

Committee on Streets and Services
May 25, 2017

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COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON STREETS AND SERVICES

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, May 25, 2017
2:30 p.m.

PRESENT:

COUNCILMAN MARK SQUILLA, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN DAVID OH
COUNCILMAN AL TAUBENBERGER

BILLS 170357, 170359, 170360, 170361, 170362,
170400, 170466, 170472, 170473, 170474, and
170475

- - -

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1
2 COUNCILMAN SQUILLA: Good
3 afternoon, everyone. Thank you for
4 joining us today. We will be starting
5 our public hearing on Streets and
6 Services. We do have a quorum. To my
7 left, Councilman Taubenberger, Councilman
8 Greenlee. To my right, Councilwoman Bass
9 and Councilman Oh.

10 Mr. McMonagle, please read the
11 title of the first bill.

12 THE CLERK: Bill No. 170359, an
13 ordinance establishing a no truck parking
14 regulation on the 2800 and 2900 blocks of
15 East Allegheny Avenue, both sides.

16 (Witness approached witness
17 table.)

18 COUNCILMAN SQUILLA: Nick, just
19 state your name for the record and
20 proceed with your testimony.

21 MR. CINCIRUK: Good afternoon,
22 Mr. Chairman and members of the
23 Committee. Thank you for the opportunity
24 to appear before you today. My name is
25 Nick Cinciruk, District Traffic Engineer

1 5/25/17 - STREETS - BILL 170357, ETC.
2 for the Department of Streets. I'm here
3 today to offer testimony on Bill No.
4 170359.

5 The Department of Streets has
6 no objections to this bill. We can have
7 the signs for this regulation posted
8 within 30 days.

9 Thank you for the opportunity
10 to appear before you today. I would be
11 happy to answer any questions you may
12 have at this time.

13 COUNCILMAN SQUILLA: Thank you.
14 And noting this testimony was this bill
15 as amended.

16 Are there any questions?

17 (No response.)

18 COUNCILMAN SQUILLA: Seeing
19 none, is there anyone else here to
20 testify on Bill No. 170359, as amended?

21 (No response.)

22 COUNCILMAN SQUILLA: Seeing
23 none, Mr. McMonagle, please read the
24 title of the next bill.

25 THE CLERK: Bill No. 170466, an

1 5/25/17 - STREETS - BILL 170357, ETC.
2 ordinance establishing a no truck parking
3 regulation on both sides of the 4400 and
4 4500 blocks of Castor Avenue from Wyoming
5 Avenue to East Cayuga Street.

6 COUNCILMAN SQUILLA: Please
7 proceed.

8 MR. CINCIRUK: Good afternoon,
9 Mr. Chairman and members of the
10 Committee. Thank you for the opportunity
11 to appear before you today. My name is
12 Nick Cinciruk, District Traffic Engineer
13 for the Department of Streets. I'm here
14 today to offer testimony on Bill No.
15 170466.

16 The Department of Streets has
17 no objections to this bill. We can have
18 the signs for this regulation posted
19 within 30 days.

20 Thank you for the opportunity
21 to appear before you today. I would be
22 happy to answer any questions you may
23 have at this time.

24 COUNCILMAN SQUILLA: Any
25 questions?

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1 5/25/17 - STREETS - BILL 170357, ETC.

2 (No response.)

3 COUNCILMAN SQUILLA: Seeing
4 none, anyone else here to testify on Bill
5 No. 170466, as amended?

6 (No response.)

7 COUNCILMAN SQUILLA: Seeing
8 none, Mr. McMonagle, please read the
9 title of the next bill.

10 THE CLERK: Bill No. 170360, an
11 ordinance terminating a no parking
12 regulation on the Burnside Street between
13 Tower Street and a point approximately
14 140 feet west thereof.

15 (Witness approached witness
16 table.)

17 COUNCILMAN SQUILLA: Thank you.
18 Dave, please state your name
19 for the record and proceed with your
20 testimony.

21 MR. DLUGOSZ: Good morning. My
22 name is David Dlugosz. I am a District
23 Traffic Engineer for the Department of
24 Streets. I'm here today to offer
25 testimony on Bill No. 170360.

1 5/25/17 - STREETS - BILL 170357, ETC.

2 The Department of Streets has
3 no objections. This regulation was
4 terminated on a trial basis beginning
5 August 10th, 2016.

6 Thank you for the opportunity
7 to appear. I'd be happy to take any
8 questions.

9 COUNCILMAN SQUILLA: Thank you.
10 Any questions?

11 (No response.)

12 COUNCILMAN SQUILLA: Seeing
13 none, anyone else here to testify on Bill
14 No. 170360?

15 (No response.)

