46:4	66:16	3:2 9:15,	101:22, 23	49:4 59:17
market	68:4, 7, 10,	20 10:20	million	mom-and-pop
36:19	12, 24	14:7 16:20	34:16	35:18
65:19	69:3, 19,	19:4 22:8	36:21, 22	moment
73:24	22, 25	26:25	mind	19:22 69:2
90:10	75:4, 21	29:15 30:6	86:23	79:9
marketing	77:19	33:13, 15,	Minnesota	100:25
31:6 36:25	101:1	19 38:9	102:8	monster
38:22	Mckissack	46:22	minority	78:1
Markets	77:9, 10	49:21 52:4	77:13, 15	monthly
43:2	means	54:8 55:22	86:7, 23	37:12
Marriott	24:11	59:1 61:14	minutes	morning
71:4	measurement	65:15	55:1 79:15	3:12, 17,
		68:16 79:1		
		104:3, 23		

21,22 4:3, 4,6 10:16, 20 12:17, 19 14:3 19:3 20:4 22:7 30:4, 5 38:7,8 54:23 59:1 65:3,12,14 68:11,15, 18 79:24 80:1 83:4 95:13 97:14 105:19,20	motives 103:8 move 70:16 106:12 107:18,21 108:13 109:7,10 110:1,20, 23 111:14 112:8,12 113:13,16 114:6 115:6 116:9,12 117:2,20, 23 118:12 119:5,8,22 120:16,19 121:8 122:2,5,21 123:15,18 124:7	multi-tenant 35:16 multiple 104:14 municipal 36:1 41:3 Murray 76:17 museum 63:12 66:13 70:8,16 71:17,23 72:16 73:12 74:16 76:23 87:21 89:23 94:13 98:18 100:4	National 65:21 68:13 69:6 92:9 nature 57:1 64:6 navigate 41:18 nearby 89:15 needed 42:18 49:4 negative 18:14 neighborhood 11:10 15:8 17:22 23:15 28:4 39:2,4,23 44:18 47:24 50:21 53:4,9,11, 17,22 62:21 70:19 74:10 80:6,8 81:23 82:3,5,9, 11 83:17, 21 86:4, 11,17 88:21,25 89:6,13,18 92:3,12 96:5 98:14,21 99:1,24	100:1,10, 25 101:3, 12 102:12, 16,22,25 103:7 neighboring 32:2 38:25 43:6 neighbors 98:9 100:16 net 42:10 news 76:4 Nicholas 64:23 night 43:2 56:16,21 57:8,20,25 59:10,15 60:7 nightclubs 6:14 nighttime 55:12 59:4 60:22 61:8 noise 98:10 nonaccessory 20:25 nonresidential 63:23 north 11:21 13:17
motion 106:4,23 107:3,9,14 108:8,19, 25 109:4, 21 110:7, 13,17 111:9,19, 25 112:4, 19,24 113:5,9 114:1,12, 18,22 115:14,19, 25 116:5, 22 117:8, 17 118:7, 17,23 119:2,17 120:3,9,13 121:3,14, 20,24 122:16 123:2,8,12 124:2,13, 19	moved 102:6 106:24 108:9 109:22 111:10 112:20 114:2 115:15 116:23 118:8 119:18 121:4 122:17 124:3 moving 45:21 95:6 100:3	music 43:10 musical 57:11 59:25 mute 29:6 30:2 81:6 Muted 29:4 N names 3:4 104:25 Nation's 43:9		

