

Committee on Rules
6/15/2022

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Wednesday, June 15, 2022
12:00 p.m.

PRESENT:

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

ALSO PRESENT:

COUNCILWOMAN CHERELLE L. PARKER

BILLS: 200118, 220007, 220323, 220338, 220357,
220358, 220363, 220414, 220417, 220445,
220446, 220449, 220450, 220451, 220452,
220456, 220458

1 - - -

2 COUNCILMAN JOHNSON: Good
3 afternoon, everyone. I understand
4 that state law currently requires that
5 the following announcement be made at
6 the beginning of every remote public
7 hearing as follows:

8 This is the Committee on
9 Rules, Wednesday, June 15, 2022. Due
10 to the current public health
11 emergency, City Council Committees are
12 currently meeting remotely. We are
13 currently using Microsoft Teams to
14 make these remote hearings possible.

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

24 Will the Clerk please call
25 the roll to take attendance. Members

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

7 THE CLERK: Vice-Chair Mark
8 Squilla.

9 COUNCILMAN SQUILLA: Good
10 morning, Mr. Chair and -- good
11 afternoon, Mr. Chair and colleagues.
12 Present.

13 THE CLERK: Councilmember
14 David Oh.

15 COUNCILMAN OH: Good
16 afternoon, Chair and colleagues. I'm
17 present.

18 THE CLERK: Councilmember
19 Cindy Bass.

20 COUNCILWOMAN BASS: Good
21 afternoon, Mr. Chairman and
22 colleagues. I am present.

23 THE CLERK: Councilmember
24 Katherine Gilmore Richardson.

25 COUNCILWOMAN GILMORE

1 RICHARDSON: Good afternoon, Mr. Chair
2 and colleagues. I am present.

3 THE CLERK: Councilmember
4 Maria Quinones-Sanchez.

5 COUNCILWOMAN QUINONES-
6 SANCHEZ: Good afternoon. I am
7 present, Mr. Chair.

8 THE CLERK: Councilmember
9 Curtis Jones.

10 (No response.)

11 THE CLERK: And,
12 Councilmember Brian O'Neill.

13 COUNCILMAN O'NEILL: Good
14 afternoon, everyone.

15 THE CLERK: Mr. Chair, a
16 quorum is present.

17 COUNCILMAN JOHNSON: Thank
18 you. A quorum of the Committee is
19 present and this hearing is now called
20 to order. This is the public hearing
21 of the Committee on Rules regarding
22 Bill Nos. 200118, 220007, 220323,
23 220338, 220357, 220358, 220363,
24 220414, 220417, 220445, 220446,
25 220449, 220450, 220451, 220452, 220456

1 and 220458.

2 Will the Clerk please read
3 the titles of the bills.

4 Bill No. 220445, to amend the
5 Philadelphia Zoning Maps by changing
6 the zoning designations of certain
7 areas of land located within an area
8 bounded by Cottman Avenue, Oxford
9 Avenue, Tyson Avenue, Rising Sun
10 Avenue, Glenview Street, Bingham
11 Street, Kerper Street, Rising Sun
12 Avenue, Unruh Avenue, Martins Mill
13 Road, City Boundary and Hasbrook
14 Avenue.

15 Bill No. 220446, amending
16 Title 14 of The Philadelphia Code,
17 entitled "Zoning and Planning," by
18 revising certain provisions of Section
19 14-520, entitled "/NDO, Ninth District
20 Overlay District," all under certain
21 terms and conditions.

22 Bill No. 200118, amending
23 Title 14 of The Philadelphia Code,
24 entitled "Zoning and Planning," by
25 revising certain provisions of Chapter

1 14-700, entitled "Development
2 Standards," by revising bulk and
3 massing controls within CMX-4 and
4 CMX-5 zoning districts, all under
5 certain terms and conditions.

6 Bill No. 220456, to amend the
7 Philadelphia Zoning Maps by changing
8 the zoning designations of certain
9 areas of land located within an area
10 bounded by Market Street, extended,
11 the Delaware River, Dock Street,
12 extended, and 2nd Street, in order to
13 facilitate development of public open
14 space extending above Christopher
15 Columbus Boulevard and the Delaware
16 Expressway.

17 Bill No. 220458, amending
18 Title 14 of The Philadelphia Code,
19 entitled "Zoning and Planning," to
20 amend certain provisions of Chapter
21 14-500, entitled "Overlay Zoning
22 Districts," by amending the provisions
23 of Section 14-527 entitled, "/SMH,
24 South Philadelphia Municipal Hub
25 Overlay District," all under certain

1 terms and conditions.

2 Bill No. 220323, amending
3 Section 14-513 of The Philadelphia
4 Code, entitled "/TOD, Transit-Oriented
5 Development Overlay District," to
6 designate additional Transit-Oriented
7 Development Transit Stations, all
8 under certain terms and conditions.

9 Bill No. 220357, to approve
10 amendments of the Temple University
11 Master Plan in the area bounded by
12 Montgomery Avenue, 13th Street, Polett
13 Walk and 12th Street, related to the
14 new College of Health building at
15 1801-59, North 13th Street.

16 Bill No. 220007, amending
17 Chapter 14-500 of The Philadelphia
18 Code, entitled "Overlay Zoning
19 Districts," by amending a section as
20 proposed to be added by Bill
21 No. 210778, entitled the, "/AHP,
22 Affordable Housing Preservation
23 Overlay District," to add certain
24 areas within the area bounded by
25 Haverford Avenue, 38th Street, Walnut

1 Street and 46th Street, to the
2 district and making other changes, all
3 under certain terms and conditions.

4 Bill No. 220450, to amend the
5 Philadelphia Zoning Maps by changing
6 the zoning designations of certain
7 areas of land located within an area
8 bounded by Woodland Avenue, 49th
9 Street, Grays Avenue and 54th Street.

10 Bill No. 220451, to amend the
11 Philadelphia Zoning Maps, by changing
12 the zoning designations of certain
13 areas of land located within an area
14 bounded by Arch Street, 50th Street,
15 Pine Street and 54th Street.

16 Bill No. 220452, amending
17 Section 14-513 of The Philadelphia
18 Code, entitled "/TOD, Transit-Oriented
19 Development Overlay District," to
20 designate additional Transit-Oriented
21 Development Transit Stations, all
22 under certain terms and conditions.

23 Bill No. 220363, to amend the
24 Philadelphia Zoning Maps by changing
25 the zoning designations of certain

1 areas of land located within an area
2 bounded by South Street, the
3 Schuylkill River, 34th Street,
4 University Avenue, Civic Center
5 Boulevard and Health Sciences Drive;
6 and to approve amendments to the
7 University of Pennsylvania Master Plan
8 in the area bounded by South Street,
9 the Schuylkill River, 34th Street,
10 University Avenue, Civic Center
11 Boulevard and Health Sciences Drive,
12 related to the proposed Ott Center
13 building at 2910 South Street and
14 other previously approved minor
15 amendments.

16 Bill No. 220414, amending
17 Title 14 of The Philadelphia Code,
18 entitled "Zoning and Planning," by
19 revising and clarifying certain
20 landscaping requirements and
21 provisions and making related
22 technical changes, all under certain
23 terms and conditions.

24 Bill No. 220358, amending
25 Title 14 of The Philadelphia Code,

1 entitled "Zoning and Planning," by
2 amending certain provisions of Section
3 14-503, "/NCA, Neighborhood Commercial
4 Area Overlay District," relating to
5 the Ridge Avenue /NCA district and by
6 making related changes, all under
7 certain terms and conditions.

8 Bill No. 220417, amending
9 Title 14 of The Philadelphia Code,
10 entitled "Zoning and Planning," by
11 revising Section 14-303, Subsection
12 11(a), entitled "Registered Community
13 Organizations," by establishing a fund
14 to be used by Registered Community
15 Organizations to obtain legal
16 representation for hearings and
17 appeals before the Zoning Board of
18 Adjustments, all under certain terms
19 and conditions.

20 Bill No. 220338, amending
21 Title 14 of The Philadelphia Code,
22 entitled "Zoning and Planning," by
23 revising certain provisions of Section
24 14-524, entitled "/FDO, Fourth
25 District Overlay District," all under

1 certain terms and conditions.

2 Bill No. 220449, to amend the
3 Philadelphia Zoning Maps by changing
4 the zoning designation of a certain
5 area of land located within an area
6 bounded by 39th Street, Ludlow Street,
7 40th Street and Market Street, to
8 amend other rules relating to zoning
9 and approving a master plan for the
10 site bounded by the aforementioned
11 area, and making related changes to
12 various provisions of Title 14 of The
13 Philadelphia Code, entitled "Zoning
14 and Planning," and making technical
15 changes, all under certain terms and
16 conditions.

17 THE CLERK: Those are all the
18 bills, Mr. Chair.

19 COUNCILMAN JOHNSON: Thank
20 you very much. Before we begin to
21 hear testimony from the witnesses we
22 have for today, everyone who has been
23 invited to the meeting to testify
24 should be aware that this public
25 hearing is being recorded. Because

1 the hearing is public, participants
2 and viewers have no reasonable
3 expectation of privacy. By continuing
4 to be in the meeting, you are
5 consenting to being recorded.

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

17 Also, before we begin, I
18 wanted to announce that Bill Nos.
19 220338 and 220449 are being held.
20 Please let the record reflect that
21 Bill Nos. 220338 and 220449 are being
22 held at the request of the sponsor.

23 I will now recognize Dillon
24 Mahoney from Councilmember Parker's
25 Office to read a summary of the

1 amendment for Bill No. 220445, and I
2 ask the Clerk to display their limits
3 for the viewer's public.

4 THE CLERK: My apologies,
5 Mr. Chair. I'm working on sharing the
6 screen.

7 COUNCILMAN JOHNSON: It's
8 okay.

9 (Brief recess.)

10 THE CLERK: Mr. Chair, in
11 order to not delay the hearing
12 further, I think we can move forward
13 without the screen share.

14 COUNCILMAN JOHNSON: Sure.
15 Will the Clerk please call the panel
16 for Bill No. 220445.

17 THE CLERK: Paula Brumbelow
18 Burns.

19 COUNCILMAN JOHNSON: Hey,
20 Paula.

21 MS. BRUMBELOW BURNS: Hi.
22 Good afternoon, members of the Rules
23 Committee. I am Paula Brumbelow
24 Burns, Director of Legislation for the
25 Philadelphia City Planning Commission

1 and I'm going to be here with you all
2 day so introductions are over. I am
3 here to testify on Bill No. 220445,
4 which was introduced into City Council
5 on May 19, 2022 by Councilmember
6 Parker.

7 Bill No. 220445 amends the
8 Philadelphia Zoning Maps by changing
9 the zoning designations of certain
10 areas of land located within an area
11 bounded by Cottman Avenue, Oxford
12 Avenue, Tyson Avenue, Rising Sun
13 Avenue, Glenview Street, Bingham
14 Street, Kerper Street, Rising Sun
15 Avenue, Unruh Avenue, Martins Mill
16 Road, City Boundary and Hasbrook
17 Avenue.

18 The zoning changes are to
19 reflect existing uses and allow for
20 development consistent with character
21 and scale of the neighborhood. The
22 proposed zoning districts are I-1,
23 light industrial, and CMX-2,
24 commercial mixed-use. The proposed
25 corrective zoning map changes are in

1 line with the Lower Northeast District
2 Plan. The Philadelphia City Planning
3 Commission considered Bill No. 220445
4 at its meeting of June 9, 2022 and
5 recommended approval. I will be happy
6 to answer any questions at this time.

7 COUNCILMAN JOHNSON: Thank
8 you very much, Paula.

9 Any questions or comments
10 from members of the Committee?

11 THE CLERK: Mr. Chair, can I
12 just suggest that Mr. Mahoney be
13 recognized to describe the amendment
14 being offered?

15 COUNCILMAN JOHNSON:
16 Absolutely. The Clerk will now
17 recognize Mr. Dillon Mahoney from
18 Councilwoman Cherelle Parker's office
19 to read a summary of the amendment for
20 Bill No. 220445.

21 MR. MAHONEY: Thank you,
22 Mr. Chair.

23 At today's hearing,
24 Councilwoman Parker will be
25 introducing an amendment to 220445,

1 which amends the zoning designations
2 of property in the Burholme
3 neighborhood in Northeast
4 Philadelphia. The amendment will add
5 zoning maps developed in conjunction
6 with the Planning Commission staff as
7 an exhibit to the legislation that was
8 introduced in Council.

9 The zoning changes contained
10 in the amendment focus on correcting
11 the zoning designations of property
12 located along the Cottman Avenue
13 commercial corridor. The Planning
14 Commission staff assisted my office or
15 the office in identifying parcels
16 whose zoning designations no longer
17 correspond to the current use of the
18 property and in line with the 2035
19 Plan.

20 Our goals in introducing
21 these changes are one to encourage
22 development that fits with the
23 existing neighborhood's character and,
24 two, to reduce the number of
25 unnecessary variance applications for

1 businesses seeking to locate on the
2 commercial corridor. Thank you.

3 COUNCILMAN JOHNSON: Thank
4 you very much. Any other questions or
5 comments from members of the
6 Committee?

7 (No response.)