16 COUNCILMAN SQUILLA: Seeing
17 none, Mr. McMonagle, please read the
18 title of the next bill.

19 THE CLERK: Bill No. 170361, an
20 ordinance establishing a no parking
21 regulation on Fox Street between Roberts
22 Avenue and Abbottsford Avenue, east side.

23 COUNCILMAN SQUILLA: Please
24 proceed.

25 MR. DLUGOSZ: My name is David

1 5/25/17 - STREETS - BILL 170357, ETC.

2 Dlugosz. I'm a District Traffic Engineer
3 for the Department of Streets. I'm here
4 today to offer testimony on Bill No.
5 170361.

6 The Department of Streets has
7 no objections to this bill. This
8 regulation was established on a trial
9 basis beginning November the 10th, 2016.

10 Thank you for the opportunity
11 to appear. I'd be happy to take any
12 questions.

13 COUNCILMAN SQUILLA: Any
14 questions?

15 (No response.)

16 COUNCILMAN SQUILLA: Seeing
17 none, anyone else here to testify on Bill
18 No. 170361?

19 (No response.)

20 COUNCILMAN SQUILLA: Seeing
21 none, Mr. McMonagle, please read the
22 title of the next bill.

23 THE CLERK: Bill No. 170362, an
24 ordinance establishing a no parking
25 regulation on Flat Rock Road between

1 5/25/17 - STREETS - BILL 170357, ETC.

2 Leverington Avenue and Fountain Street,
3 east side.

4 COUNCILMAN SQUILLA: Please
5 proceed.

6 MR. DLUGOSZ: Good afternoon.
7 My name is David Dlugosz. I'm a District
8 Traffic Engineer for the Department of
9 Streets. I'm here today to offer
10 testimony on Bill No. 170362.

11 The Department of Streets has
12 no objections to this bill. This
13 regulation was established on a trial
14 basis beginning on November 22nd, 2016.

15 Thank you for the opportunity
16 to appear before you today. I'd be happy
17 to answer any questions you may have.

18 COUNCILMAN SQUILLA: Thank you.

19 Any questions?

20 (No response.)

21 COUNCILMAN SQUILLA: Seeing
22 none, anyone else here to testify on Bill
23 No. 170362?

24 (No response.)

25 COUNCILMAN SQUILLA: Thank you

1 5/25/17 - STREETS - BILL 170357, ETC.
2 for your testimony.

3 Mr. McMonagle, please read the
4 title of the next bill.

5 THE CLERK: Bill No. 170472, an
6 ordinance authorizing 2732 Donna's Bar
7 Inc. to install, own and maintain an
8 open-air sidewalk cafe at 2732 East
9 Allegheny Avenue, Philadelphia, PA 19134,
10 under certain terms and conditions.

11 (Witness approached witness
12 table.)

13 COUNCILMAN SQUILLA: Thank you.
14 Saint, just state your name for
15 the record and then proceed with your
16 testimony.

17 MR. TORRENCE: Good afternoon,
18 Chairman Squilla and members of the
19 Streets and Services Committee. My name
20 is St. Martin Torrence. I'm the Director
21 of Legislative Affairs for the Department
22 of Streets. I'm here to offer testimony
23 on Bill No. 170472, as amended.

24 This bill authorizes Donna's
25 Bar Inc. to construct, own and maintain

1 5/25/17 - STREETS - BILL 170357, ETC.
2 an open-air sidewalk cafe at 2732 East
3 Allegheny Avenue.

4 My testimony is submitted. The
5 Streets Department does not have any
6 opposition to this encroachment.

7 Thank you for your time.

8 COUNCILMAN SQUILLA: Thank you.
9 Very good testimony.

10 Any questions?

11 (No response.)

12 COUNCILMAN SQUILLA: Seeing
13 none, anyone else here to testify on Bill
14 No. 170472?

15 (No response.)

16 COUNCILMAN SQUILLA: Seeing
17 none, Mr. McMonagle, please read the
18 title of the next bill.

19 THE CLERK: Bill No. 170473, an
20 ordinance authorizing B1 Holdings to
21 install, own and maintain an open-air
22 sidewalk cafe at 767 South 9th Street,
23 Philadelphia, PA 19147, under certain
24 terms and conditions.

25 MR. TORRENCE: Good afternoon,

1 5/25/17 - STREETS - BILL 170357, ETC.

2 Chairman Squilla and members of the
3 Streets and Services Committee. My name
4 is St. Martin Torrence. I'm the Director
5 of Legislative Affairs for the Department
6 of Streets. I'm here to offer testimony
7 on Bill No. 170473, as amended.