47:25 51:4 53:5 72:13 102:4 northwest 53:7 Nos 4:11 10:3 124:22 note 9:17 45:14 noted 101:2 notes 106:21 108:6 109:19 111:7 112:17 113:24 115:12 116:20 118:5 119:15 121:1 122:14 123:25 November 14:25 16:13 18:19 27:22 28:24 49:14 51:22 52:22 54:1 56:12 58:15 62:10 64:10	nuisance 32:4 number 35:20 55:5,15 71:3 o O'NEILL 3:15,16 105:10,13, 14 108:1,7 109:14 111:4 122:9,15 occupancy 35:15 occupied 15:21 96:24 occur 20:20 October 12:8 17:14 47:16 50:13 offer 35:22 106:8 115:1,2 offered 66:8 offering 25:15 office 10:9 31:25 32:3 39:24 offices 37:11	ond 106:19 ongoing 33:1 60:17 onstreet 39:24 Ontario 8:4 17:20 open 19:20 22:14 41:12 73:15,17 89:13 100:9 102:21 opened 34:10 openness 102:18 opens 103:5 operate 50:25 operating 35:25 Operations 19:24 22:2,11 operator's 34:24 operators 60:23 opportuniti es 23:20 25:16 opportunity	33:4,24 76:24 88:19 95:14 97:15 99:22 oppose 86:24 102:13,14 opposed 74:10 86:8 100:7 107:6 108:22 110:10 111:22 113:2 114:15 115:22 117:11 118:20 120:6 121:17 123:5 124:16 opposition 86:6 optimal 40:24 options 91:1 order 4:8 9:22 13:19 21:5 ordinance 4:18 5:2, 9,17,24 6:11,22 7:9,17,25 8:8,15	organizatio n 19:13 31:1 39:7 original 13:11 90:6 originally 11:14 13:19 57:4 outages 41:10 outstanding 78:21 Overbrook 51:11 overbuild 92:1 93:19 overlay 6:7 7:6,13 53:3,10,18 62:20 63:20 66:20 97:20 99:4 oversee 86:5 overview 68:5 75:12 owner 19:10 20:13 34:25 41:15 owners 30:24,25 37:8 38:24 39:20 40:12,20 43:15
--	--	--	--	---

60:15 ownership 75:15	park 5:13, 20 23:4 47:21 48:4, 9 50:18, 21 51:6 92:16 101:14	78:22 89:2 participant 31:23 participant s 9:8 104:15	42:9 past 46:13 Paterson 64:22 paths 42:4 pathways 25:11 Patterson 61:24 65:2, 6, 13, 17 69:24 75:2, 6 78:21 Paul 14:14 Paula 10:8, 16, 21 13:8 14:16, 20 17:2, 5, 9 27:10, 12, 17 47:4, 6, 11 50:3, 4, 8 52:11, 12, 17 54:15, 19 56:3, 7 61:21, 25 62:5 65:25 66:23 74:18 84:4, 6, 10 pause 104:13 PECO 41:10 pedestrian	74:13 pedestrians 44:7 Penn 43:10 96:10 Penn's 90:7 Pennelton 91:19 Pennsylvania 7:18 15:3, 13, 23 71:24 people 43:14 70:2 75:15 86:24 89:20 percent 35:14 36:18 40:17 77:5 82:3 performance s 24:3 60:1 performer 57:12 Performing 7:22 15:7, 15 period 30:17 permissible 20:21 permit
P package 62:23 paid 39:13 paired 24:12 Pam 99:20 Pamela 99:17 pandemic 41:23 42:12 55:3 panel 10:6 12:15 14:11 16:24 19:1 27:8 29:19 45:6 47:2 50:1 52:8 54:12 58:21 61:18, 22 64:19, 21 104:10 Paragraph 97:25 parameters 39:22 paramount 44:1 parcels 63:18	park-like 101:10 parking 18:5, 13 20:16, 20, 25 21:6, 10, 21 22:20 23:5 63:15 71:10 98:12 parks 101:12 Parkside 5:22 50:19 Parkway 63:3, 19 66:20 70:12, 16, 18 72:17, 23 74:7 89:7, 15, 16 91:4, 9 92:15 99:3 100:23 102:12, 19 Parsonian 99:18, 19, 20 part 62:23 75:16 76:15	participate 24:22 34:23 participati ng 78:11 79:8 participati on 76:25 77:5, 22 78:7 104:8 parties 60:10 partner 69:10 76:10, 12 partners 32:11 44:22 76:18 partnership 43:20 60:17 77:11 89:4 partnership s 44:21 parts 78:3, 5 passion 25:7 passionate	past 46:13 Paterson 64:22 paths 42:4 pathways 25:11 Patterson 61:24 65:2, 6, 13, 17 69:24 75:2, 6 78:21 Paul 14:14 Paula 10:8, 16, 21 13:8 14:16, 20 17:2, 5, 9 27:10, 12, 17 47:4, 6, 11 50:3, 4, 8 52:11, 12, 17 54:15, 19 56:3, 7 61:21, 25 62:5 65:25 66:23 74:18 84:4, 6, 10 pause 104:13 PECO 41:10 pedestrian	74:13 pedestrians 44:7 Penn 43:10 96:10 Penn's 90:7 Pennelton 91:19 Pennsylvania 7:18 15:3, 13, 23 71:24 people 43:14 70:2 75:15 86:24 89:20 percent 35:14 36:18 40:17 77:5 82:3 performance s 24:3 60:1 performer 57:12 Performing 7:22 15:7, 15 period 30:17 permissible 20:21 permit