8 COUNCILMAN JOHNSON: Hearing
9 none, what we're going to do is I'm
10 going to call the Clerk -- I'm going
11 to ask the Clerk to please call the
12 panel for Bill No. 220446. And then I
13 will also again after the testimony
14 for 220446 call on Mr. Dillon Mahoney
15 from Councilwoman Cherelle Parker's
16 office to read an amendment to Bill
17 No. 220446.

18 THE CLERK: Mr. Chair, the
19 panel is Paula Brumbelow Burns and
20 Stephanie Michel.

21 COUNCILMAN JOHNSON: Please
22 state your name and start your
23 testimony.

24 MS. BRUMBELOW BURNS: Good
25 afternoon. I am Paula Brumbelow

1 Burns, Director of Legislation for the
2 Philadelphia City Planning Commission.
3 I am here to testify on Bill No.
4 220446, which was introduced into City
5 Council on May 19, 2022 by
6 Councilmember Parker. Bill No. 220446
7 amends The Philadelphia Zoning Code,
8 by revising certain provisions of
9 Section 14-520 NDO, Ninth District
10 Overlay District.

11 This bill identifies four
12 commercial corridors within the Ninth
13 Council District and requires a
14 special exception for consumer goods,
15 food, beverages and groceries,
16 sundries, pharmaceuticals and
17 convenience sales. This proposed
18 overlay amendment is modeled after a
19 similar overlay in the Fourth Council
20 District, which the Planning
21 Commission did not recommend for
22 approval.

23 The proposed use restrictions
24 are likely to slow business growth in
25 neighborhood commercial corridors,

1 creating an additional hurdle for new
2 businesses, large and small. The uses
3 targeted in this bill are common and
4 necessary for sustaining neighborhood
5 quality of life. Requiring
6 prospective businesses to retain an
7 attorney and face delay and
8 uncertainty of a special exception
9 hearing will undoubtedly discourage
10 the establishment of new businesses
11 and expansion of existing businesses.

12 It will disproportionately
13 affect business owners with limited
14 access to capital who have trouble
15 affording the additional legal costs
16 and time associated with a zoning
17 appeal. The Philadelphia City
18 Planning Commission considered Bill
19 No. 220446 at its meeting of June 9,
20 2022 and did not recommend for
21 approval. I'll be happy to answer any
22 questions at this time.

23 COUNCILMAN JOHNSON: Will the
24 Clerk please call the next panelist.

25 THE CLERK: Stephanie Michel.

1 MS. MICHEL: Good afternoon,
2 everyone. My name is Stephanie
3 Michel. I'm the Executive Director of
4 the North 5th Street Revitalization
5 Project. I'm here to share the
6 perspective of business owners and the
7 commercial corridor community, so this
8 is a statement that I actually had
9 this conversation with the business
10 owner shortly before joining the call.
11 And she said to me, you know,
12 Stephanie, without these businesses
13 everything would be okay. I've been
14 on 5th Street for over 30 years. This
15 is a big problem. I don't know how or
16 why they open and they don't care for
17 us. This just happens. They don't
18 have licenses to sell and they sell
19 loosies to underage kids. How can
20 people do this. People work to stop
21 this. Please work to stop this,
22 Stephanie. This is a big problem.
23 And so, my testimony is to
24 share that we have seen an increase in
25 smoke shops along commercial corridors

1 and these candy shops, and they're
2 having a negative impact on
3 communities across the City. They're
4 impacting neighboring businesses and I
5 think this bill in order to have them
6 meet with community members and be
7 intentional about opening up on our
8 commercial corridors will be helpful
9 and slow down the increase of these
10 nuisance businesses. Thank you for
11 your time.

12 COUNCILMAN JOHNSON: Thank
13 you, Stephanie. Before I acknowledge
14 the author of the bill, I would like
15 for Dillon Mahoney from Councilwoman
16 Cherelle Parker's office to read a
17 summary of the amendment for Bill
18 220446.

19 MR. MAHONEY: Thanks,
20 Chairman.

21 Councilwoman Parker will be
22 introducing an amendment to Bill
23 220446 -- sorry, my screen went away
24 there, excuse me -- which will expand
25 the bill's current coverage areas by

1 including additional commercial review
2 areas where the bill's requirements
3 would apply. As written, the
4 legislation would amend the Ninth
5 District Overlay to require a special
6 exception for certain categories of
7 businesses that apply for permits in
8 commercial review areas created by the
9 legislation.

10 The bill specifically
11 designates the boundaries of these
12 commercial review areas and the goal
13 in introducing the legislation was to
14 identify corridors with a high
15 concentration of nuisance businesses
16 and require new businesses that are
17 likely to generate a high volume of
18 nuisance complaints to seek a special
19 exception at the Zoning Board.

20 The amendment that is being
21 introduced today would do two things:
22 One, make technical changes to clarify
23 the boundaries of the commercial
24 review areas already included in
25 legislation as introduced; and two,

1 add additional commercial review areas
2 where the bill's restrictions would
3 apply. The commercial corridors which
4 will be added to the bill under the
5 proposed amendment are Castor Avenue
6 from Roosevelt Boulevard to Cottman
7 Avenue, Rising Sun Avenue from
8 Roosevelt Boulevard to Cottman Avenue,
9 Stenton Avenue from Haynes Street to
10 Allen Lane, Vernon Road from Fayette
11 Avenue to Michener Avenue and
12 Wadsworth Avenue from Michener Avenue
13 to Cheltenham Avenue. Thank you.

14 COUNCILMAN JOHNSON: Thank
15 you. I want to commend the author of
16 this bill. Those candy/smoke shops
17 are targeting primarily in African
18 American and Brown people's
19 communities. I have several
20 complaints, particularly in my
21 community. They stay open all hours
22 of the night, don't even know how that
23 happens, when people begin to
24 congregate out there based upon their
25 predatory nature and what they're

1 actually selling to the community.

2 So at this time, the Chair
3 recognizes Councilwoman Cherelle
4 Parker, and then I have to relinquish
5 my Chair to Councilman Mark Squilla as
6 I have to go into the District to
7 address some Councilmanic issues for a
8 moment. And then I'll be back later
9 today.

10 So the Chair now turns it
11 over to Councilman Mark Squilla who
12 acknowledges Councilwoman Cherelle
13 Parker, author of this bill.

14 COUNCILMAN SQUILLA: Thank
15 you, Mr. Chair.

16 Councilwoman Parker.

17 COUNCILWOMAN PARKER: Yes.
18 Chairman Johnson and now Chairman
19 Squilla, thank you so very much for
20 the opportunity. And, Chairman
21 Johnson, thank you so very much for
22 your comments.

23 I wanted to just note for the
24 record that if adopted, this bill will
25 add another tool in the toolbox for my

1 District's fight to address the issue
2 of nuisance businesses operating on
3 our neighborhood commercial corridors.

4 Chairman Squilla and members
5 of the Committee, just last night I
6 had a meeting. I attended the RCO
7 meeting for the 50th Ward about an
8 event space, just a standard operating
9 procedure, Mr. Chairman, for what we
10 have to go through, and of course what
11 issue comes up, the 24-hour smoke
12 shops that had absolutely nothing to
13 do with that event space.

14 Why? Because for too long
15 nuisance corner stores and smoke
16 shops, they've operated with impunity
17 in Black and Brown neighborhoods, and
18 this is what Chairman Johnson was
19 referencing, with no say from the
20 neighbors about the types of
21 businesses that can operate in their
22 communities. Black and Brown
23 neighborhoods have historically been
24 targets of exploitive business
25 practices. Nuisance smoke shops and

1 certain types of convenience stores
2 are a stark reminder that this history
3 is still alive today.

4 And when I was listening to
5 Chairman Squilla to Chairman Johnson's
6 comments, I had a flashback because I
7 was born in '72 but raised in the
8 '80s, we would have these
9 entertainment shops that sold radio
10 speakers and car speakers and stereo
11 equipment, but in their windows they
12 also had drug paraphernalia. Well,
13 the same type of display, windows
14 filled with pipes and drug
15 paraphernalia are on display behind
16 the counter. You'd be hard-pressed to
17 find a gallon of milk or a loaf of
18 bread in these so-called convenience
19 stores that my office receive several
20 calls about.

21 These nuisance businesses are
22 a burden on their communities, and
23 neighbors are tired of their quality-
24 of-life concerns falling on deaf ears
25 as it relates to this issue. In

1 addition to that -- and one second
2 here, Mr. Chairman, I just had the
3 same Dillon challenge -- they're tired
4 of their issues falling on deaf ears
5 and this requirement that these
6 businesses seek Zoning Board approval
7 will allow our neighbors to address
8 their concerns before a potential
9 nuisance business opens up in their
10 community. This just gives them some
11 say before the business opens up.

12 Dillon also already mentioned
13 that this is similar to what
14 Councilmember Jones did in the Fourth
15 District -- thank you, Councilmember
16 Jones -- it is vital that neighbors be
17 given a voice in decisions that impact
18 the quality of life in their
19 communities. And Bill No. 220446 will
20 ensure that their voices are heard.

21 I would also be remiss
22 without mentioning and especially
23 since Stephanie spoke before and just
24 gave her overview, I would be remiss
25 if I didn't mention the hard work that

1 our Council colleague Katherine
2 Gilmore Richardson has done in this
3 area. She is the person, in fact, who
4 has led the citywide effort to take
5 tours through commercial corridors,
6 and Stephanie was with us when we
7 toured the Fifth Street commercial
8 corridor together in late April to
9 observe the business corridor and the
10 negative impacts that smoke shops are
11 having.

12 You heard the testimony from
13 Michel. In addition to that -- from
14 Stephanie. In addition to that,
15 Councilwoman Gilmore Richardson and I
16 co-introduced a resolution calling on
17 the Philadelphia Department of Public
18 Health to exercise to the full extent
19 of its authority to address public
20 health issues related to the sale of
21 tobacco products, including hookah in
22 violation of the tobacco retailer
23 permit provisions in The Philadelphia
24 Code and to mitigate the
25 disproportionate effect of those sales

1 in certain areas.

2 The resolution was adopted by
3 Council last Thursday. I hope the
4 Department of Health will heed our
5 call. We can address the issue of
6 nuisance businesses, but it will take
7 legislation such as this bill, full
8 enforcement of other legislation that
9 is already on the books and the
10 political will to get it done.

11 So thank you, Mr. Chairman.
12 And I also want all members to note
13 this, in the Ninth Councilmanic
14 District in particular, because I
15 can't speak about what happens in
16 other Districts, we can log via our
17 various District police offices. All
18 of the calls, the shootings that have
19 occurred and unfortunately the tragic
20 homicides that have occurred in front
21 of and/or near these locations,
22 Mr. Chairman.

23 And so, to all of the
24 residents of the Ninth Councilmanic
25 District because we sent out a notice

1 that this hearing will be going on so
2 we know we have community-based
3 organizations and RCOs throughout the
4 night that are listening, we got it,
5 this comes from the ground up. We
6 heard what you said and this is our
7 attempt to actually do something about
8 it.

9 Thank you, Mr. Chairman.

10 COUNCILMAN SQUILLA: Thank
11 you so much, Councilmember. Well
12 said, and the concerns are real
13 throughout the City. Thank you.

14 It seems like we have a
15 comment before we go into the panel.
16 So, Councilmember Gilmore Richardson.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Yes. Thank you so much,
19 Councilmember Squilla.

20 I just wanted to thank
21 Councilmember Cherelle L. Parker for
22 her work on this issue and the work
23 she continues to do to address
24 quality-of-life issues in the
25 community. Look forward to continuing

1 to support this type of legislation
2 and just wanted to come on to say
3 thank you so much and thank you to
4 Stephanie who was out with us on the
5 front lines on the North Fifth Street
6 corridor when we did the corridor tour
7 in Councilmember Parker's District.
8 So thank you so much, Councilmember
9 Parker. I look forward to supporting
10 this legislation. Thank you.

11 COUNCILMAN SQUILLA: Thank
12 you, Councilmember, for your comments
13 and input.

14 Mr. Harris, do you want to
15 call the panel to testify on Bill No.
16 220446.

17 THE CLERK: Councilmember,
18 the panel did testify on that bill.

19 COUNCILMAN SQUILLA: Okay.

20 THE CLERK: Councilmember
21 Parker gave her remarks following the
22 panel's testimony.

23 COUNCILMAN SQUILLA: Okay.

24 Thank you so much.

25 Is there anyone else here to

1 testify, any other questions?

2 (No response.)

3 COUNCILMAN SQUILLA: Hearing
4 none, Mr. Harris, you want to read the
5 title -- I mean, call the panel for
6 the next bill.

7 THE CLERK: Yes, Mr. Chair.
8 Bill No. 200118. The witness is Paula
9 Brumelow Burns.

10 MS. BRUMBELOW BURNS: Good
11 afternoon, members of the Rules
12 Committee. Paula Brumelow Burns,
13 Director of Legislation for the
14 Philadelphia City Planning Commission.
15 I will testify on Bill No. 200118,
16 which was introduced into City Council
17 on February 6, 2020 by Councilmember
18 O'Neill for Councilmember Squilla.

19 Bill No. 200118 amends the
20 Philadelphia Zoning Code by revising
21 certain provisions of Chapter 14-700,
22 entitled "Development Standards," by
23 revising bulk and massing controls
24 within CMX-4 and CMX-5, Commercial
25 Mixed-Use zoning districts. The

1 amended version of Bill No. 200118
2 before you today is a result of
3 collaboration between the Building
4 Industry Association, Center City
5 Residents Association and the
6 Philadelphia City Planning Commission.