8 My testimony is submitted. The
9 Streets Department does not have any
10 opposition to this encroachment.

11 Thank you for your time.

12 COUNCILMAN SQUILLA: Thank you.

13 Any questions?

14 (No response.)

15 COUNCILMAN SQUILLA: Seeing
16 none, anyone else here to testify on Bill
17 No. 170473?

18 (No response.)

19 COUNCILMAN SQUILLA: Seeing
20 none, Mr. McMonagle, please read the
21 title of the next bill.

22 THE CLERK: Bill No. 170474, an
23 ordinance authorizing 1338 Inc. to
24 install, own and maintain an open-air
25 sidewalk cafe at 1338-40 South 10th

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1 5/25/17 - STREETS - BILL 170357, ETC.
2 Street, Philadelphia, PA 19147, under
3 certain terms and conditions.

4 MR. TORRENCE: Good afternoon,
5 Chairman Squilla and members of the
6 Streets and Services Committee. My name
7 is St. Martin Torrence. I'm the Director
8 of Legislative Affairs for the Department
9 of Streets. I'm here to offer testimony
10 on Bill No. 170474, as amended.

11 My testimony is submitted. The
12 Streets Department does not have any
13 opposition to this encroachment.

14 Thank you.

15 COUNCILMAN SQUILLA: Thank you
16 for your testimony.

17 Any questions?

18 (No response.)

19 COUNCILMAN SQUILLA: Anyone
20 else here to testify on Bill No. 170474?

21 (No response.)

22 COUNCILMAN SQUILLA: Seeing
23 none, Mr. McMonagle, please read the
24 title of the next bill.

25 THE CLERK: Bill No. 170475, an

1 5/25/17 - STREETS - BILL 170357, ETC.
2 ordinance authorizing WT Restaurant
3 Holdings, LLC, to install, own and
4 maintain an open-air sidewalk cafe at 743
5 South 4th Street, Philadelphia, PA 19147,
6 under certain terms and conditions.

7 MR. TORRENCE: Good afternoon,
8 Chairman Squilla and members of the
9 Streets and Services Committee. My name
10 is St. Martin Torrence. I'm the Director
11 of Legislative Affairs for the Department
12 of Streets. I'm here to offer testimony
13 on Bill No. 170475, as amended.

14 My testimony is submitted. The
15 Streets Department does not have any
16 opposition to this encroachment.

17 Thank you for your time.

18 COUNCILMAN SQUILLA: Thank you
19 for your testimony.

20 Any questions?

21 (No response.)

22 COUNCILMAN SQUILLA: Seeing
23 none, anyone else here to testify on Bill
24 No. 170475?

25 (No response.)

1 5/25/17 - STREETS - BILL 170357, ETC.

2 COUNCILMAN SQUILLA: Seeing
3 none, thank you.

4 Mr. McMonagle, please read the
5 title of the next bill.

6 THE CLERK: Bill No. 170400, an
7 ordinance amending Section 12-701 of The
8 Philadelphia Code, entitled "Designation
9 of Bicycle Lanes," by authorizing the
10 Department of Streets to designate a
11 buffered bicycle lane, in the eastbound
12 direction, on Chestnut Street from South
13 45th Street to South 34th Street, and to
14 remove a travel lane on Chestnut Street
15 in the same limits, under certain terms
16 and conditions.

17 (Witness approached witness
18 table.)

19 COUNCILMAN SQUILLA: Thank you.
20 Please state your name for the
21 record and proceed with your testimony.

22 MR. ALI: Good afternoon,
23 Chairman Squilla and members of the
24 Streets Services Committee. I thank you
25 all for the opportunity to appear before

1 5/25/17 - STREETS - BILL 170357, ETC.
2 you today. My name is Kasim Ali. I'm
3 the Acting Chief Traffic Engineer for the
4 Streets Department. I'm here today to
5 offer testimony on Bill No. 170400, which
6 authorizes the Department of Streets to
7 designate a buffered bicycle lane, in the
8 eastbound direction, on Chestnut Street
9 from South 45th Street to South 34th
10 Street, and to remove a travel lane on
11 Chestnut Street for the same limits,
12 under certain terms and conditions.

13 The Department of Streets
14 supports this bill. We thank
15 Councilwoman Blackwell for her support on
16 this measure.

17 Thanks again for the
18 opportunity to testify. A representative
19 from the Office of Transportation and
20 Infrastructure Systems is here, and we
21 both would be happy to answer any
22 questions at this time.

23 COUNCILMAN SQUILLA: Thank you
24 for your testimony.

25 We would like to recognize

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1 5/25/17 - STREETS - BILL 170357, ETC.