107:23	perspective	94:13	plan	plant
108:15	s	100:20	7:19 8:16	48:3 51:13
109:11	91:8	102:11	15:3, 12,	players
110:3, 24	PHDC/LAND	Philadelphi	23, 25 16:4	78:10
111:15	28:11	ans	18:8 28:14	plaza
113:18	Philadelphi	103:10	30:13	31:5, 14
114:8	a	Phillip	36:16	63:16
116:14	4:19 5:2,	29:22, 24	37:1, 2	plenty
117:4, 24	24 6:6, 12,	30:4, 8	58:8 67:15	90:1
118:13	22 7:3, 10,	Philly	75:11, 13	point
119:9, 24	25 8:8, 19,	81:19	89:7, 9	39:19
120:20	23 10:23	102:7, 19	90:6, 16	poles
121:10	11:4, 11	phone	92:10	44:3
122:6, 23	12:5 14:21	81:6	93:2, 5	police
123:19	16:10	photographe	planning	31:18 32:1
124:9	17:11, 16	d	6:13 7:11	41:6
permits	18:16	40:6	10:23 12:6	policy
97:25	19:11, 12,	physical	14:22 15:9	16:7 58:9
permitted	14 20:1	32:21	16:11	political
13:15 67:4	22:12	pickup	17:11, 23	89:22
permitting	25:17 26:3	43:25	18:17	pollution
41:16	27:18, 24	Picture	25:14	98:10
perpetuity	28:21 32:6	19:11, 12,	27:19	popping
99:8	36:6 41:1,	17, 19, 25	28:5, 22	30:1
person	6, 8 47:13	22:12, 13	47:13, 25	Port
80:20	48:2, 14, 15	23:9, 14	49:11	28:3
82:23	49:11	26:2	50:10, 22	portion
84:1, 16	50:9, 24	Picture's	51:19	53:11
87:5 88:14	51:19	19:24 22:1	52:19	63:22 66:5
97:10	52:18, 24	piece	53:5, 23	76:11
99:15	53:23 55:9	45:7	56:9 58:1,	position
personal	56:8, 14	place	12 60:19	39:13
40:11	58:12 59:8	36:13	62:7, 22	55:12
44:19	62:7, 14	89:20	63:25 64:8	72:18
personally	63:12 64:7	placing	66:24	positioned
37:15	65:19	67:1	74:21 89:5	32:23
perspective	66:10	plain	Planning"	positive
34:24	68:14	21:11	by	89:12
	76:2, 8		7:4	
	77:24		plans	
	78:23 89:4		71:5	

94:15	56:25	profitable	111:10	101:5, 10
post-	92:23	96:18	112:20	proposing
secondary	93:17	program	114:2	13:19
23:21	pretty	25:8 38:11	115:15	proprietors
25:9, 11	35:11	programming	116:24	40:18
postponed	prevention	24:25	118:8	protect
86:22	31:18	73:10	119:19	89:11
potentially	previous	prohibit	121:5	protected
98:7	24:2 37:2	53:6	122:18	96:4
pots	previously	project	124:4	proud
82:12	23:12 60:6	28:13 63:8	properties	92:11, 12
power	prior	68:5, 19	35:16 37:5	proudest
32:17	9:14 20:12	69:13, 17,	63:5 83:19	42:6
41:10	priority	18 70:4, 20	property	proved
practices	37:6	74:1 75:17	19:10	42:7
40:25	Pritzker	77:15, 20	30:24	provide
precedent	19:8	78:11, 17,	34:25	11:19 20:2
100:11, 12	privacy	20 94:7	38:24	36:8 39:21
premature	9:10	98:17	39:20	41:3 51:7
93:3 94:6	private	101:7	40:12	59:25 73:6
present	6:15 56:16	102:24	67:2, 11, 14	82:7 88:19
3:3, 13, 23,	59:10 60:9	103:3	103:8	89:10
25 4:7	proceed	projected	property's	90:23 93:3
18:14	79:5	36:20	36:18	provided
104:25	proceedings	projects	proposal	21:21
105:8, 15,	104:14	39:16	15:18	36:5, 23
21, 23	process	43:22	91:20	37:20
presentatio	63:6	44:10	98:22	44:23 90:8
ns	product	Promenade	102:13, 14	92:20
67:18	76:15	42:25	proposals	providing
presenter	professiona	promise	91:12	24:8 37:18
69:1	l	40:21	propose	42:2
President	40:21	43:18	13:24	provisions
34:7 62:12	44:20	prompted	proposed	7:12 53:1,
70:6 76:6	75:18 77:4	57:5	8:16	19
78:14	professiona	properly	11:17, 25	public
pressure	ls	106:24	30:14 48:5	4:9 9:6, 8
51:15	32:21	108:10	49:6 70:25	10:13 12:7
		109:23	91:15 92:1	16:12
			100:14	