7 This bill will add a maximum
8 building with controls to new
9 construction buildings on Chestnut and
10 Walnut Streets for projects using the
11 Option A - Sky Plane to comply with
12 CMX-4 and CMX-5 bulk and massing
13 controls. These proposed widths will
14 now match those required for projects
15 using Option B which is the Open Area,
16 Building Width, Spacing and Height
17 Controls.

18 Additionally, a requirement
19 that a 10-foot setback above 55 feet
20 be provided for all lots of CMX-4 or
21 CMX-5 that front on Samson Street. In
22 addition, new construction buildings
23 on Samson Street width controls match
24 those on Chestnut and Walnut Streets.
25 The Philadelphia City Planning

1 Commission approved -- considered Bill
2 No. 200118 at its meeting of June 9,
3 2022 and recommended approval. I'll
4 be happy to answer any questions at
5 this time.

6 COUNCILMAN SQUILLA: Thank
7 you, Ms. Brumbelow, for your
8 testimony.

9 Are there any questions from
10 members of the Committee?

11 (No response.)

12 COUNCILMAN SQUILLA: Is there
13 anyone else to testify on Bill No.
14 200118?

15 (No response.)

16 COUNCILMAN SQUILLA: Hearing
17 none, Mr. Harris, please read the
18 title of the next bill and the panel
19 to testify.

20 THE CLERK: Bill No. 220456,
21 the witness is Paula Brumbelow Burns.

22 COUNCILMAN SQUILLA: Please
23 proceed.

24 MS. BRUMBELOW BURNS: Good
25 afternoon, members of the Rules. I'm

1 Paula Brumbelow Burns, Director of
2 Legislation for the Philadelphia City
3 Planning Commission. I'm here to
4 testify on Bill No. 220456, which was
5 introduced into City Council on May
6 19, 2022 by Councilmember Squilla.

7 Bill No. 220456 amends the
8 Philadelphia Zoning Maps by changing
9 the zoning designations of land
10 located with an area bounded by Market
11 Street, the Delaware River, Dock
12 Street and 2nd Street. This bill
13 will facilitate the development of
14 public open space that will extend
15 over the Delaware Expressway, I-95,
16 and Christopher Columbus Boulevard.
17 Currently, the right-of-way for I-95
18 has no zoning designation and will now
19 become SP-PO-A, Parks and Open Space
20 Active District, which will assist in
21 acquisition and future permitting for
22 the project. The Philadelphia City
23 Planning Commission considered Bill
24 No. 220456 at its meeting of June 9,
25 2022 and recommended for approval.

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

3 COUNCILMAN SQUILLA: Thank
4 you, Ms. Brumbelow. And this is an
5 exciting project obviously to have
6 another open space park in an area
7 that would have never existed before.
8 So thank you for all your work and
9 everybody who's involved in this
10 project. It's been a long time
11 coming, so much appreciated.

12 Are there any questions or
13 anybody else to testify on Bill No.
14 220456?

15 (No response.)

16 COUNCILMAN SQUILLA: Seeing
17 none, Mr. Harris, please read the next
18 bill and the panel to testify.

19 THE CLERK: Bill No. 220458,
20 also testifying Paula Brumbelow Burns.

21 MS. BRUMBELOW BURNS: Good
22 afternoon, members of the Rules
23 Committee. I'm Paula Brumbelow Burns,
24 Director of Legislation for the
25 Philadelphia City Planning Commission.

1 I'm here to testify my own Bill No.
2 220458, which was introduced into City
3 Council on May 19, 2022 by
4 Councilmember Squilla. Bill No.
5 220458 amends Title 14 of The
6 Philadelphia Code, entitled "Zoning
7 and Planning," to amend certain
8 provisions of Chapter 14-500, entitled
9 "Overlay Zoning Districts," by
10 amending the provisions of Section
11 14-527, entitled "SMH, South
12 Philadelphia Municipal Hub Overlay
13 District," all under certain terms and
14 conditions. The bill proposes changes
15 to the existing overlay for this
16 multi-use site at 11th and Wharton
17 Streets.

18 Current uses onsite include a
19 police station, fire station, a former
20 fleet management building, a PPA
21 parking lot and a mixed-use commercial
22 and residential building. This bill
23 increases the allowable square footage
24 of office, retail and commercial
25 service floor area per dwelling unit

1 from 250 square feet to 425 square
2 feet due to a reduction in residential
3 units from the original proposal.

4 The bill also prohibits
5 visitor accommodation and limited
6 lodging uses within the overlay.

7 There are no changes to the adopted
8 master plan for this area, which
9 includes the development of the new
10 fire station and a new mixed
11 residential and commercial building as
12 well as the conversion of the former
13 fleet management building to offices.

14 The Philadelphia City
15 Planning Commission considered Bill
16 No. 220458 at its meeting of June 9,
17 2022 and recommended approval. I'll
18 be happy to answer any questions at
19 this time.

20 COUNCILMAN SQUILLA: Thank
21 you for your testimony.

22 Are there any questions,
23 anyone else here to testify on Bill
24 No. 220458?

25 (No response.)

1 COUNCILMAN SQUILLA: Hearing
2 none, thank you so much.

3 Mr. Harris, could you please
4 read the next bill and the panel to
5 testify.

6 THE CLERK: Bill No. 220323,
7 and the witness is Paula Brumbelow
8 Burns.

9 MS. BRUMBELOW BURNS: I'm
10 Paula Brumbelow Burns, Director of
11 Legislation for the Philadelphia City
12 Planning Commission. I am here to
13 testify on Bill No. 220323, which was
14 introduced into City Council on April
15 7, 2022 by Councilmembers Sanchez and
16 Squilla. Bill No. 220323 amends the
17 Philadelphia Zoning Maps by
18 designating additional Transit-
19 Oriented Development Transit Stations
20 known as TODs, all under certain terms
21 and conditions.

22 This bill designates five
23 stations on the Market-Frankford Line
24 as TOD Stations. The included
25 stations are the Frankford

1 Transportation Center, Tioga,
2 Somerset, Huntingdon and Berks
3 stations. This designation will map
4 the /TOD overlay to cover all lie
5 lots -- all lots that lie partly or
6 entirely within 500 feet of an exit or
7 entrance of these stations. The /TOD
8 overlay includes provisions intended
9 to increase development potential,
10 encourage better pedestrian
11 environments, provide greater
12 incentives for public benefits and
13 reduce parking and requirements.

14 Properties within the 500
15 foot radius from station exits and
16 entrances that fall within the 7th
17 Council District and other specified
18 areas will have to comply with the
19 requirements of the Mixed-Income
20 Neighborhoods, /MIN, overlay. The
21 extension of the /MIN to these areas
22 would help to reduce the displacement
23 impacts of higher density development
24 allowed in the /TOD by requiring
25 onsite affordable units, thus

1 maintaining opportunities for
2 low-income households that depend on
3 transit to access employment and
4 services.

5 The Philadelphia City
6 Planning Commission considered Bill
7 No. 220323 at its meeting of April 21,
8 2022 and recommended for approval.

9 I'll be happy to answer any questions
10 at this time.

11 COUNCILMAN SQUILLA: Well,
12 that was easy for you to say so --
13 that was really hard. Thank you for
14 your testimony.

15 Are there any questions or
16 anybody else here to testify on
17 220323?

18 I see Kevin. Just state your
19 name for the record and then proceed
20 your testimony.

21 MR. MALAWSKI: Thank you,
22 Chairman Squilla. My name is Kevin
23 Malawski and I'm here to testify on
24 behalf of the Philadelphia Chapter of
25 the American Institute of Architects

1 on Bill No. 220323. Boy, that is a
2 mouthful. The AIA is Philadelphia's
3 voice of the architectural profession
4 and represents more than 260 member
5 architecture firms as well as 220
6 affiliate companies, supplying
7 products and services to the
8 construction industry in this region.

9 Today I'm here to testify in
10 support of Bill No. 220323 which will
11 add five more stations to the Transit-
12 Oriented development zoning overlay.
13 The AIA supports sustainable
14 development and encourages better
15 design in the public realm. It is our
16 belief that this bill takes a step in
17 the direction of enhancing both of
18 these priorities.

19 The original TOD legislation
20 only included four stations. By
21 adding five additional stations to the
22 TOD overlay, the City is incentivizing
23 development near our core transit
24 stations which can handle a greater
25 height and density of housing. In

1 turn, by building a closer proximity
2 to these transit stations, we are
3 encouraging the creation of more
4 walkable and accessible communities.

5 When you live within a few
6 blocks of the Market-Frankford Line,
7 you're much less likely to need a car
8 or to use it on a daily basis. Much
9 of the City becomes more accessible
10 via transit as you can connect to
11 major hubs throughout Philadelphia
12 from the El. Furthermore, this
13 reduction in car usage will help to
14 reduce the amount of congestion
15 experienced across the City while also
16 mitigating additional carbon
17 emissions. A more walkable and easily
18 accessible Philly is a more equitable
19 Philly. However, we also believe that
20 more can be done to encourage walkable
21 communities within our City and
22 sustainable compact urban development
23 around these transit-oriented
24 development.

25 The current radius to qualify

1 for the TOD overlay as mentioned
2 earlier is 500 feet which is roughly a
3 two- to three-minute walk. This is
4 approximately the side -- the amount
5 of time it takes you to get from one
6 side of City Hall to the other. Our
7 peer cities have amplified the power
8 of TODs by increasing the permissible
9 radius from their stations.

10 Los Angeles, for example, has
11 incremental TOD targets for new
12 housing units, seeking to keep them
13 within 1500 feet of a transit station.
14 New York has been leveraging new
15 housing development and rezoning to
16 shift its new housing from auto-
17 oriented areas to transit-oriented
18 neighborhoods. The plan NYC is aiming
19 for 95 percent of new housing to be
20 built within half a mile of transit
21 stations. Portland is taking a
22 different approach by using a
23 20-minute walking radius as its guide
24 for TODs.

25 We would like to encourage

1 the Council to consider increasing the
2 radius from 500 feet to something more
3 comparable with our peers.

4 Philadelphia has an extensive transit
5 infrastructure and we believe that the
6 City should leverage it to create a
7 more walkable and sustainable urban
8 environment. That said, the AIA would
9 like to thank Councilmembers Squilla
10 and Quinones-Sanchez for introducing
11 this bill. The AIA also supports Bill
12 No. 220452 introduced by Councilmember
13 Gauthier and also being heard today,
14 which would add a TOD station in her
15 District as well.

16 The combination of these two
17 bills would help to increase TODs in
18 Philadelphia from 4 to 10. This is
19 very impactful and we fully support
20 these efforts to help encourage
21 sustainable growth within our City.
22 Thank you for your time.

23 COUNCILMAN SQUILLA: Thank
24 you, Kevin, for your testimony.

25 Are there any questions from

1 members of the Committee or anybody
2 else here to testify on 220323?

3 (No response.)

4 COUNCILMAN SQUILLA: Seeing
5 none, Mr. Harris, could you please
6 read the next bill and the people to
7 testify.

8 THE CLERK: Yes, Mr. Chair.
9 And I'll also note for the record that
10 a copy of an economic opportunity plan
11 has been circulated for this bill to
12 the members of the Committee. The
13 panel is Paula Brumbelow Burns and
14 James Templeton for Bill No. 220357.

15 MS. BRUMBELOW BURNS: I'm
16 Paula Brumbelow Burns --

17 COUNCILMAN SQUILLA: Please
18 proceed.

19 MS. BRUMBELOW BURNS: Sorry.
20 Go ahead.

21 COUNCILMAN SQUILLA: No,
22 please proceed.

23 MS. BRUMBELOW BURNS: I'm
24 Paula Brumbelow Burns, Director of
25 Legislation for the Philadelphia City

1 Planning Commission. I'm here to
2 testify on Bill No. 220357, which was
3 introduced into City Council on April
4 28, 2022 by Councilmember Parker on
5 behalf of Council President Clarke.
6 Bill No. 220357 amends Temple
7 University's Main Campus Master Plan,
8 within the area bounded by Montgomery
9 Avenue, 13th Street, Polett Walk and
10 12th Street.

11 This bill will enable Temple
12 University to renovate and expand the
13 former Paley Library into classrooms,
14 research facilities, meeting rooms and
15 offices for the School of Public
16 Health. The Philadelphia City
17 Planning Commission considered Bill
18 No. 220357 at its meeting of May 19,
19 2022 and recommended approval. I'll
20 be happy to answer any questions at
21 this time.

22 COUNCILMAN SQUILLA: Thank
23 you. Next person to testify, just
24 state your name for the record and
25 then proceed.

1 MR. TEMPLETON: I am James
2 Templeton with Temple University. I'm
3 the University architect. Good
4 afternoon, Mr. Chairman and members of
5 the Committee on Rules. I serve as I
6 just said Assistant Vice-president
7 University Architect for Temple
8 University. And on behalf of the
9 University, I thank you for the
10 opportunity to testify on Bill No.
11 220357.

12 At Temple, we appreciate
13 Council President Clarke for support
14 of Bill No. 220357 as well as for his
15 leadership in the City and the
16 community where our main campus is
17 located. We also appreciate both
18 Council Majority Leader Parker for
19 sponsoring Bill No. 220357 on behalf
20 of Council President and the City's
21 Planning Commission for unanimous
22 support of the bill at its May 19,
23 2022 meeting.