2 Councilwoman Blackwell who is here and I
3 understand is the sponsor for Bill No.
4 170400.

5 COUNCILWOMAN BLACKWELL: Thank
6 you, Mr. Chairman. They beat me down, my
7 community, Bike Coalition, everybody. So
8 we're happy to support it and ask the
9 Committee if you would as well.

10 Thank you.

11 COUNCILMAN SQUILLA: Thank you,
12 Councilwoman. Thank you for your
13 support.

14 Are there any questions?

15 (No response.)

16 COUNCILMAN SQUILLA: Seeing
17 none, is there anyone else here to
18 testify on Bill No. 170400?

19 THE CLERK: Bob Previdi and
20 Maurice Jones.

21 (Witnesses approached witness
22 table.)

23 MR. PREVIDI: Hey,
24 Councilwoman -- Councilman Squilla. I'm
25 Bob Previdi from the Bicycle Coalition.

1 5/25/17 - STREETS - BILL 170357, ETC.

2 I just want to thank Councilwoman
3 Blackwell for her support on this bill.
4 We want to make streets safe for all
5 wheeled users.

6 I'm going to yield my time over
7 to Maurice.

8 COUNCILWOMAN BLACKWELL: Thank
9 you.

10 COUNCILMAN SQUILLA: Thank you,
11 Bob.

12 Please proceed.

13 MR. JONES: Good afternoon,
14 Chairman Squilla and the Committee.
15 Jannie knows me well. I'm the President
16 of the Home and School Association for
17 the Henry C. Lea School and I'm also the
18 President of Garden Court Community
19 Association.

20 We totally support this bill to
21 make the area that we live in safer, and
22 as a person that bikes in the area, along
23 with my son and many of our residents, we
24 totally support this bill and thank the
25 Councilwoman for her support as well.

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1 5/25/17 - STREETS - BILL 170357, ETC.

2 COUNCILMAN SQUILLA: Thank you.

3 Just state your name for the record
4 again.

5 MR. JONES: It's Maurice Jones.

6 COUNCILMAN SQUILLA: Thank you.

7 Are there any questions?

8 Councilwoman Blackwell.

9 COUNCILWOMAN BLACKWELL: We
10 knew him when his son was a little boy.

11 Now he's got to look up. We know him a
12 very long time. Thank you. Thank you.

13 COUNCILMAN SQUILLA: Thank you.

14 It sounds like it's a big lovefest here
15 today for the bike lanes. So that's
16 great.

17 Are there any questions?

18 (No response.)

19 COUNCILMAN SQUILLA: Seeing
20 none, is there anyone else here to
21 testify on Bill No. 170400?

22 (No response.)

23 COUNCILMAN SQUILLA: Thank you
24 for your testimony.

25 Mr. McMonagle, please read the

1 5/25/17 - STREETS - BILL 170357, ETC.
2 title of the next bill.

3 THE CLERK: Bill No. 170357, an
4 ordinance authorizing Liberty Property
5 18th and Arch, LP to construct, own and
6 maintain ancillary building encroachments
7 at 1800 Arch Street, under certain terms
8 and conditions.

9 (Witnesses approached witness
10 table.)

11 COUNCILMAN SQUILLA: And I
12 believe -- please proceed to the -- and
13 this Bill 170357, as amended, will have
14 testimony.

15 Please proceed.

16 MS. CHIU: So good afternoon,
17 Chairman Squilla and members of Streets
18 and Services Committee. I'm Sarah Chiu,
19 City Planner with the Philadelphia City
20 Planning Commission. I'm here to testify
21 on Bill No. 170357, which was introduced
22 by Councilmember Greenlee for Council
23 President Clarke on April 20th, 2017.

24 Bill No. 170357 would permit
25 the construction of two ancillary

1 5/25/17 - STREETS - BILL 170357, ETC.
2 buildings on the 1800 block of Arch
3 Street. Each of the buildings measures
4 approximately 16 feet wide and 7 feet 9
5 inches deep and approximately 10 feet in
6 height, excepting the roof overhang.

7 The proposed uses for the
8 ancillary buildings are for displays and
9 sales of newspapers, magazines, and
10 periodicals, as well as the sale of food
11 and non-alcoholic beverage in connection
12 with the buildings on the same block.

13 At its meeting on May 16th,
14 2017, the City Planning Commission
15 recommended Bill No. 170357 not be
16 approved because the Commission finds the
17 proposed uses should be contained inside
18 the building.

19 This concludes my testimony. I
20 appreciate the opportunity to testify
21 before you today and would be pleased to
22 answer any questions you may have.

23 COUNCILMAN SQUILLA: Saint, you
24 want to proceed, then we'll ask
25 questions.

1 5/25/17 - STREETS - BILL 170357, ETC.