18:18	purely	74:24	ratio	reauthoriza
19:14 23:9	103:3	78:25	24:17	tion
28:23	purpose	104:2	reached	30:20
31:14 32:5	9:25 36:2	quickly	48:21	44:13
36:3 49:13	86:15	36:15	read	reauthorizi
51:21	pursuing	quiet	4:15	ng
53:25	69:13	99:1	reading	37:23 45:1
57:22	put	quorum	107:23	recent
58:14	45:19	4:6 105:23	108:15	31:12
59:16, 20	93:17		109:12	recently
61:2 63:15	96:11	R	110:3, 25	92:22
64:9 73:9,	103:15	R-4	111:16	96:25
17 74:8, 14	PWD	66:6	113:18	receptacles
79:6, 10	51:12	Rachit	114:8	31:12
80:20 81:5		84:24	116:14	recess
82:20, 23	Q	85:1, 5, 6,	117:4, 25	79:21
84:1 85:22	quarterly	9, 13, 14,	118:14	reciprocate
87:5, 8	31:24	19, 23	119:10, 24	25:20
88:14	Queen	Raheem	120:21	recognized
90:25	6:3 38:14,	54:16, 19	121:10	9:22
95:11	15 39:1	58:21 59:3	122:7, 23	recognizes
99:15	question	rail	123:20	56:3 58:20
101:25	75:10, 22	90:13	124:9	68:7 92:14
103:20	88:1	Railroad	ready	106:2
104:13	questions	5:14 47:22	79:18	107:12
106:1	9:16 12:10	raised	94:25 95:2	109:2
pubs	14:6	93:16	real	110:15
35:20	16:16, 19	rallies	65:21	112:2
pump	18:21	89:22	68:13 69:6	113:7
48:4, 5, 6,	26:2, 24	Ralph	99:6	114:20
9, 24 49:6,	29:1, 14	102:3	real-world	116:3
7 51:1, 3,	33:6 46:22	Ramona	23:19	117:15
7, 18	49:16, 20	5:7	24:23	118:25
Pumpkinfest	51:24 52:3	Raschick	reason	120:11
43:3	54:3, 7	101:22	103:1	121:22
purchased	55:24	102:2, 3	reasonable	123:10
95:25	58:17	rate	9:9	recognizing
100:18	61:10, 13	36:17	reasons	9:15
pure	64:13 68:2		22:22 74:3	
103:7				

recommendation	17 12:20, 22 14:17 16:5 107:21 108:13 109:9 110:1, 22 111:13 113:16 114:6 116:12 117:2, 22 118:11 119:7, 22 120:18 121:8 122:4, 21 123:17 124:7	reflect 59:17 124:21 reflection 24:20 regained 42:14 regard 95:22 102:23 region 89:19 regional 90:13 regular 31:4 regulate 57:15 regulation 88:9 92:21 regulations 16:2 87:25 regulatory 56:25 Rehabilitat ing 48:23 rehash 66:1 reject 24:1 related 6:8 7:22 15:6 59:10 related-use 56:22 relates 77:23	Relationship 38:11 relationships 40:11 71:2 relax 89:20 relief 67:6 relieve 66:20 remain 86:13 remains 15:25 remap 66:2 remapping 13:10, 13, 17 20:3, 19 21:3 66:6 remaps 63:17 remediate 24:7 remnants 67:11 removal 97:24 98:11 removes 13:16 31:9 renderings 66:19 renovate 31:14 66:10, 11	renovation 71:5 87:22 rent 96:23 rental 96:19 rep's 31:25 repeat 95:15 replace 49:7 replacement 48:23 report 55:7 reported 107:19 108:11 109:8, 24 110:21 111:12 113:14 114:4 116:10, 25 117:21 118:10 119:6, 20 120:17 121:6 122:3, 19 123:16 124:5 reporting 37:7 representin g 19:9
recommendations	28:15 55:6, 10, 11	recorded 9:7, 13 records 24:4 recruitment 23:1 redevelopme nt 62:25 63:7 referred 51:2 refine 58:3		
recommended	12:8 16:13 18:19 28:24 49:14 51:22 54:1 58:15 64:11			
recommends	18:8			
reconstruct ion	83:18			
reconvene	61:1			
record	9:18 10:2,			