24 The University is in the
25 midst of establishing a new home for

1 its College of Public Health. We
2 believe this project is particularly
3 timely and will especially be
4 impactful given the expanding demands
5 regarding public health. Whether
6 helping to address chronic concerns or
7 planning for the next pandemic, this
8 college is consistently on the front
9 line. When the project is completed,
10 this new state of the art facility
11 expected to provide modern spaces for
12 learning, research and much more,
13 providing benefits for communities,
14 the City and the region.

15 Bill No. 220357 seeks to
16 amend the master plan for Temple
17 University related to new College and
18 Public Health building at 1801 through
19 59, North 13th Street. And rather
20 than construct an entirely new
21 building, the University intends to
22 repurpose and expand the former Paley
23 Hall Library building at the heart of
24 our North Central Philadelphia campus.
25 This site is across from our iconic

1 bell tower and is deep within the
2 campus footprints surrounded by other
3 academic buildings.

4 The planned improvements to
5 the current facility consist of the
6 complete renovation and reuse of the
7 library building, including interior
8 renovations, infrastructure upgrades,
9 expansion of the building's footprint
10 and transformation of the building's
11 facade. The program for the College
12 of Public Health entails research and
13 laboratory space throughout academic
14 departments and classrooms, faculty
15 and executive offices, assembly space,
16 conference rooms, student
17 collaboration and study spaces, a
18 simulation center for clinical
19 training and a bookstore. Further,
20 the project includes landscaped
21 outdoor terrace space and courtyards.

22 In closing, the College of
23 Public Health is of vital importance
24 to Temple University and the City of
25 Philadelphia. Temple University

1 respectfully requests that the
2 Committee recommend passage of Bill
3 No. 220357 to allow this important
4 project to move forward. Thank you.

5 COUNCILMAN SQUILLA: Thank
6 you for your testimony, James. Much
7 appreciated.

8 Eileen Quigley, are you
9 connected? If you are, just state
10 your name for the record and proceed
11 with your testimony.

12 MS. QUIGLEY: Yes.
13 Councilman Squilla, can you hear me?

14 COUNCILMAN SQUILLA: Yes, we
15 hear you fine.

16 MS. QUIGLEY: Yes. I just
17 want to follow up to Mr. Templeton's
18 testimony and thank James for
19 testifying on behalf of Temple. My
20 name is Eileen Quigley as you said,
21 and I'm here with my colleague Matt
22 McClure. And we just want to thank
23 you and the Committee today for
24 hearing Mr. Templeton's testimony and
25 to answer any questions the Committee

1 may have. Thank you again.

2 COUNCILMAN SQUILLA: Thank
3 you.

4 Are there any questions for
5 anyone else here to testify on Bill
6 No. 220357?

7 (No response.)

8 COUNCILMAN SQUILLA: Hearing
9 none, thank you all for your testimony
10 on that bill.

11 I will recognize now Andrew
12 Goodman from Councilmember Gauthier's
13 office to read a summary of the
14 amendments for Bill No. 220357. And
15 I'll ask the Clerk to display the
16 amendments, if possible, for the
17 viewing public.

18 MR. GOODMAN: Good afternoon,
19 Mr. Chair. Andrew Goodman from
20 Councilmember Gauthier's office.
21 Should I wait for the screen share or
22 should I begin?

23 THE CLERK: Mr. Chair, I'm
24 still working on resolving the screen
25 sharing issues so I think Mr. Goodman

1 should go ahead.

2 COUNCILMAN SQUILLA: All

3 right. Go ahead, Andrew.

4 MR. GOODMAN: Okay.

5 Terrific. Thank you, Committee

6 members. Our Office offers an

7 amendment to Bill No. 220007, solely

8 within Section 6 of the bill. That

9 section relates to demolition

10 restrictions. Our amendment creates a

11 temporary demolition moratorium within

12 the Affordable Housing Preservation

13 Overlay that only applies to parcels

14 size 20,000 square feet or more for

15 parcels that add up to 20,000 square

16 feet or more.

17 It also adds language

18 allowing demolition within said

19 overlay for structures categorized as

20 unsafe or imminently dangerous by

21 Licenses & Inspections. The temporary

22 demolition moratorium expires on March

23 13, 2023. That concludes our

24 amendment to Bill No. 220007. Thank

25 you.

1 COUNCILMAN SQUILLA: Andrew,
2 thank you for that amendment.

3 I see that we have
4 Ms. Brumbelow available to testify on
5 Bill No. 220007. If you're available,
6 just state your name, Paula, and then
7 proceed with your testimony.

8 MS. BRUMBELOW BURNS: I'm
9 Paula Brumbelow Burns, Director of
10 Legislation for the Philadelphia City
11 Planning Commission. I'm here to
12 testify on Bill No. 220007, which was
13 introduced into City Council on
14 January 20, 2022 by Councilmember
15 Gauthier. Bill No. 220007 amends the
16 Philadelphia Zoning Code by amending a
17 section of Bill No. 210778, also known
18 as the AHP, Affordable Housing
19 Preservation Overlay District.

20 This bill will add certain
21 areas to the overlay within the area
22 bounded by Haverford Avenue, 38th
23 Street, Walnut Street and 46th Street
24 to the District and making other
25 changes. This bill will now impact

1 3817 Market Street, the 3900 block
2 facing Market Street, the southern
3 block of 4400 Market Street and 4500
4 Market Street and the northern block
5 of 4500 Walnut Street.

6 The overlay is to support the
7 preservation and development of
8 affordable housing in high amenity,
9 transit-accessible locations, in
10 addition to expanding the geographic
11 scope of the existing overlay two
12 provisions will be added. Bonuses can
13 only be earned once the Mixed-Income
14 Overlay District is met onsite. The
15 second is that no demolition permits
16 may be issued within the AHP until a
17 building permit for new development on
18 the lot is approved.

19 The Planning Commission voted
20 for approval on Bill No. 210778 at its
21 meeting of October 21, 2021. The
22 Commission has taken no action on Bill
23 No. 220007 and over 75 days have
24 passed accordingly. Bill 220007 is
25 deemed approved by the Planning

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

3 COUNCILMAN SQUILLA: Thank
4 you for your testimony.

5 Are there any questions from
6 the Committee?

7 (No response.)

8 COUNCILMAN SQUILLA: Is there
9 anyone else here to testify on 220007?

10 (No response.)

11 COUNCILMAN SQUILLA: Seeing
12 none, thank you for your testimony.

13 Will the Clerk please call
14 the panel for 220450.

15 THE CLERK: I'm Paula
16 Brumbelow Burns, Director of
17 Legislation for the Philadelphia City
18 Planning Commission. I'm here to
19 testify on Bill No. 220450, which was
20 introduced into City Council on May
21 19, 2022 by Councilmember Gauthier.
22 Bill No. 220450 amends the
23 Philadelphia Zoning Maps by changing
24 the zoning designations of certain
25 areas of land located within an area

1 bounded by Woodland Avenue, 49th
2 Street, Grays Avenue and 54th Street.

3 The bill changes an existing
4 CMX-2, commercial mixed-use, and an
5 existing RM-1, residential multi-
6 family district to ICMX, industrial
7 commercial mixed-use. The intent of
8 the zoning map amendment is to
9 facilitate the expansion of a long-
10 standing industrial business. The
11 zoning map amendment is consistent
12 with the City's Comprehensive Plan,
13 Phila2035. The Philadelphia City
14 Planning Commission considered Bill
15 No. 220450 at its meeting of June 9,
16 2022 and recommended approval. I'll
17 be happy to answer any questions at
18 this time.

19 COUNCILMAN SQUILLA: Thank
20 you for your testimony.

21 Are there any questions or
22 anyone else here to testify on Bill
23 No. 220450?

24 (No response.)

25 COUNCILMAN SQUILLA: Hearing

1 none, I will now recognize Andrew
2 Goodman again from Councilmember
3 Gauthier's office to read the summary
4 of the amendments for Bill No. 220451.

5 MR. GOODMAN: Thank you,
6 Mr. Chair. Good afternoon again.
7 Since Bill No. 220451 was introduced,
8 we are proposing what we consider to
9 be relatively minor mapping changes to
10 three total properties within the
11 bill's boundaries. These changes are
12 a result of continued stakeholder
13 outreach with property owners and
14 community groups after the bill was
15 introduced.

16 One map amendment is keeping
17 two properties on the 5100 block of
18 Irving Street zone commercial. They
19 were originally proposed to be changed
20 to residential in the original bill.
21 The second map amendment proposes to
22 remap a large format property on the
23 east side of 52nd Street between
24 Spruce and Delancey Streets to CMX-2.5
25 whereas the original bill proposed

1 CMX-2. That concludes our amendment
2 to Bill No. 220451. Thank you.

3 COUNCILMAN SQUILLA: Thank
4 you, Andrew.

5 Mr. Harris, can you please
6 call the panel to testify on 220451.

7 THE CLERK: Paula Brumbelow
8 Burns.

9 MS. BRUMBELOW BURNS: I'm
10 Paula Brumbelow Burns, Director of
11 Legislation for the Philadelphia City
12 Planning Commission. I am here to
13 testify on Bill No. 220451, which was
14 introduced into City Council on May
15 19, 2022 by Councilmember Gauthier.
16 Bill No. 220451 amends the
17 Philadelphia Zoning Maps by changing
18 the zoning designations of certain
19 areas of land located within an area
20 bounded by Arch Street, 50th Street,
21 Pine Street and 54th Street.

22 Following an extensive
23 neighborhood outreach process over the
24 last year, the bill would remap
25 properties along and near the 52nd

1 Street commercial corridor between
2 Arch Street and Pine Street. This
3 includes an elimination of the CMX-4,
4 Core Commercial Mixed-Use zoning
5 district, which is currently
6 predominant in the areas immediately
7 surrounding Market Street, but
8 otherwise rare in Philadelphia outside
9 of Center City in the highest density
10 area of University City.

11 Many properties a few blocks
12 from the commercial corridor would
13 also be remapped to single-family
14 residential zones to match the
15 existing uses. While the bill
16 includes a significant downzoning of
17 many properties, this is partially
18 offset by the addition of the 52nd
19 Street area to the /TOD, Transit-
20 Oriented Development Overlay and the
21 inclusion of this entire area in the
22 /MIN, Mixed-Income Neighborhoods
23 Overlay, which will direct density to
24 areas well served by transit.

25 The Philadelphia City

1 Planning Commission considered Bill
2 No. number 220451 at its meeting of
3 June 9, 2022 and recommended approval.
4 I will be happy to answer any
5 questions at this time.

6 COUNCILMAN SQUILLA: Thank
7 you for your testimony.

8 Are there any questions from
9 the Committee?

10 (No response.)

11 COUNCILMAN SQUILLA: Hearing
12 none, anyone else here to testify on
13 Bill No. 220451?

14 (No response.)

15 COUNCILMAN SQUILLA: Thank
16 you. Mr. Clerk, could you please call
17 the panel for Bill No. 220452.

18 THE CLERK: Paula Brumbelow
19 Burns.

20 COUNCILMAN SQUILLA: Please
21 proceed.

22 MS. BRUMBELOW BURNS: I'm
23 Paula Brumbelow Burns, Director of
24 Legislation for the Philadelphia City
25 Planning Commission. I'm here to

1 testify on Bill No. 220452, which was
2 introduced into City Council on May
3 19, 2022 by Councilmember Gauthier.
4 Bill No. 220452 recommends or amends
5 Section 14-513 of the Philadelphia
6 Zoning Code, entitled "/TOD, Transit-
7 Oriented Development Overlay
8 District," to designate additional
9 Transit-Oriented Development Transit
10 Stations, all under certain terms and
11 conditions.

12 This bill would add the
13 Market-Frankford Line's 52nd Street
14 station area to the /TOD overlay, thus
15 extending this overlay to cover all
16 lots that lie partly or entirely
17 within 500 feet of an exit or entrance
18 of these stations. The /TOD overlay
19 includes provisions intended to
20 increase development potential,
21 encourage better pedestrian
22 environments, provide greater
23 incentives for public benefits and
24 reduced parking requirements.

25 This bill serves as a

1 companion to Zoning Bill 220451, which
2 we just heard, which amends the zoning
3 for many of the parcels in the station
4 area. Both bills followed an
5 extensive neighborhood outreach
6 process over the last year intended to
7 right-size the zoning of 52nd Street
8 corridor in a way that fosters
9 opportunities for new development and
10 greater density near the El station,
11 while protecting existing uses and
12 fostering affordability throughout the
13 area. The Philadelphia City Planning
14 Commission considered Bill No. 22045
15 at its meeting of June 9, 2022 and
16 recommended approval. I'll be happy
17 to answer any questions at this time.

18 COUNCILMAN SQUILLA: Thank
19 you. I got thrown off by your picture
20 there, but thank you for your
21 testimony.

22 Is there any questions --

23 MS. BRUMBELOW BURNS: My
24 cover sheet went over the camera.

25 COUNCILMAN SQUILLA: Yeah,

1 that's okay. Is there any questions
2 from the Committee?

3 (No response.)

4 COUNCILMAN SQUILLA: Is there
5 anybody else here to testify on Bill
6 No. 220452?

7 (No response.)