2 MR. TORRENCE: Good afternoon,
3 Chairman Squilla and members of the
4 Streets and Services Committee. My name
5 is St. Martin Torrence. I'm the Director
6 of Legislative Affairs for the Department
7 of Streets. I'm here to offer testimony
8 on Bill No. 170357, as amended.

9 This bill authorizes Liberty
10 Property 18th and Arch to construct, own
11 and main ancillary building encroachments
12 at 1800 Arch Street, under certain
13 conditions as follows.

14 The description is in my
15 testimony, but at the end here, the
16 Streets Department has not received any
17 plans from Liberty Property and, as such,
18 we cannot at this juncture support these
19 encroachments. Furthermore, we disagree
20 with the placement of the newsstands 13
21 feet from the Arch Street curb, as we
22 require at least 18 feet from the
23 curblane of all street furniture, which
24 includes newsstands.

25 We understand that there will

1 5/25/17 - STREETS - BILL 170357, ETC.
2 be a concession agreement negotiated with
3 the City and in place before the
4 ancillary buildings open. We look
5 forward to being involved in that
6 process.

7 Thank you for your time. This
8 concludes my testimony.

9 COUNCILMAN SQUILLA: Thank you.
10 Councilman Greenlee.

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

13 Quickly, I understand this has
14 some amendments to this bill. Have you
15 seen them?

16 MS. CHIU: Yes. Yeah. I think
17 Comcast agreed to move the building 18
18 inches from the curb, yeah. The
19 Commission's main concern is the proposed
20 uses on the sidewalk. They feel there's
21 already a lot of sales in the -- across
22 the street in building on both sides. So
23 they feel the magazine sales and all the
24 beverage sales should be inside, inside
25 the building.

1 5/25/17 - STREETS - BILL 170357, ETC.

2 COUNCILMAN GREENLEE: Now,
3 Saint, I think you talked about the
4 measurement, the encroachment itself,
5 right?

6 MR. TORRENCE: Yes.

7 COUNCILMAN GREENLEE: So --

8 MR. TORRENCE: So that takes
9 care of that, yes.

10 COUNCILMAN GREENLEE: The
11 amendments take care of --

12 MR. TORRENCE: But I guess what
13 our issue is the official submission of
14 plans. Like we just can't just say,
15 yeah, we got it. So once the plans are
16 officially submitted, then we can go
17 forward.

18 COUNCILMAN GREENLEE: Okay.
19 All right. But the amendment does
20 address the measurement?

21 MR. TORRENCE: It addresses
22 that particular issue, yes, but I'll
23 keep -- I'll stop there.

24 COUNCILMAN GREENLEE: Okay. I
25 hear you. Thank you.

1 5/25/17 - STREETS - BILL 170357, ETC.

2 Thank you, Mr. Chair.

3 COUNCILMAN SQUILLA: Thank you.

4 Councilman Oh.

5 COUNCILMAN OH: Thank you very
6 much, Mr. Chairman. So could I just ask
7 in simple terms, what I heard you say is
8 that basically there's an opposition to
9 this at this time?

10 COUNCILMAN SQUILLA: Not the
11 amendment.

12 COUNCILMAN OH: The Planning
13 Commission has an opposition to the
14 placement of the kiosk or the use of the
15 kiosk?

16 MS. CHIU: The uses.

17 COUNCILMAN OH: Not the
18 placement of the kiosks?

19 MS. CHIU: Including the
20 placement of the kiosk, yeah. They don't
21 believe there's actually uses should be
22 allowed on the sidewalk.

23 COUNCILMAN OH: So it's in
24 opposition to the kiosk and its use?

25 MS. CHIU: Correct.

1 5/25/17 - STREETS - BILL 170357, ETC.

2 COUNCILMAN OH: And then, I'm
3 sorry, Saint, same thing?

4 MR. TORRENCE: So it's almost
5 as if someone told you something. They
6 told us -- we've had meetings and
7 everything. We just haven't had the
8 official submission of the plans. That's
9 what our issue is.

10 COUNCILMAN OH: Okay. So your
11 issue is, you need to actually receive
12 the plans?

13 MR. TORRENCE: Yes.

14 COUNCILMAN OH: And separately
15 you're saying that the Planning
16 Commission has an opposition to the
17 placement and the use of the kiosk?

18 MS. CHIU: Right.

19 COUNCILMAN OH: Okay. And is
20 there some communications going on or is
21 there anything anticipated quickly or are
22 you just waiting for further information,
23 at least on the part of Saint?

24 MR. TORRENCE: I'm sure that
25 after this, there will be some

1 5/25/17 - STREETS - BILL 170357, ETC.
2 communication.