repurpose 100:2	resources 16:9 32:7, 16	responsiveness 58:10	reviewed 94:6 98:24	121:3
request 10:4 20:3 37:13,22 44:25 97:24 124:23	respect 93:22	rest 72:18	revise 6:13 66:11	122:12
requested 68:25	respecting 92:19	restate 103:19	revises 59:14	123:23
requirement 96:21	respond 41:14	restaurant 34:9,13 57:10 60:2	revising 7:5,11 52:25 56:15 59:9	124:2
requirement s 24:1	responding 3:6 105:2	restaurants 35:18 41:12 59:19	revisit 88:2	Richmond 28:3
requires 48:22 92:19	response 14:8 16:21 27:1 29:16 45:9 46:24 47:5 49:22 52:5 54:9 60:14 61:15 79:3 80:23 84:5,9,13 94:21 95:5 103:17 105:11 107:7 108:23 110:11 111:23 113:3 114:16 115:23 117:12 118:21 120:7 121:18 123:6 124:17	restored 20:6	Revitalization 51:12	right-hand 70:22 72:3
resident 80:7 81:22		restriction 95:21	revitalizing 86:3	right-of-way 5:13 47:22
residential 18:2,9,15 28:9,10,17 71:18 72:4 73:13,16 88:3 97:21 98:5 100:8 101:4 102:15		restriction s 97:2 98:6	rezoning 90:22	right-of-ways 67:10
residents 48:17 86:7 89:18 99:5 102:20		result 82:6,15	RFP 63:6 66:8	rights 67:4
resiliency 23:20 24:6 49:10		retail 39:11 57:10 71:20 73:15	RFQ 63:6	rising 70:14
resilient 42:8	responsibility 44:20	retailers 40:15	Richardson 3:19,21 105:17,19 106:15,19, 23 108:4 109:17,21 111:3,9 112:15,19 113:22 114:1 115:10,14 116:18,22 118:3,7 119:13,17 120:24	River 48:12 51:9
		rethought 91:11		Riverwards 17:22 28:4,14
		return 67:22		RM-1 14:1
		reuse 18:9		Robert 88:16,18
		review 64:4 67:23		Roberts 77:9
				robust 23:19
				role 39:7,18 41:2
				roll 3:1 104:22
				Roller 76:20

Ron	109:10	Savran	112:21	senior
65:12	110:2, 23	17:3 19:2,	114:3	19:8 68:12
68:21	111:14	3, 7	115:16	separate
78:21	113:17	scarcity	116:24	57:24
Ronald	114:7	98:12	118:9	60:11
61:23	116:13	school	119:19	separates
64:22	117:3, 23	18:6	121:5	20:15
65:16	118:12	19:18, 20	122:18	September
roof	119:8, 23	20:5, 9, 15	124:4	11:1
53:7, 21	120:19	21:7	seconds	serve
63:24	121:9	22:13, 24	106:23	18:5 22:15
rooftop	122:5, 22	23:10, 14,	108:7	23:11
80:4	123:18	16 24:5	109:21	41:20
83:14, 21	124:8	25:22	111:9	service
98:1	running	26:4, 20	112:19	40:16
Roosevelt	37:16	school's	114:1	48:22 49:2
5:6 6:4	runs	21:20	115:14	51:17
rowhouses	19:13	schools	116:22	service-
53:13	RWL	19:14, 15	118:7	oriented
RSA-5	24:25 25:8	22:18	119:17	35:21
18:1 28:8	S	23:9, 10,	121:3	services
29:11	safe	13, 17	122:15	5:11, 18
RSA-6	41:8 43:19	Schuykill	124:2	8:21 23:20
28:10	44:2	51:9	section	31:3, 19
29:11	safer	Schuylkill	5:12, 19	36:4, 5, 22
ruin	36:9	48:12	47:20	37:1, 19
100:13	safety	scope	50:17 53:1	39:18 41:3
ruining	32:6 36:3	98:16	57:14	43:21 44:8
100:23	44:5	scores	62:19 79:7	47:19
rules	Saints	24:4	97:24	50:16
4:10 6:14	90:19	screen	secured	75:18 77:4
10:20 19:5	sale	3:7 66:18	67:15	session
22:8 30:7	67:12	Sec	select	107:24
38:9 56:15	sanitation	106:15	70:1	108:16
59:2, 9	36:4 43:20	seconded	selected	109:13
68:17	Sarah	106:25	69:14	110:4
99:21	79:24 80:1	108:10	self-	111:1, 17
107:22		109:23	funding	113:19
108:14		111:11	32:20	114:9
				116:15