8 COUNCILMAN SQUILLA: Seeing
9 none, Mr. Harris, can you please call
10 the panel for Bill No. 2203643.

11 THE CLERK: Paula Brumbelow
12 Burns.

13 MS. BRUMBELOW BURNS: Is that
14 picture better this time?

15 COUNCILMAN SQUILLA: There
16 you go, yes. State your name again
17 for the record and then proceed with
18 your testimony.

19 MS. BRUMBELOW BURNS: I'm
20 Paula Brumbelow Burns. I am here to
21 testify on Bill No. 220363, which was
22 introduced into City Council on April
23 28, 2022 by Councilmember Gauthier.
24 Bill No. 220363 amends the
25 Philadelphia Zoning Maps by changing

1 the zoning within an area bounded by
2 South Street, the Schuylkill River,
3 34th Street, University Avenue, Civic
4 Center Boulevard and Health Sciences
5 Drive and amends the University of
6 Pennsylvania SP-INS Master Plan.

7 This bill changes the zoning
8 from RM-4, residential multi-family,
9 and I-2, medium industrial, to SP-INS,
10 special purpose institutional. This
11 bill also incorporates this area into
12 the University of Pennsylvania's
13 SP-INS Master Plan. The Master Plan
14 amendments recognize the University's
15 intent to replace an existing athletic
16 facility known as the Hollenbeck
17 Annex, with a new, larger athletic
18 facility, which will be called the Ott
19 Center. The Master Plan amendments
20 further include corrections to floor
21 area and open area related to the
22 development of the Vagelos Library.
23 The Philadelphia City Planning
24 Commission considered Bill No. 220363
25 at its meeting of May 19, 2022 and

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

4 COUNCILMAN SQUILLA: Thank
5 you. Is there any questions from the
6 Committee or anyone else here to
7 testify on Bill No. 220363?

8 (No response.)

9 COUNCILMAN SQUILLA: Hearing
10 none, I will now recognize
11 Councilmember Gilmore Richardson to
12 read a summary of the amendments for
13 Bill No. 220414.

14 COUNCILWOMAN GILMORE
15 RICHARDSON: All right. Thank you.
16 Thank you so much, Councilmember
17 Squilla and thank you, colleagues, for
18 your latitude relative to this bill.
19 But today I'm asking for your support
20 on Bill No. 220414, which starts
21 implementing the recommendations of
22 the Philly Tree Plan by creating a
23 Philly Tree Fund and updating the
24 onsite and parking landscaping
25 provisions of the zoning code.

1 Combined, these changes will
2 help us address and ensure that there
3 are more trees and plans to reduce
4 heat island impacts, manage
5 stormwater, improve air pollution,
6 sequester carbon and most importantly,
7 improve the health, well-being and
8 safety of our residents. This bill
9 will also allow us to create, grow and
10 care for our tree canopy while still
11 allowing economic development that
12 will create hundreds of jobs for
13 philadelphians.

14 As I say often, trees are not
15 an amenity but a necessity within our
16 communities. But despite our best
17 efforts, we are still losing our tree
18 canopy. We are still struggling to
19 provide enough funds to grow, protect
20 and care for our trees. This bill
21 will put us on the path to addressing
22 these issues.

23 I want to thank the
24 Administration for their hard work and
25 collaboration on this effort. I also

1 want to thank the environmental
2 advocates community representatives
3 and industry stakeholders who have
4 worked with us throughout this
5 process.

6 As a background, the Tree
7 Fund will require the submission of a
8 landscaping and tree preservation plan
9 for lots greater than 5,000 square
10 feet. For any trees that are removed
11 and cannot be replaced onsite, the
12 Administration can grant a waiver to
13 allow for payment in lieu. These
14 funds will then be used by Parks & Rec
15 to help plant and maintain trees
16 across the City, ideally prioritizing
17 the environmental justice communities
18 identified as most in need of trees
19 through the Tree Plan process, which
20 engaged tens of thousands of
21 Philadelphians. And I've been around
22 for a long time and I must say that is
23 one of the best community engagement
24 processes I've ever seen in my time
25 here in City government.

1 I am offering amendments to
2 the bill today that will make
3 technical changes as well as clarify
4 certain provisions of the legislation,
5 including the timeline for the
6 implementation associated with the
7 payment in lieu and waiver process,
8 applicability including the Fifth
9 District Overlay, the fee cap and
10 heritage trees on industrial property,
11 notification with by-right
12 notification going to the District
13 Councilmember and the Office of
14 Sustainability. All other
15 notification goes through the typical
16 process, also a grandfather clause
17 plantings and buffering.

18 For implementation, the bill
19 is effective immediately except for
20 sections relating to waivers and fee
21 in lieu. It is effective immediately
22 after L&I, Parks and Planning certify
23 they are prepared to administer the
24 waiver process, but in no event more
25 than 60 days following the effective

1 date. This all has been a result of
2 the work we did even into the night to
3 address the concerns.

4 I want to thank you all, each
5 and every one of my colleagues on the
6 Rules Committee, but special kudos to
7 Councilmember Brian O'Neill. Thank
8 you so much for all of your help and
9 support in this process. You know you
10 are a zoning guru and I certainly
11 appreciate you and all of your help
12 and support. To BIA, Brandywine, the
13 Philadelphia Horticultural Society,
14 the Tree Tenders, Crow Holdings, PIDC,
15 Bridge Development and BSI
16 Construction, members of the Civilian
17 Environmental Advisory Committee, each
18 and every one of you are greatly
19 appreciated for the input that we
20 received from you and the
21 collaborative work we've been able to
22 do together.

23 The amendment has been
24 circulated to all members of the
25 Committee. And again, I want to thank

1 everyone who has worked with us on
2 this process. It has been extremely
3 challenging, but together we are
4 working to make an important step
5 toward implementing recommendations
6 called for by our residents through
7 the Tree Plan, again which was a very
8 robust community engagement process.

9 I also just want to pause and
10 give a huge shout-out to Eliza Alford
11 on my team. Her hard work, her
12 sticktoitiveness, her never-give-up
13 attitude, follow-up and follow-
14 through, ability to find a yes when
15 everything looks like no are all
16 attributes for us to follow. I truly
17 appreciate her hard work on this bill.
18 Eliza is a legislative superstar. And
19 don't try to steal her from my office
20 anyone. She is a superstar and I'm
21 certainly glad that she is on my team.

22 So, colleagues, we worked
23 hard with all the stakeholders and I
24 humbly ask for your support for this
25 legislation today and I look forward

1 to our continued work together to
2 create a healthier, safer and more
3 resilient Philadelphia. Thank you so
4 much.

5 COUNCILMAN SQUILLA: Thank
6 you, Councilmember Gilmore Richardson.
7 Thank you for your hard work and
8 dedication and much appreciated.

9 Now, I guess we could call
10 the panel for Bill No. 220414. I see,
11 Paula, you're there. If you can just
12 state your name for the record and
13 proceed.

14 MS. BRUMBELOW BURNS: Well,
15 after the Councilwoman just introduced
16 every amendment, I don't know how much
17 I have to say, so thank you for the
18 hard work. But I'm Paula Brumbelow
19 Burns, Director of Legislation for the
20 Philadelphia City Planning Commission.
21 I'm here to testify on Bill No.
22 220414, which was introduced into City
23 Council on May 12, 2022 by
24 Councilmember Gilmore Richardson.

25 Bill No. 220414 amends the

1 Philadelphia Zoning Code by revising
2 and clarifying certain landscaping
3 requirements and provisions and making
4 technical changes. The bill is the
5 first implementation effort to support
6 the forthcoming Philly Tree Plan that
7 was led by the Department of Parks &
8 Recreation, which included public
9 outreach and public involvement.

10 This bill supports increasing
11 the tree canopy and tree care funding
12 in neighborhoods with high poverty
13 rates, while working to reduce the
14 heat disparities in neighborhoods
15 throughout the City. This legislation
16 will focus on several issues that
17 impact the canopy coverage of the
18 City. The first change will to
19 increase the landscape requirements to
20 parking lots and buffers between uses.

21 The bill will require the
22 implementation of a site clearing
23 permit for treatment removal on lots
24 of 5,000 square feet and add a process
25 of notification of tree removals.

1 This legislation offers further
2 clarification on exemptions to
3 heritage trees and industrial
4 districts. Tree replacement
5 requirements will increase within the
6 City. The Philadelphia City Planning
7 Commission considered Bill No. 220414
8 at its meeting of June 9, 2022 and
9 recommended for approval. I'll be
10 happy to answer any questions at this
11 time.

12 COUNCILMAN SQUILLA: Thank
13 you for your testimony. I see we have
14 Gabriella and Tim are going to also be
15 testifying.

16 Gabrielle, if you're
17 available, can you just state your
18 name for the record and proceed with
19 your testimony.

20 MS. PAEZ: Yes. Give me one
21 second. I was going to go a little
22 later. My name is Gabriella and let
23 me open my notes.

24 COUNCILMAN SQUILLA: Take
25 your time.

1 MS. PAEZ: Almost there.

2 Okay. Hello, everyone. Can I start
3 now?

4 COUNCILMAN SQUILLA: Yeah.

5 Just state your name for the record
6 and please proceed with your
7 testimony. Thank you.

8 MS. PAEZ: Yes. My name is
9 Gabriella Paez. And first, I would
10 like to thank you all for this
11 opportunity to give testimony
12 regarding Bill 220414 better known as
13 the tree bill. I would like to
14 especially thank Councilwoman Gilmore
15 Richardson for introducing this
16 important bill. And I am a
17 Philadelphia resident, a community
18 organizer and activist and have spent
19 the last eight years of my life
20 advocating for environmental justice
21 in the underserved communities.

22 And my journey started in
23 Hunting Park with the implementation
24 of the Hunting Park plan. And back
25 then, the tree coverage was only 3.9

1 percent in the area which is very,
2 very low. So I understand the
3 importance of trees, and now Hunting
4 Park is recognized as one of the
5 hottest communities in Philadelphia as
6 a result of the lack of tree coverage.

7 So right now I serve as a
8 Co-chair of the PHS Tree Tender
9 Advisory Committee. We plant trees in
10 Philadelphia and across the region.
11 I'm also part of the Philadelphia
12 Environmental Justice Advisory
13 Commission and I also serve in other
14 groups that work in environmental
15 justice. And I was also proudly a
16 part of the community voices that
17 helped draft the Philly Tree Plan, so
18 I am very excited about this and to
19 see positive movement that is coming
20 from the Tree Plan, because I truly
21 believe that this is a very good first
22 step in this process of supporting not
23 only the planting of trees, but also
24 protecting the trees that we already
25 have because we know that we are

1 planting trees, but at the same time
2 we had a great loss of tree canopy
3 coverage in the last 10, 12 years, so
4 that is very important.

5 And I have a couple of
6 comments about the bill overall.

7 Again, I believe it's a great first
8 step. But first, the exemption
9 provided for affordable housing is a
10 real concern not only to me, but also
11 I know the colleagues that work in
12 these fields. And it's because we
13 know that historically our low-income
14 communities have been discriminated
15 against when it comes to environmental
16 justice, from allowing certain
17 industries in those income communities
18 that are poisonous to them and also
19 the disregard for the importance of
20 the built environment in the health of
21 these communities.

22 I truly believe that as we
23 are moving forward in the direction of
24 environmental justice, we have to make
25 sure that our low-income communities

1 also have healthy places to live, and
2 that includes designing and building
3 housing that is healthy, that is green
4 and that involves trees. And it is no
5 coincidence that our children living
6 in Hunting Park and other low-income
7 neighborhoods have higher asthma rates
8 than other communities, and that is
9 due in large part to the lack of tree
10 coverage in those places. So I
11 believe that this provision should be
12 eliminated because our low-income
13 communities deserve to have trees.
14 They deserve to have these places
15 where they can grow, thrive and be
16 healthy.

17 And also, I would like to
18 just bring up both appreciation and a
19 little bit of concern with the fee
20 provision. I am very happy that it
21 will be introduced and that the Tree
22 Fund will be created as a result, but
23 I'm also concerned. And I want to
24 make sure that it is not used by
25 developers as a loophole because we

1 have seen it, right, in the past with
2 other things and for this provision to
3 be appropriately enforced.

4 And if we're introducing
5 this, let's make sure that there's
6 enough funding again for the
7 appropriate number of staff to enforce
8 this provision so the system cannot be
9 exploited again because we have seen
10 it happen in the past. And also,
11 along these lines I would also like to
12 see these funds to be created as a
13 separate fund dedicated for tree work
14 rather than going into one large fund
15 where things, you know, just are not
16 as clear. So that is something that
17 both I and my colleagues have
18 discussed just to make sure that these
19 funds are used exclusively for the
20 tree work that must happen in
21 Philadelphia.

22 And finally, again just going
23 back to enforcement, I've had a lot of
24 conversations with our colleagues that
25 work in this field again, our Tree

1 Tender Advisory Committee and other
2 groups, and we want to make sure that
3 again that apart from the bill, the
4 Parks & Rec is appropriately funded to
5 be able to supervise, right, that the
6 plans that are submitted by developers
7 is actually completed, because we know
8 that we have lost currently around
9 trees that are sometimes not
10 implemented as you know as stated,
11 let's say, in an application process.