3 COUNCILMAN OH: Okay. All
4 right. Thank you very much. I just
5 wanted to be clear.

6 MR. TORRENCE: No problem.

7 COUNCILMAN SQUILLA: Councilman
8 Greenlee.

9 COUNCILMAN GREENLEE: Just
10 quickly, and just to address part of what
11 Councilman Oh is talking about. I know
12 Council President Clarke's
13 representatives have been in touch both
14 with the developer and with the City on
15 this. So it sounds like it's getting
16 worked out, is, I guess, the best way I
17 could say it. I'm not sure we're going
18 to -- they're going to be able to fully
19 please the Planning Commission, because I
20 think they have the problem with the use
21 itself, but I think the encroachment of
22 the use I think can get worked out.

23 COUNCILMAN OH: Okay. Thank
24 you.

25 COUNCILMAN SQUILLA: Any other

1 5/25/17 - STREETS - BILL 170357, ETC.

2 questions?

3 (No response.)

4 COUNCILMAN SQUILLA: Is there

5 anyone else here to testify on Bill No.

6 170357?

7 (Witnesses approached witness

8 table.)

9 COUNCILMAN SQUILLA: Okay.

10 Thank you. Please state your name for

11 the record, as we're testifying on the

12 amended Bill No. 170357, and proceed with

13 your testimony.

14 MR. GATTUSO: Good afternoon,

15 Mr. Chairman and members of the

16 Committee. My name is John Gattuso,

17 Senior Vice President and Regional

18 Director of Liberty Property Trust. We

19 are developing the Comcast Technology

20 Center at 1800 Arch Street, and thank you

21 for allowing me the opportunity to speak

22 to you today and to request that the

23 Committee act favorably on Bill No.

24 170357.

25 Bill No. 170357 permits us to

1 5/25/17 - STREETS - BILL 170357, ETC.
2 place kiosks designed by the
3 world-renowned Foster and Partners
4 architecture firm to complement the
5 design of the Comcast Technology Center
6 on the sidewalk of Arch Street in the
7 locations which would otherwise be
8 occupied by newsstands.

9 Our purposes in seeking this
10 permission are to enliven the street and
11 to enhance the pedestrian experience and
12 to do so with structures specifically
13 designed to complement the adjacent
14 building.

15 Bill No. 170357 has been
16 carefully crafted to support these
17 purposes. Section 3(b) allows the sale
18 of food only so long as the kiosks are
19 operated in connection with or as part of
20 a mixed-use office, hotel and/or
21 residential skyscraper. And Section 3(c)
22 requires that the utility service to the
23 kiosks must be billed to the utility
24 accounts of the adjacent building.

25 We have engaged the firm of

1 5/25/17 - STREETS - BILL 170357, ETC.
2 Pleasant News Incorporated to operate
3 these facilities. Pleasant News under
4 its Chief Executive Officer, Robert Nix,
5 III, has deep experience in operating
6 quality newsstands and food concessions
7 at airports and other locations
8 throughout the region.

9 The Comcast Technology Center
10 and its associated public improvements,
11 including the extension of the Suburban
12 Station concourse under 18th Street and
13 through the new building out to 19th
14 Street, represent an investment over \$1.5
15 billion. We seek to protect and enhance
16 that investment and to set a new standard
17 in quality and design for Philadelphia
18 for the high-quality streetscape by
19 providing a high-quality service
20 controlled by the adjacent building
21 management in the highest quality
22 structure in the City.

23 What we -- just to add as an
24 addendum to my prepared remarks, I think
25 there was a question as to, in one

1 5/25/17 - STREETS - BILL 170357, ETC.
2 specific location, the structure coming
3 within 13 inches of the curb, and we have
4 agreed through an amendment to come into
5 compliance with the Department of
6 Streets' requirement for 18 inches
7 clearance. That's no problem in meeting
8 that requirement.

9 The issue that was identified
10 by the City Planning Commission, though,
11 we do take a different perspective on.
12 The initial inspiration and approach for
13 what we're proposing today was from our
14 observations in many of the great cities
15 of Europe where active uses were put on
16 both sides of the sidewalk. Along Arch
17 Street we actually will have a
18 22-foot-wide sidewalk. So it's a much
19 wider condition than one finds today
20 along Arch Street. And the reason for
21 that is that all along the building
22 frontage, virtually the entire length of
23 Arch Street will be a restaurant use, and
24 then complementing that on the street
25 side are these cafes. So individuals who

1 5/25/17 - STREETS - BILL 170357, ETC.
2 may not either have the time or maybe
3 even the financial resources to go to the
4 restaurant can engage and get a light
5 bite to eat or a coffee, a cafe, a
6 cappuccino from the cafe that's sitting
7 on the street side of the pedestrian
8 walkway and then occupy and enliven the
9 street along the south side of Arch.