117:5	shop	111:19	24:15	30:15, 18
118:1, 15	36:14	112:24	sky	31:8, 14, 22
119:11, 25	shops	114:12	100:13	32:9, 19, 25
120:22	35:18	115:19	skyscrapers	33:2, 14
121:11	40:13	117:8	100:13	34:8, 19
122:8, 24	short	118:17	slightly	35:1, 2, 4,
123:21	13:5	120:3	90:21	5, 23 36:7
124:10	shot	121:14	slow	37:17, 23
set	72:13	123:2	41:13	38:12, 19,
41:20	73:18	124:13	small	20 39:25
77:20	show	Silver	24:16 86:6	40:4, 7, 10,
79:10	66:18	33:20, 25	smaller	14 42:23
100:11, 12	showing	34:1, 6, 7	28:19	43:1, 5, 16
shade	72:16	46:17	29:12	44:4, 12
100:9	shuttered	similar	Smith	45:1, 21
shadow	42:1	73:23	76:19, 20	46:10, 16
25:4	side	simple	social	51:5 78:22
Shafer	20:11 68:3	21:11	24:9	100:19
97:12, 13,	70:23 72:3	single	Society	southwest
16	77:4, 8	28:18 29:9	39:3	11:23 15:9
shambles	sidewalk	Single-	soft	48:15
31:15	31:4 82:12	family	39:23	space
share	31:10	18:2 28:9,	sole	43:8 89:14
32:15	sidewalks	10	40:17	spaces
40:22 41:2	signed	site	solid	49:3 60:8
66:18	64:22	15:16	35:11	74:8
68:20	103:22, 23	22:23 25:3	45:20	span
69:21 82:4	significant	43:12	sore	42:14
Sharswood	71:2 76:6	63:23	91:3	speak
19:18	86:16 93:8	71:13	sort	3:8 55:2
22:19	98:25	73:21	74:6	87:13
23:16	significant	74:11	sought	95:14
shed	ly	sites	60:21 73:8	97:5, 11, 15
71:11	76:21	70:21	sources	99:16
shifts	signify	sitting	51:14	105:4
70:15	9:21 107:3	96:10	south	speaker
shingle	108:19	situations	8:18, 22	80:21 87:8
44:17	110:7	sizes		94:25
				101:21

speaking	39:12	68:8 79:22	15:4,5,6,	Street allo
81:5 82:24	42:10,12	81:15 83:1	17 18:1,6	ws
84:3,17	SSHD's	84:7 85:12	20:10,11,	39:25
85:4,15	38:21	101:24	14,15 28:8	streets
special	43:18	station	30:15,18	11:25
19:13 31:7	stabilizati	48:4,5,7,	31:8,22	17:21
43:21 44:9	on	10,19,24	32:10,19,	28:3,20
63:24	32:18	49:1,6,8	25 33:2,14	35:10 41:7
89:17	stabilize	51:1,3,7,	34:8,19	43:6,18
specialists	32:12	18	35:1,3,4,	44:6 62:19
24:6	staff	stations	5,7,8,24	82:14
specific	21:10,14,	90:14	36:7	strength
25:6 39:15	23 22:20	staying	37:18,23	41:24
Specificall	32:16,20	46:15	38:12,19,	stretched
y	37:21	Steaks	20 40:4,7,	32:8
97:23	44:25 58:2	34:8 46:8	10,14	strong
sponsor	64:1	Steering	42:21,23	30:21
10:5,10	stagnant	89:2	43:1,2,5,	strongly
13:4 26:23	86:13	stick	17,24	99:7
45:12	stakeholder	91:3	44:4,12	structure
54:20	s	sticking	45:1,22	20:7
sponsors	38:23 70:9	46:14	46:10,16	102:15
124:24	standardize	storage	47:23 48:8	structures
square	d	20:13	62:25	63:21
15:19,20	24:3	storefronts	63:2,21	71:12
39:5 62:21	standby	35:13	65:19	74:11
67:18	55:23	story	66:3,4,5	student
88:21,25	staple	76:3	67:10	7:22 15:6,
89:6 91:6	46:15	Strawberry	70:10,21	14 24:16
95:18 96:2	state	53:4,8,17	71:9	student's
101:2	10:2,17	street	72:15,20,	25:6
Squilla	12:19,21	4:24,25	22 73:24	students
26:9,12,22	14:16 17:5	5:7,15	74:5,12	23:11
27:23	22:4 27:12	7:1,2,20,	80:3 82:1	24:8,12,21
37:21	31:25 34:3	21 8:4,5,	83:7 87:18	25:10,22
44:24	47:7 50:5	6,12,13,	88:23	studios
45:12,13,	52:13	18,22	90:10,11,	57:10
16	58:22 62:1	11:8,9,22	20,24 91:2	
SSHD	65:5,9,10	13:18	94:4 97:17	
			99:25	
			102:4	