12 So something that one of my
13 colleagues brought up, Joe Kable, I'm
14 not sure if he's here, was for example
15 not issuing a couple occupancy
16 certificates on to developers proof
17 that the work has been done and also
18 how to follow up year after year and
19 create that system of reporting or
20 self-reporting. So that's an idea
21 that I thought was great that was
22 brought up. And again, I'm very
23 excited about this. I thank you all
24 who have worked on this and I look
25 forward to the positive changes that

1 this bill will bring to Philadelphia.

2 Thank you very much.

3 COUNCILMAN SQUILLA:

4 Gabriella, thank you for your
5 testimony. I see that Councilmember
6 Gilmore Richardson wants to make a
7 comment before we go to Tim.

8 MS. PAEZ: Yeah.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Yes. Well, I just wanted
11 to thank you, Gabriella, for your work
12 and just your involvement with the
13 creation of the Tree Plan and also
14 just the robust engagement you had as
15 a part of that process. I'm going to
16 agree with you, we are seeking to
17 increase our tree canopy, recognizing
18 that we've had that decrease and that
19 it's important to fund Parks & Rec so
20 that they can properly administer this
21 work and we're actively working in
22 that process as we speak.

23 And so, I just wanted to
24 mention for the record that two of the
25 three projects that are currently in

1 the pipeline now would give at least
2 1.3 million to the Tree Fund, just two
3 of the three. And so, I think that's
4 important to notate for the record,
5 that I think that we will be able to
6 make a sizable difference with
7 ensuring that we are able to replace
8 any tree canopy that we lose and
9 increase tree canopy in communities
10 that's so desperately needed,
11 particularly communities that have
12 young people and people in general who
13 suffer with asthma. So I just wanted
14 to say thank you and put that on the
15 record.

16 Thank you so much, Mr. Chair.

17 MS. PAEZ: Thank you.

18 COUNCILMAN SQUILLA: Thank
19 you. Thank you for your testimony.

20 Tim, you're available to
21 testify. Just state your name for the
22 record and then proceed with your
23 testimony.

24 MS. IFILL: Sure. Good
25 afternoon, everybody. My name is Tim

1 I fill and I'm the Director of Trees
2 with the Pennsylvania Horticultural
3 Society. Well, thank you all for this
4 opportunity to provide testimony on
5 the proposed changes to The
6 Philadelphia Code, which are aimed at
7 protecting, growing and maintaining
8 Philadelphia's tree canopy goals that
9 we certainly share here at PHS, and
10 I'll definitely be seconding a lot of
11 the wonderful points that Gabriella
12 made.

13 At PHS, our purpose is to use
14 horticulture to advance health and
15 well-being in our City and region, and
16 we believe in the power of
17 horticulture to make positive, social
18 and environmental change. Broadly
19 speaking, this bill represents a large
20 step forward towards implementation of
21 changes called for in the forthcoming
22 Philly Tree Plan, which is the City's
23 first comprehensive plan to equitably
24 protect and grow the urban forest.

25 We applaud Philadelphia Parks

1 & Recreation for leading the plan's
2 development and Councilmember Gilmore
3 Richardson and her office for leading
4 this first step of implementation. At
5 PHS, we believe that we must shift
6 perceptions of trees from nice-to-have
7 amenities enjoyed predominantly by
8 largely White wealthy neighborhoods to
9 a vital and fundamental element of
10 every Philadelphia neighborhood.

11 All Philadelphians no matter
12 what their zip code deserve to live in
13 a clean, green and safe environment,
14 and trees are a huge piece of this
15 equation. In addition to their
16 obvious environmental and climate
17 benefits, trees have been shown to
18 increase safety in neighborhoods and
19 improve mental health, among many
20 other benefits. And for decades, PHS
21 Tree Tender's program has worked
22 across the City hand-in-hand with
23 volunteers and neighborhood leaders to
24 plant and steward mostly street trees.

25 All total close to 6,000

1 community members have been trained as
2 tree tenders by PHS, and there are
3 over 80 active volunteer-driven tree
4 tender groups working today. And
5 these groups together plant more than
6 2,000 trees every year. In fact, we
7 may be hitting close to 3,000 this
8 year. This past April we continued to
9 raise the bar by putting more than
10 1500 trees in the ground across our
11 City and region, and equity is a big
12 central focus of this work striving to
13 build capacity and prioritize our tree
14 plantings in low canopy neighborhoods
15 in line with the Philly Tree Plan's
16 goals.

17 Despite these benefits that
18 trees provide and the successes that
19 PHS and our partners have had in
20 getting trees planted, as you know a
21 2018 City assessment found that our
22 canopy has declined by 6 percent in
23 the 10 years from 2008 to 2018 in
24 large part due to new development, and
25 much of this reduction was seen in

1 canopy loss on residential streets.

2 And that's partly why we
3 believe this ordinance is so
4 important, amending the code to better
5 protect, preserve and replace trees
6 threatened by development in the City.
7 It also represents the first steps to
8 codify recommendations that will be
9 called for in the upcoming tree plan.

10 In addition to this
11 legislation, we urge you to support
12 the plan's implementation through
13 budgetary and programmatic means as
14 well, and certainly many of those
15 points that Gabriella alluded to along
16 those lines. And with all that in
17 mind, I just want to bring a few
18 specific points of feedback on the
19 proposed bill to your attention:

20 First off, we are definitely
21 pleased with the mandatory fee in-lieu
22 mechanism for addressing trees that go
23 unplanted on relevant parcels and we
24 believe that raising the levels is
25 appropriate, especially the \$1500 for

1 street trees which will more
2 accurately reflect the cost of
3 planting in appropriate areas than I
4 believe is the \$500 currently in the
5 Code.

6 We also strongly believe that
7 the fees generated from this mechanism
8 should be placed in a dedicated tree
9 fund for use on planting projects as
10 discussed, especially in priority low
11 canopy neighborhoods that will be
12 identified in the Philly Tree Plan.
13 Regarding the proposed exemption for
14 housing projects with 51 percent or
15 more affordable units, we believe that
16 residents of affordable housing units
17 deserve access to trees as much as
18 anyone else and we question whether
19 the Affordable Housing Exemption could
20 hinder our own and the Philly Tree
21 Plan's goals to equitably restore tree
22 cover across all Philadelphia
23 neighborhoods, again starting with the
24 highest priority areas.

25 We are also concerned about

1 the change to the minimum plant size
2 proposed in this bill. While larger
3 caliper trees are definitely
4 appropriate for many situations, we
5 worry about potentially precluding the
6 use of 1.5 inch caliper bare root
7 trees, such as those used by tree
8 tenders which have contributed greatly
9 to Philadelphia's urban forest.

10 We'll also note that smaller
11 caliper trees will quickly catch up to
12 larger caliper trees in growth thanks
13 to faster establishment times and
14 also, that there is some evidence that
15 higher caliper trees have lower
16 survivability rates as well. Our
17 recommendation is to keep the 2-inch
18 measurement, but also add language
19 that allows for discretion by PPR
20 staff for certain exemptions such as
21 the 1.5 inch bare root stock widely
22 used across the City by tree tenders.

23 On the issue of landscape
24 buffers, we're unsure if the tall
25 grasses provide the same environmental

1 value to the communities as shrubs do.
2 We'll also add that while many
3 evergreen species are excellent to use
4 in urban buffers, we question whether
5 the simple 50 percent ratio mentioned
6 in the bill with no other
7 specifications on species or forms is
8 appropriate.

9 We strongly suggest whether
10 in the bill itself or in
11 administrative proceedings that the
12 City takes steps to ensure the
13 planting of as many native species as
14 possible. We're strongly supportive
15 of the proposed changes to yard tree
16 requirements and would be even more
17 supportive of a denser rate
18 requirement, i.e., one tree per 1000
19 or even 12,000 or -- I'm sorry, 1,000
20 per 1200 square feet.

21 Finally, we must emphasize
22 the importance of strong protections
23 of heritage trees. These heritage
24 trees provide the greatest
25 environmental to benefit to our City

1 and communities, and preserving
2 existing large trees will be
3 absolutely critical to achieving the
4 goals of the Philly Tree Plan.

5 Further, while tree
6 preservation plan regulations may be
7 beyond the scope of this bill, we
8 would like to see robust protections
9 for the root zone areas of all
10 protected trees, especially related to
11 severing roots and soil compaction
12 during construction.

13 Once again, thank you for the
14 time and opportunity to share our
15 perspective. I'd welcome any
16 questions and I certainly look forward
17 to continued progress on this bill and
18 future legislation to protect and grow
19 our urban forest. Thanks so much for
20 your time.

21 COUNCILMAN SQUILLA: Thank
22 you. And I see we may have some
23 others to testify, but I know
24 Councilmember Gilbert Richardson wants
25 to make a comment.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Yes. I just wanted to
3 thank Mr. Ifill for his remarks and
4 all the suggestions that were sent.
5 We did incorporate a number of
6 suggestions that you mentioned in your
7 testimony in the amendment, so I just
8 wanted to say thank you for all of
9 your work in this process.

10 Thank you, Mr. Chair.

11 COUNCILMAN SQUILLA: Thank
12 you, Councilmember.

13 And I believe there was
14 somebody else who's logged who wanted
15 to testify on this Bill No. 220414.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Yes. Mary Collins,
18 Mr. Chair.

19 COUNCILMAN SQUILLA: Okay.
20 Mary, if you're available, just state
21 your name for the record and you can
22 proceed with your testimony.

23 MS. COLLINS: Hi. My name is
24 Mary Collins.

25 COUNCILMAN SQUILLA: Please

1 proceed with your testimony.

2 MS. COLLINS: My name is Mary
3 Collins, Operations Manager at U.S.
4 Construction. I am testifying today
5 in my role as Co-chair of the
6 Government Affairs Committee for the
7 Building Industry Association of
8 Philadelphia. I want to thank the
9 Councilmembers and the members of the
10 Committee for allowing me to testify
11 today.

12 The BIA is a trade
13 association of mostly residential
14 developers working throughout
15 Philadelphia. We support the creation
16 of a Tree Fund and efforts to increase
17 the City's tree canopy. There is no
18 doubt that trees are a tremendous
19 quality-of-life asset to any
20 neighborhood, and the BIA believes it
21 is important to address inequities in
22 the tree canopy throughout the City.

23 Trees and well-planted
24 landscaping enhance our projects and
25 benefit our final occupants as well as

1 their near neighbors. We appreciate
2 that Councilmember Gilmore Richardson
3 and her team met with our organization
4 and considered our feedback. BIA
5 wishes to express a few remaining
6 areas of concern in hopes that it will
7 aid in making the bill and the
8 implementation successful.

9 With regards to the
10 implementation, the BIA remains
11 somewhat apprehensive that there are
12 still several areas of the bill that
13 are vague from a regulatory and
14 implementation standpoint. While we
15 are encouraged by the diligent and
16 detailed and thoughtful approach of
17 Councilwoman Gilmore Richardson and
18 her staff, we are anxious for
19 clarification on a few items as it
20 will rely on other departments to
21 create regulations.

22 And with that, Planning's
23 regulations are yet to be written
24 concerning the fee in-lieu process and
25 how we navigate the application waiver

1 and approval process during the time
2 between the legislation is effective
3 until those new regulations are
4 adopted by the City. It is really
5 important to our membership to have --
6 excuse me, predictability and clear
7 guidelines for successful applications
8 and reduce risk of administrative
9 delays.

10 And then finally, the BIA is
11 eager for insights into how L&I or
12 Planning will enforce the requirements
13 of the bill, particularly where
14 amendments or updates are required.
15 But we truly appreciate the
16 opportunity to testify and remain open
17 and willing to collaborate with the
18 City in an effort to best support the
19 goal of increasing the tree canopies
20 and hoping that that benefit can be
21 enjoyed by all residents.

22 COUNCILMAN SQUILLA: Thank
23 you for your testimony.

24 Councilmember Gilmore
25 Richardson, you want to make a

1 comment.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: (Muted).

4 COUNCILMAN SQUILLA: You're
5 muted.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: I apologize, Mr. Chair,
8 again because of the late nature of
9 circulating the amendments and
10 everyone needing to prepare their
11 testimony, I wanted to say thank you
12 to Mary. She has just been stellar
13 working with my team on this process,
14 and we appreciate all the feedback
15 you've given us, particularly on the
16 notification and regulation which
17 resulted in several of the amendments
18 that we have that have been circulated
19 and finally presented to the
20 Committee.

21 We look forward to continuing
22 to work with you particularly as the
23 bill is implemented. So thank you
24 very, very much.

25 COUNCILMAN SQUILLA: Thank

1 you all for your testimony.

2 Is there any questions from
3 the Committee?

4 (No response.)

5 COUNCILMAN SQUILLA: Is there
6 anyone else here to testify on Bill
7 No. 220414?

8 (No response.)

9 COUNCILMAN SQUILLA: Seeing
10 none, thank you.

11 Mr. Harris, can you please
12 read the next bill and the panel
13 testify.

14 THE CLERK: Mr. Chair, this
15 is Bill No. 220358. And I believe
16 that there is an amendment that
17 Councilmember Jones is prepared to
18 summarize.

19 COUNCILMAN SQUILLA: Okay.
20 Thank you. Councilmember Jones, if
21 you'd like to summarize the amendment
22 to Bill No. 220358.