10 We view this block as very
11 important, because it connects the Logan
12 Square neighborhood with the Central
13 Business District. It is today,
14 pre-development, very much of a
15 pedestrian dead zone. There is no real
16 vibrant retail activity on the north side
17 of Arch Street because there's a parking
18 garage there. So what we're trying to do
19 is create a pedestrian zone that is
20 absolutely vibrant for the maximum number
21 of days a year and really provides an
22 elegant connection between the Logan
23 Square neighborhood and the Central
24 Business District. And that's the
25 genesis of the design proposal and then

1 5/25/17 - STREETS - BILL 170357, ETC.

2 the plan -- this ordinance that we have
3 requested today.

4 We've worked with the City for
5 almost three years on this. We have gone
6 through three Streets Commissioners, I
7 believe, in the preparation of this. Our
8 understanding was that having this bill
9 enacted was important before we could
10 submit officially our plans to the
11 Streets Department. But we have been in
12 very deep dialogue, and they've been
13 tremendously helpful over the last two,
14 two and a half years in preparing this
15 design and this ordinance.

16 Thank you.

17 COUNCILMAN SQUILLA: Thank you.

18 You want to testify?

19 MR. WITT: Tom Witt of Cozen
20 O'Connor.

21 Just to point out that in both
22 Sections 2 and Section 4(b) we are
23 required to comply with all requirements
24 of all City agencies, including Streets,
25 and to obtain all approvals and permits.

1 5/25/17 - STREETS - BILL 170357, ETC.

2 So this bill would give us the right to
3 go to Streets and request the appropriate
4 permits.

5 COUNCILMAN SQUILLA: Thank you
6 for clarifying.

7 Are there any questions?

8 Councilman Oh.

9 COUNCILMAN OH: I just have
10 kind of a general question. Having no
11 expertise in this area, it would be very
12 helpful.

13 So the Comcast Technology or
14 Innovation Center that's currently being
15 built will bring a lot of people into
16 that location. And I'm looking at the
17 plan, and I do see that these kiosks are
18 located across from basically open areas,
19 but isn't there a lot of people in the
20 building? Wouldn't that put people on
21 the sidewalks? Why would these kiosks
22 for food or newspapers enliven the block?
23 Wouldn't it already be enlivened by the
24 tenants and visitors and other people
25 that are occupying the building?

1 5/25/17 - STREETS - BILL 170357, ETC.

2 MR. GATTUSO: Well, there's no
3 question, Councilman -- and thank you for
4 that observation. There's no question
5 that the addition of perhaps another
6 4,000 people at that location will be an
7 incredibly positive thing for the City in
8 general, but specifically the immediate
9 activation of the streetscape along Arch
10 Street. But we have taken an approach at
11 both the concourse level and at the
12 street level to very intentionally try to
13 drive the maximum amount of activity. We
14 think that's a very positive thing for
15 the City. We think it's actually a very
16 positive thing for the neighborhood. It
17 creates a sense of safety and well-being
18 that people are not the only one walking
19 along a stretch of 400 feet.

20 And so while there are a lot of
21 people that will be coming and going into
22 the building through the course of the
23 day, we also want to make sure we capture
24 as much of them and hold them for as long
25 a period of the day as possible. You can

1 5/25/17 - STREETS - BILL 170357, ETC.

2 imagine that perhaps early in the morning
3 somebody coming to get a coffee and maybe
4 sitting down, reading the newspaper
5 before going to work, or maybe they don't
6 even work in the building, maybe they're
7 just there in the neighborhood, or
8 afterwards along the street after the end
9 of the workday.

10 We've provided for street
11 furniture as part of our project so that
12 people would linger and stay there and
13 have dinner and maybe a drink and enjoy
14 themselves for as deep into the evening
15 as possible, again, to create that sense
16 of activity.

17 Our perspective on this is that
18 by adding these two kiosks, particularly
19 during the morning and middle of the day,
20 would help us achieve that kind of
21 activity. Having a lot of people in an
22 office building, there's no guarantee
23 that you will enliven the streetscape. I
24 think unfortunately there may be many
25 buildings along West Market Street where

1 5/25/17 - STREETS - BILL 170357, ETC.

2 you see that phenomena. And so this is
3 really an effort to try to capture that
4 activity and have it activate the street
5 while in fact we are bringing 4,000
6 people and populating the building that's
7 immediately adjacent.