subcontractors 77:16	supply 28:16 48:11 51:8	suspended 107:23 108:15 109:11 110:3, 24 111:15 113:18 114:8 116:14 117:4, 24 118:13 119:9, 24 120:20 121:10 122:6, 23 123:19 124:9	66:16 tall 91:1 taller 91:20 Task 55:4 Tayyib 76:20 teacher 22:25 24:17 teachers 23:4 24:14 team 55:17 79:9 Teams 9:20 64:25 tearing 83:18 96:20 Tech 79:9, 19 84:19 technical 6:19 25:18 64:5 Temple 76:1 tenant 19:11 tenure 39:12 terms 6:9, 20 7:7, 14 8:24 75:14	test 24:3 testify 9:5 10:24 14:23 17:12 27:20 30:11 33:5 45:6 47:14 50:11 52:20 56:10 59:6 62:8 81:21 83:8 104:5 testifying 19:6 22:9 33:10 83:13 testimony 9:2 10:18 12:22 14:18 17:7 22:6 27:5, 15 33:8, 17, 22 34:5 45:5 47:9 50:6 52:15 54:18 56:5 58:24 62:3 65:11 79:23 81:1 83:11 84:12 94:20, 24 97:8 99:11 101:24 text 57:3, 4 thin 32:8
subject 63:6 93:15, 23 98:5 submitted 33:16, 18 substance 64:7 suburbs 102:10 subway 90:11 success 22:16 24:7 42:4 successful 46:1 suggest 101:8 summary 36:16 summer 69:14 sunlight 90:2 sunsets 100:10 Sunshine 9:23 supplement 36:5 supplemental 48:10	supplying 48:17 support 21:12, 16, 19 23:7 24:11 25:24 26:20 30:12, 22 33:1, 3, 10 36:25 37:22 39:9 44:12, 25 58:9 59:6 61:8 68:25 79:14, 17, 19 81:23 82:8, 18 83:8, 20 84:19 85:15, 25 86:16, 20, 25 95:7 supporting 25:12 30:18 87:18, 19 supports 23:22 surface 18:5 surprised 23:2 surround 72:24 surrounding 18:15	sustainable 39:11 sustained 49:2 Sustaining 40:8 Sutton 88:16, 17, 18 sweeping 31:4 system 40:23 79:10 T tabled 97:18 tale 78:2 talk		

thing 80:4 91:24 93:21	22:4 27:14 34:3 52:13 58:23 62:1 65:10 68:8	transformat ive 70:18	two-day 25:5	upgrade 93:8
things 55:15	titles 4:16	transformed 71:14	type 87:25	upper 71:8,17
Thomas 54:21,22 56:13 61:4	TLA 43:9	transit 90:25	Typical 31:3	upzoning 93:4
thought 26:17 94:5	today 9:3 13:7 23:7 54:25	transition 59:20	U	urge 33:3 86:19 88:7
thousands 31:9 43:3, 13	told 76:4 95:7 103:1	transitioni ng 43:9	underground 63:15 73:6	urgent 31:20
thrilled 69:15	tomorrow 67:9	trash 43:24 98:11	underneath 76:13 77:2,12	Utilities 5:10,18 47:18 50:15
thumb 91:3	tool 22:25	treasurer 34:20	understand 70:2 86:4 101:7	V
tied 24:2	top 92:1 96:11,12	Tree 42:23	unintended 56:25	vacancies 37:5
time 9:18 12:11 14:2 16:16 18:22 29:2 33:6 49:17 51:25 54:4 64:14 70:5,14 72:7 82:2, 5 89:1 93:18 94:8 97:5	touch 73:4	trees 89:25	union 34:16	vacant 20:12
times 24:19 67:22	tourist 34:10	triangular 15:16	unique 20:1	vacate 67:9
tires 98:11	tower 72:4 73:16 74:4 88:3	true 76:9 77:7, 11	University 7:18 15:2, 8,9,12,22 48:14 76:2	vaccination 43:11
title 6:11 7:3,9 12:20,21	town 90:7	trust 96:7	unparallele d 102:18	vaccination s 43:13
	traffic 98:10	truth 86:11	unprecedented 98:3	valuation 36:19
		turn 68:3	unsafe 44:11	variety 18:12
		turned 70:25	unsightly 44:11	Vaux 19:17 23:13
		two-and-a- half 69:12	update 57:21	vegetarian/ vegan 46:6