23 MR. COHEN: Mr. Chair, this
24 is Josh Cohen. I don't believe the
25 Councilmember is on, but I'll be happy

1 to summarize the amendment if that is
2 okay.

3 COUNCILMAN SQUILLA: Sure,
4 Mr. Cohen. Please proceed.

5 MR. COHEN: Thank you,
6 Mr. Chairman and members of the
7 Committee. We are offering an
8 amendment to Bill No. 220358. It is a
9 small amendment. In Subsection B, we
10 are seeking to change one word from
11 the word property to building lines in
12 reference to setback of roof decks,
13 and we are striking the deletion in
14 the bill to its original -- in the
15 original bill. So it will remain the
16 same to say, accessory parking shall
17 be provided in a surface lot, not a
18 garage, in Subsection D, and that is
19 the extent of our amendments. Thank
20 you.

21 COUNCILMAN SQUILLA: All
22 right. Thank you, Josh, for that
23 clarity on the amendment.

24 I see that we do have other
25 people to testify on 220358. Paula

1 Brumbelow Burns, if you want to go,
2 first state your name for the record
3 and proceed. And then we'll go to the
4 other testifiers.

5 MS. BRUMBELOW BURNS: I'm
6 Paula Brumbelow Burns, Director of
7 Legislation for the Philadelphia City
8 Planning Commission. I'm here to
9 testify on Bill No. 220358, which was
10 introduced into City Council on April
11 28, 2022 by Councilmember Jones. Bill
12 No. 220358 amends the Philadelphia
13 Zoning Code by revising the Ridge
14 Avenue Neighborhood Commercial Area
15 Overlay District.

16 The bill was requested by
17 several RCOs to address the recent
18 influx of development over the past
19 five years. There are technical
20 changes to the overlay, including a
21 reorganization of the text and
22 clarifying that lots can hold offsite
23 parking.

24 The bill aligns the design
25 review process into similar language

1 use in other Neighborhood Commercial
2 Areas, NCAs, and the overlay becomes
3 more permissive to allow for more
4 business uses on the commercial
5 corridor, allow for increased
6 expansion of non-conforming businesses
7 and allows both surface parking and
8 garage parking for projects. That was
9 part of the amendment.

10 The overlay becomes more
11 restrictive in setting significant
12 limitations on the potential for
13 development. The first is to create
14 an increased parking requirement of
15 one space to one residential unit for
16 over five units, which may create
17 additional cars driving on the
18 already-congested Ridge Avenue.

19 The second is to create a
20 height maximum of 38 feet and three
21 stories and to limit density by
22 removing the green roof bonus. Within
23 the lowering of building height from
24 45 feet and four stories, it will make
25 the mixed-income density bonus

1 obsolete in this area and has been
2 removed from the overlay.

3 The Philadelphia City
4 Planning Commission considered Bill
5 No. 220358 at its meeting of June 9,
6 2022 and recommended for approval with
7 amendments to remove the new parking
8 requirement and to remove the
9 provisions that reduce height
10 requirements. I'll be happy to answer
11 any questions at this time.

12 COUNCILMAN SQUILLA: Thank
13 you for your testimony.

14 We have Kay, and then we'll
15 have Celeste after that. Kay, if you
16 just want to state your name for the
17 record and then proceed with your
18 testimony.

19 MS. SYKORA: Yes. Thank you.
20 My name is Kay Sykora, and I
21 appreciate having the opportunity to
22 testify for Bill 220358. So I am a
23 resident of Roxborough and I am
24 involved in the Roxborough Civic Group
25 through Central Roxborough Civic

1 Association. We're requesting the
2 Philadelphia Rules Committee vote to
3 support the changes recommended for
4 the Ridge Avenue commercial area
5 overlay.

6 We see these changes as a
7 Phase 1 solution as we continue to
8 work with the Philadelphia Planning
9 Commission on Phase 2 over the coming
10 months. This district is
11 approximately 3 miles long with new
12 construction along the entire length.
13 The group working with the Planning
14 Commission includes four RCOs and a
15 range of different conditions along
16 the length of the area.

17 There will be different
18 outcomes for different portions of
19 this district and we wish to be
20 thoughtful about what happens. We
21 would like to underscore that we all
22 along with the Roxborough Development
23 Corporation have been working directly
24 with the Planning Commission for a
25 number of months and have committed to

1 working with the Planning Commission
2 throughout the summer and fall for a
3 permanent overlay for the Ridge Avenue
4 District.

5 As a community, we were in
6 2014 an early group to initiate
7 working with the City on a long-term
8 planning for our community. The
9 resulting overlay compared to a number
10 of the adjacent communities in the
11 Northwest has some of the loosest
12 criteria, including the highest
13 building heights compounded by
14 bonuses, very inadequate facade
15 controls and small parking ratios for
16 development. As a result of which, we
17 now have the largest influx of
18 apartment construction in the
19 Northwest section of the City.

20 The resulting development has
21 proved overwhelming to our community.
22 This 3-mile long developed district
23 has new construction along the entire
24 length. In the past five years, 17
25 apartment buildings have been built or

1 are about to be built. This is
2 approximately one every 1,000 feet and
3 have added 900 units to the community
4 representing a potential influx of
5 1200 to 1800 people and nearly as many
6 cars.

7 In addition, for example
8 where I live on the top of Green Lane
9 while this is not part of the
10 commercial overlay, there are two
11 apartment complexes within one block
12 of Ridge Avenue adding 50 units to the
13 community with no parking. A couple
14 blocks down within a block of Ridge
15 Avenue is another complex on Fountain
16 Street that's adding 50 to 55 units,
17 again with no parking.

18 So adding to the concerns
19 within the community, another note is
20 in some cases these large complexes
21 are built up to 5 to 10 feet of one-
22 and two-story single residential
23 properties. As a community, we
24 believe that responsible new
25 development gives life to the

1 community, but we are also an old 19th
2 century community with roads built
3 before cars and the main street of
4 Ridge Avenue being where most of the
5 development is currently being built.

6 Ridge Avenue is where all the
7 truck traffic comes for the community.
8 It is our commercial district and the
9 primary road through the neighborhood.
10 Roxborough Development Corporation has
11 initiated thinking about traffic flows
12 and impacts with OTIS as a part of the
13 work that needs to be done. The
14 theory that apartment dwellers will
15 use public transportation in the City
16 instead of having cars is not true for
17 Roxborough. We are on the outer edge
18 of the City and many folks need cars
19 to get to work in the suburbs.

20 We are very pleased to be a
21 vital part of the City. We just feel
22 that this enormous surge of building
23 is dramatically changing the character
24 of our neighborhood, and we ask for an
25 opportunity to build consensus and

1 provide for a more planned outcome.

2 So thank you.

3 COUNCILMAN SQUILLA: Thank
4 you, Kay, for your testimony.

5 And I know we have Celeste, I
6 think you're next. If you just want
7 to state your name for the record and
8 then proceed with your testimony.

9 MS. HARDESTER: Yes. Good
10 afternoon. I'm Celeste Hardester
11 representing several RCOs up and down
12 the Ridge in the Lower Northwest,
13 including Wissahickon, Central
14 Roxborough and Ridge Park. I did turn
15 my camera off, but I don't see the
16 image anyhow. In 2018 --

17 COUNCILMAN SQUILLA: Just for
18 the record, we do see you.

19 MS. HARDESTER: Okay. Good.
20 Thank you. In 2018, the Ridge Avenue
21 Thematic Historic District was
22 designated protecting some 180
23 buildings. This designation provides
24 a tool for Roxborough to hold onto its
25 character as it evolves in the 21st

1 century. Surrounding these historic
2 buildings is an array of structures
3 that were built mid-century and
4 forward. Many are past their peak and
5 most were never very special to begin
6 with. They often sit on deep lots and
7 have become attractive to developers
8 of multi-family dwelling units, 17 and
9 counting in just five years with many
10 more adjacent to the Ridge.

11 While apartment buildings are
12 an outcome we support and believe
13 should be on the Ridge, no one
14 expected that so many would be built
15 so quickly. Our concern now is that
16 despite the protection provided by the
17 Historic District, the character and
18 livability of Roxborough is at risk of
19 being significantly altered. The mix
20 of history and well-planned modern
21 development could be eclectic and
22 exciting, but that is not what we're
23 seeing.

24 We are concerned that the
25 community won't have staying appeal

1 and keep people living, shopping and
2 eating here. It also feels like this
3 is a chance to improve affordable
4 housing needs, so we would welcome
5 height bonuses that result in actual
6 affordable units. We think an
7 enormously good opportunity is being
8 missed, and we view this as a
9 watershed moment that will determine a
10 lot about Ridge Avenue for the coming
11 decades well past 2035.

12 People in Roxborough travel
13 in all directions because this area
14 lends itself to getting to the suburbs
15 and the City. That said, commuters
16 are becoming increasingly difficult.
17 Located between the Schuylkill River
18 and Wissahickon Creek, Roxborough is
19 actually virtually an island with only
20 five ways out, five exit points.
21 During commuting hours, it can take 30
22 minutes just across Green Lane Bridge.
23 Current residents are concerned about
24 what more cars are going to do to
25 their commute and where they will be

1 parked at night.

2 Public transit combined with
3 personal automobile use deserve an
4 updated review as part of all that is
5 happening. In part, this initiative
6 is a response to the way the parking
7 requirement in the existing overlay is
8 currently being interpreted by L&I.

9 Developers are somehow getting permits
10 that should have been refused for not
11 abiding by the surface parking
12 requirement.

13 Multiple buildings that
14 should not have been permitted are
15 already up or are under way. Because
16 no surface parking is being provided,
17 the buildings are larger than they
18 should be. Frankly, this has created
19 what feels like an emergency condition
20 that necessitates a response now.

21 There are still multiple, multiple
22 sites available for continued
23 development of multi-family dwelling
24 units.

25 This bill is Phase 1 of a

1 two-phase effort that we are committed
2 to working with the Commission to
3 complete by this fall. We thank
4 Councilman Jones for his support of
5 this bill. Thank you.

6 COUNCILMAN SQUILLA: Celeste,
7 thank you for your testimony.

8 Is there any questions from
9 the Committee for the people who
10 testified?

11 (No response.)

12 COUNCILMAN SQUILLA: Is there
13 anyone else to testify on Bill No.
14 220358?

15 (No response.)

16 COUNCILMAN SQUILLA: Hearing
17 none, will the Clerk please call the
18 panel for Bill No. 220417.

19 THE CLERK: Paula Brumbelow
20 Burns, Marlene Schleifer and John
21 Carpenter.

22 COUNCILMAN SQUILLA: Thank
23 you, Paula. If you want to state your
24 name for the record again and just
25 proceed with your testimony.

1 MS. BRUMBELOW BURNS: All
2 right. Good afternoon, members of the
3 Rules Committee. I am Paula Brumbelow
4 Burns, Director of Legislation for the
5 Philadelphia City Planning Commission.
6 I am here to testify on Bill No.
7 220417, which was introduced into City
8 Council on May 12, 2022 by
9 Councilmember Jones.

10 Bill No. 220417 amends the
11 Philadelphia Zoning Code by changing
12 the zoning Section 14-303(11A),
13 entitled "Registered Community
14 Organizations," by establishing a fund
15 to be used by Registered Community
16 Organizations to obtain legal
17 representation for hearings and
18 appeals before the Zoning Board of
19 Adjustment.

20 The bill directs the Director
21 of Finance to establish a legal fund
22 to be used by Registered Community
23 Organizations, RCOs, to pay for legal
24 representation for hearings and
25 appeals before the ZBA. While the

1 Planning Commission recognizes the
2 bill's intent to create a more
3 equitable zoning process and increase
4 access to expertise, we feel that the
5 bill does not adequately address this
6 need and has several significant
7 shortcomings.

8 RCOs have equal standing and
9 zoning appeals as any other private
10 group or citizen, so having funding
11 set aside specifically for RCOs could
12 be legally problematic. It also
13 remains unclear exactly how
14 regulations would be created to set
15 boundaries for the distribution of
16 funds, which RCOs would qualify, at
17 what point in the process legal
18 representation would be appointed and
19 other significant details.

20 Further, the Commission is
21 concerned that the potential cost of
22 the City of legal representation of
23 the sort proposing this bill which
24 could be substantial has not been
25 estimated. The Philadelphia City

1 Planning Commission considered Bill
2 No. 220417 at its meeting of June 9,
3 2022 and did not recommend approval.
4 I'll be happy to answer any questions
5 at this time.

6 COUNCILMAN SQUILLA: Thank
7 you, Paula, for your testimony.

8 I guess we'll go to Marlene
9 and then John. Marlene, just state
10 your name for the record and then you
11 can proceed with your testimony.

12 MS. SCHLIEFER: Okay. Good
13 afternoon. My name is Marlene
14 Schleifer. I am President of Ridge
15 Park Civic Association located in
16 Roxborough. I am also the RCO
17 representative. And our group is
18 terribly beleaguered by developers
19 wishing to put just about anything up.

20 What I would like to do is
21 defer my limited commentary after John
22 Carpenter's, if you don't mind,
23 because he has a little bit more
24 structured speech to make. And I have
25 no problem with him saying his spiel,

1 and then I will comment.

2 COUNCILMAN SQUILLA: Not a
3 problem. We'll hold your testimony to
4 after Mr. Carpenter's testimony. So,
5 John, just state your name for the
6 record, proceed with your testimony.
7 Then we'll go back to Marlene.