8 COUNCILMAN OH: All right.

9 Thank you for that explanation.

10 MR. GATTUSO: Sure. Thank you.

11 COUNCILMAN SQUILLA:

12 Councilwoman Bass.

13 COUNCILWOMAN BASS: Thank you.

14 Hi. Just also just following
15 up on the Councilman's questioning,
16 Councilman Oh's question, because it
17 almost appears as if in some of the
18 instances that the kiosks force people
19 into the street, not even on the
20 sidewalk. So I heard your explanation,
21 but it just does appear from the
22 illustration here that it looks like I
23 could be perfectly fine walking down the
24 sidewalk and then I'm sort of forced into
25 the street, particularly if the sidewalk

1 5/25/17 - STREETS - BILL 170357, ETC.

2 is crowded.

3 MR. GATTUSO: Councilwoman, I
4 totally share with you the feeling that
5 what one wouldn't want to create is an
6 obstacle or a narrowing of the sidewalk
7 in any way that would make it
8 uncomfortable or push people -- certainly
9 not push people into the street.

10 Current ordinance provides
11 wherever there's a newsstand, that there
12 has to be a minimum of 6 feet of
13 clearance. What we've done with this
14 proposal, we start with a sidewalk
15 between the face of the building and the
16 street curb. It's 22 feet. We maintain
17 a minimum clearance of the actual clear
18 path of the walkway of 9 feet. It's 50
19 percent more than what's required by the
20 current City Code.

21 We place these kiosks so that
22 they are on the street side of that 9
23 foot pathway and they're in the zone
24 where immediately adjacent to them would
25 be trees and seating. So it's in a zone

1 5/25/17 - STREETS - BILL 170357, ETC.
2 that's not the pedestrian walkway area,
3 if you will, specifically so as to not to
4 create the phenomena that you just
5 described, which we would find
6 unacceptable as well. So we've achieved
7 this by pulling the building farther away
8 from the curb on Arch Street to widen the
9 sidewalk to begin with and then making
10 sure that we've created a zone between
11 the pedestrian walkway and the street
12 where we place the kiosks, seating, and
13 trees. And the reason for that, again,
14 is to create an even enhanced sense of
15 safety and well-being for the pedestrian
16 as they walk along the sidewalk, so
17 they're not really up against the street.
18 So that condition that we end up with is
19 exactly the antithesis of what you were
20 just envisioning. It actually creates a
21 very safe precinct for the pedestrian.

22 COUNCILWOMAN BASS: All right.
23 Thank you.

24 MR. GATTUSO: Thank you.

25 COUNCILMAN SQUILLA: Thank you.

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1 5/25/17 - STREETS - BILL 170357, ETC.

2 Any other questions?

3 (No response.)

4 COUNCILMAN SQUILLA: Seeing

5 none, is there anyone else here to

6 testify on Bill No. 170357, as amended?

7 (No response.)

8 MR. GATTUSO: Thank you.

9 COUNCILMAN SQUILLA: Thank you

10 so much for your testimony.

11 That will end our hearing. We

12 will now go into committee.

13 I'd like to recognize

14 Councilman Greenlee.

15 COUNCILMAN GREENLEE: Thank

16 you, Mr. Chairman. I move the adoption

17 of the amendments that have been proposed

18 to the following bills: Amendments to

19 Bill No. 170359, 170466, 170472, 170473,

20 170474, 170475, and 170357. I move the

21 adoption of those amendments.

22 (Duly seconded.)

23 COUNCILMAN SQUILLA: The

24 amendments have been moved and properly

25 seconded.

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1 5/25/17 - STREETS - BILL 170357, ETC.

2 All in favor?

3 (Aye.)

4 COUNCILMAN SQUILLA: Any

5 opposed?

6 (No response.)

7 COUNCILMAN SQUILLA: The ayes

8 have it. All amendments have been

9 approved.

10 Councilman Greenlee.

11 COUNCILMAN GREENLEE: Thank

12 you, Mr. Chairman. I move that the

13 following bills with those appropriate

14 amendments be reported out of this

15 Committee with a favorable recommendation

16 and that the rules of Council be

17 suspended to allow for first reading at

18 our next session of Council: Bill Nos.

19 170359 as amended, 170466 as amended,

20 170360, 170361, 170362, 170472 as

21 amended, 170473 as amended, 170474 as

22 amended, 170475 as amended, 170400, and

23 170357 as amended.

24 (Duly seconded.)

25 COUNCILMAN SQUILLA: Bills have

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1 5/25/17 - STREETS - BILL 170357, ETC.

2 been read into the record and properly
3 seconded.

4 All in favor?

5 (Aye.)

6 COUNCILMAN SQUILLA: Any
7 opposed?

8 (No response.)

9 COUNCILMAN SQUILLA: The ayes
10 have it. All bills read into the record
11 have been approved with a suspension of
12 the rules to be read at the next Council
13 session.

14 Thank you, and have a great
15 day.

16 (Committee on Streets and
17 Services concluded at 3:00 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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