venture 69:6,10 77:7 97:1	100:22	wanted 20:1 21:17 34:22 88:1 103:1	Westminster 4:23 11:7, 24	Witte 8:12
venue 43:10	vision 70:4 91:4	warehouse 20:7	whatsoever 21:8 86:9	Witton 80:24
venues 35:19 57:22 59:17 60:6	visionary 25:13	Washington 39:5	Whitaker 5:8	women-owned 40:19
verbally 33:23	visit 36:14	water 41:8,9 48:2,11 50:24 51:1,12,14	White 28:2	wonderful 26:3 87:21 94:11 101:7
version 11:16	visitors 34:16 39:21	weddings 60:10	Whitton 80:22,25 81:9,13, 17,18	wondering 66:17
vibrant 40:2	visits 25:3	WBE 77:6	wide 90:1,4	Wood 63:2,21 66:5 71:9 94:4
view 74:7 91:6	vista 39:4 100:24	week 24:20,24 25:5 82:15 101:2 102:25	widespread 98:9	Woodland 15:17
viewers 9:9	vital 39:22	weekly 42:1	wife 95:17 102:6	word 21:17
viewing 10:12 87:8 103:20	vocal 86:6	well-lit 44:6	William 61:23 64:21 65:20 68:11 77:19 90:7	words 3:5 70:14 105:2
views 86:19 90:1 95:23 96:4,8 100:15,19	voice 99:6	well-managed 36:9	wire 31:11	work 12:25 21:13 27:6 31:16 36:14 38:16 39:8,15 42:6 55:14 67:19,24 92:8 94:16 101:15
Village 38:14,15 39:2	volume 79:13	wellness 24:10	Wissahickon 6:3	worked 31:13 39:15 64:2 66:23 89:3 92:3,4
Vine 7:2 62:18, 25 66:3 70:21 97:22	volunteer 39:14 55:7	west 5:20 11:11 39:6 48:12,13 50:17,21 51:8 73:19 81:19 83:7	withdrawn 97:19	
violin 60:2	W		withhold 99:9	
visible	Walk 15:17		witnesses 9:3,17 64:18 104:7,11	
	Walker 84:18,20			
	walking 34:12			
	walkway 74:13			
	Walnut 7:21 15:5			

workers	38:14, 16	60:11, 20	
43:15	39:14	62:14, 15,	
77:14	42:14	20 66:20	
working	45:21	67:5 74:17	
37:4 41:17	69:12	87:25	
45:25 61:5	88:22	88:5, 8	
69:11	92:21	93:9, 24	
74:20 94:9	95:19	94:7 97:20	
workplace	96:22	102:21	
25:3	102:6, 7		
works			
41:5	Z		
written	zipperhead		
33:16, 17	40:6		
57:4	zone		
Wynnefield	92:20		
5:21	97:21 98:6		
Wynnfield	99:3		
50:18, 20	zoned		
51:11	88:4		
Wyoming	zones		
5:7	13:10		
	zoning		
Y	4:19, 20		
y'all	5:3, 25		
45:5 46:12	6:12, 23		
Yazdanian	7:4, 6, 10		
87:15, 16,	8:1, 9		
17	11:4, 5, 12,		
year	20 13:13,		
25:2 31:11	25 16:2		
34:17	17:17, 25		
60:11, 25	18:12		
yearly	20:18, 23		
37:9	21:1 26:15		
years	27:24, 25		
31:12	28:7		
34:20, 21	52:24, 25		
	56:14		
	59:8, 15		