8 MR. CARPENTER: Fantastic.
9 Good afternoon, Chairman Squilla and
10 members of Council. Thank you for the
11 opportunity to speak with you today
12 regarding Bill No. 220417. My name is
13 John Carpenter. I am the President of
14 the Central Roxborough Civic
15 Association, a 501(c)(3) non-profit.

16 We are a Registered Civic
17 Association that frequently reviews
18 requests for zoning variances. In
19 addition to our well-attended public
20 meetings, we also offer developers the
21 opportunity to meet with our Zoning
22 Committee to get constructive feedback
23 from our team of neighbors who are
24 also architects, planners, engineers
25 and developers.

1 This feedback often results
2 in improvements to projects, project
3 designs that help secure community
4 support for their success. Our
5 volunteers donate hundreds of hours
6 each year in this process, but we are
7 a small membership organization with
8 individual dues of only \$10 annually
9 and \$25 for businesses. These dues
10 generate less than \$2,000 in regular
11 income for us. But we spend \$5,000 to
12 \$10,000 a year in each of the last
13 five years on legal fees so that we
14 can be represented at the Zoning Board
15 of Adjustments and to pursue appeals
16 of decisions to local and state
17 courts.

18 We are able to do this only
19 through generous donations of affected
20 neighbors and a small handful of
21 generous civic-minded residents. Our
22 role is critical to the zoning review
23 process but is completely unfunded.
24 We, therefore, support the proposed
25 fund for RCO legal fees to lift some

1 of this financial burden from our
2 organizations and to help us continue
3 to support the broad community
4 engagement the City counts on.

5 We thank Councilmembers Jones
6 and Squilla for their leadership on
7 this matter. We recognize that the
8 bill as drafted does not offer details
9 of how these funds will be managed,
10 and we offer our help to develop those
11 details in the coming months. Thank
12 you so much.

13 COUNCILMAN SQUILLA: Thank
14 you, John. Marlene, do you want to
15 have your testimony now --

16 MS. SCHLEIFER: Absolutely.
17 As I said, my name is Marlene
18 Schleifer. I'm the President of Ridge
19 Park Civic and I'm also a RCO rep and
20 a friend of John Carpenter's and all
21 of his cohorts at CRCA. I thank you
22 for the opportunity to speak with you
23 today, and I just wanted to echo
24 everything that John said.

25 We are in a similar position.

1 We receive no funding from anyone.
2 Our dues are \$10 per person per year
3 and \$50 per business, so maybe John
4 ought to think about increasing the
5 amount they charge to the businesses.
6 We have basically had no fundraising
7 during the pandemic because we really
8 can't, so we rely on contributions
9 from neighbors and subsidy from me
10 personally. Thank God I'm now
11 receiving Social Security so I can do
12 it.

13 And I don't want any Philly
14 taxpayer to assume that the RCOs run
15 up legal bills unnecessarily. We do
16 not. We think long and hard about
17 which projects we will support and
18 which we will oppose. And if we feel
19 that a project is really unwise, we
20 will reject it and push it as far as
21 we have to in the appeal process.

22 Also, I just wanted to let
23 you know that our current legal bills
24 and our lawyer charges us at a
25 discount, a significant discount, are

1 presently at \$13,500. So if we
2 collect a couple thou in dues every
3 year and we pay out insurance
4 premiums, which we do to protect our
5 officers and also to have a general
6 liability policy, there's not a whole
7 lot left.

8 I just, I feel very strongly
9 that this bill should go forward, and
10 I thank Councilman Squilla and
11 Councilman Jones for their support.
12 And that's about it. Thank you very,
13 very much.

14 COUNCILMAN SQUILLA: Thank
15 you for your testimony. Much
16 appreciated. And we know how hard our
17 RCOs work. It's volunteer basis.
18 It's a lot of headaches and complaints
19 even from your own neighbors as you go
20 through these processes. So we know
21 we're not -- and this is not a process
22 to sue everybody. This is a process
23 to protect the RCOs.

24 So I know there's concerns
25 from folks on this, but I mean our

1 RCOs are our street-level personnel
2 who are engaged with their communities
3 and they need to have that ability to
4 have some detail of protection as they
5 continue to help the City manage the
6 growth and development. So thank you
7 for your comments and for all your
8 testimony.

9 Is there anyone else to
10 testify on Bill No. 220417?

11 (No response.)

12 COUNCILMAN SQUILLA: Seeing
13 none and no other questions --

14 MR. MORANSKY: Yes, Mark.
15 Jim Moransky, here for the BIA.

16 COUNCILMAN SQUILLA: Oh, Jim.
17 How are you, pal. Just state your
18 name and then proceed your testimony.

19 MR. MARANSKY: Sure. James
20 Maransky testifying on behalf of the
21 Building Industry Association. My
22 name is Jim Maransky. I'm the Past
23 President of the BIA, a trade
24 association of mostly residential
25 developers working throughout

1 Philadelphia along with professionals
2 who provide them with products and
3 services. I also Co-chair the BIA's
4 Government Affairs Committee. I want
5 to thank Chairman Johnson and the rest
6 of the Committee for allowing me to
7 provide testimony today on Bill
8 220417.

9 This legislation would create
10 a City fund for RCOs to obtain lawyers
11 for hearings in front of the Zoning
12 Board of Appeals. The BIA would like
13 to ask the sponsor to hold this bill
14 and meet with all stakeholders over
15 the summer to further discuss its
16 implications and potential
17 implementation.

18 We acknowledge that there is
19 a glaring disparity between the well-
20 organized and well-funded RCOs in some
21 neighborhoods and the others that are
22 not, but that does not mean that every
23 ZBA hearing should have more lawyers
24 and that every ZBA decision should be
25 appealed, as will likely be the

1 result.

2 This bill proposes that the
3 very taxes that developers pay will be
4 used to delay their projects from
5 finishing. It also proposes that the
6 City provide funds for lawyers to tell
7 RCOs how to better be able to sue the
8 City and one of its own Boards, which
9 makes no sense at all. If there is
10 always an RCO lawyer at ZBA hearings,
11 RCOs are going to be appealing more
12 ZBA decisions, and developers will
13 find it near impossible to be able to
14 sign a purchase agreement on land.

15 There are too many questions
16 about how this fund would be
17 administered, but it is hard to
18 imagine any RCO ever declining the
19 opportunity for free legal counsel on
20 any ZBA issue. And so, the thousands
21 and possibly millions of dollars that
22 will be spent could be better spent
23 keeping our City safe.

24 Meanwhile the truth is that
25 the RCO process is badly in need of

1 reform and oversight. It makes no
2 sense for the City to pay for lawyers
3 to second-guess why permits were
4 issued and ZBA decisions were
5 rendered. This proposal greatly
6 increases the chance of even more
7 frivolous lawsuits being filed, which
8 further helps prevent badly-needed
9 housing from being built and more jobs
10 and investments created.

11 The BIA asks the sponsor to
12 please hold the bill and take a step
13 back and work with us together over
14 the summer. We ask that members of
15 the Rules Committee to not support the
16 bill as written. As written, there
17 are serious questions on the extent
18 and limits of this bill as well as the
19 implementation, does this extend the
20 appeals at the higher court levels.

21 In some areas, there's five
22 RCOs that would have ruling over
23 certain developments. Are we really
24 saying that we're going to have five
25 additional attorneys at those RCO

1 hearings. The BIA has a ton of
2 questions on how this bill will be
3 implemented. And as written, we're
4 asking that it be tabled to allow us
5 to come together and work towards some
6 common goals and solutions over the
7 summer. Thank you for your
8 consideration.

9 COUNCILMAN SQUILLA: Jim,
10 thank you so much for your testimony.
11 And I know Councilman Jones is always
12 available to talk and I think he will
13 continue to have conversations going
14 forward on this legislation.

15 Is there any questions from
16 the Committee on Mr. Maransky or any
17 other people who testified?

18 (No response.)

19 COUNCILMAN SQUILLA: Okay.
20 Seeing none, is there anybody else to
21 testify on this bill, Bill No. 220417?

22 (No response.)

23 COUNCILMAN SQUILLA: Thank
24 you all for your testimony. Thank
25 you, Jim.

1 Mr. Harris, is there any
2 other bills before us today?

3 THE CLERK: No, Mr. Chair.
4 That's all the bills for today. We do
5 have public comment.

6 COUNCILMAN SQUILLA: Okay.
7 So that'll be it for testimony. Thank
8 you all who had testified.

9 Hearing that there's no other
10 people to testify and no other
11 questions, at this time the Committee
12 will take a brief pause to allow
13 members of the public who have
14 registered for public comment to be
15 called into the virtual meeting.

16 I guess we'll give
17 everybody -- right now it's 1:59, so I
18 guess 2:05 if, Modesto, I think we'll
19 have everybody on there. It seems
20 like it's a big list of people.

21 COUNCIL TECH SUPPORT:
22 Mr. Chair, is it possible to start the
23 live broadcast I would say maybe about
24 2:15?

25 COUNCILMAN SQUILLA: 2:15?

1 COUNCIL TECH SUPPORT: Yes,
2 sir.

3 COUNCILMAN SQUILLA: Okay.
4 That's fine with me. All right.
5 We'll come back at 2:15 for public
6 comment, and then we'll have everybody
7 connected so they could give their
8 input on this, on the list of
9 legislation. Thank you.

10 (Brief recess.)

11 COUNCIL TECH SUPPORT:
12 Mr. Chair, we are now live.

13 COUNCILMAN SQUILLA: Thank
14 you. We will now continue our public
15 comment portion of the hearing today.
16 We will now hear the testimony of
17 those who have signed up for public
18 comment.

19 The Clerk will call your name
20 and once called, please state your
21 name for the record and then proceed
22 with your testimony. Mr. Harris, can
23 you please call the person to testify
24 on public comment. Thank you.

25 THE CLERK: Yes, Mr. Chair.

1 The first witness is Mark Zachary.

2 COUNCILMAN SQUILLA: When
3 you're called, just state your name
4 for the record if you're connected,
5 and then proceed with your testimony.

6 MR. ZACHARY: Yes. Hello.
7 My name is Mark Zachary. I am a
8 resident of the 7th District. I'm
9 here to testify on a couple of bills
10 today. The first one being 220323.
11 This is the TOD overlay. And you
12 know, it is so sad that these overlays
13 weren't initiated years ago for these
14 transit stations.

15 And what's even sadder is the
16 fact that Girard Station hasn't been
17 included nor is York-Dauphin, which is
18 my home station. It's not just sad,
19 it's an outrageous dereliction of
20 legislative duty by this body for
21 years and now to compound it by not
22 including one of the most transit
23 accessible locations in the City and
24 the Girard El stop.

25 It's actually -- I can't

1 even -- there's no explanation for it
2 besides there's a few neighbors who
3 don't want height, increased height
4 and density and more residents in an
5 area that needs residents, that needs
6 more housing and that has commercial
7 corridors that could be activated by
8 increased density along these
9 increased -- among these incredible
10 corridors that we have existing in the
11 El.

12 We have the ability to have
13 an incredibly transit-oriented line
14 already in place and paid for that
15 could be even more utilized by an
16 increased density along this important
17 stop. It's just -- and then not only
18 that, not only the designation is the
19 problem. The problem to me is the
20 bonuses for the bill. I know this is
21 a part of the bill, but the bonuses
22 should be way higher. You should be
23 allowing buildings that are 100, 200
24 feet along these El stops, period.
25 There's no excuse to do it another

1 way.

2 And then I'm also here to say
3 that 220358, this is that Ridge Ave or
4 Ridge Ave Overlay, I mean this is
5 another example of an exclusionary and
6 backwards-looking zoning bill that
7 basically listens to some neighbors
8 who don't want their neighborhood to
9 change at all and think that they have
10 the right to tell property owners what
11 they can do with their own property.

12 And it's based on it goes back in
13 history, it's an exclusionary policy
14 to zone these areas down instead of
15 raising them up and allowing more
16 residents to come in, and it speaks to
17 affordability issues and climate
18 change, the need for people on mass
19 transit and less parking. All that
20 kind of speaks into that same thing.

21 And then in addition, the
22 220417, this is probably the worst
23 bill that I've ever seen. You're
24 encouraging RCOs that make subjective
25 decisions about zoning. You're giving

1 them public tax dollars, my tax
2 dollars, everyone's tax dollars to
3 hire lawyers to go before the ZBA
4 because they're mad about increased
5 density that are 7 or 8 feet in height
6 or what they perceive as a lack of
7 parking.

8 Believe me, there's plenty of
9 people who don't like that. Is the
10 City going to give them lawyers? I
11 don't think so. It's unconscionable.
12 It's laughable that this is actually
13 being suggested in this great City.
14 Thank you very much.

15 COUNCILMAN SQUILLA: Thank
16 you, Mark, for your testimony. I
17 appreciate it.

18 Mr. Harris, please call the
19 next person to testify.

20 THE CLERK: Next witness is
21 David Szczepanik.

22 (No response.)

23 THE CLERK: Mr. Szczepanik.

24 COUNCIL TECH SUPPORT:
25 Mr. Szczepanik is not connected.

1 THE CLERK: Next witness is
2 Kat Kendon.

3 MS. KENDON: Hello.

4 COUNCILMAN SQUILLA: Kat,
5 yeah. Just state your name for the
6 record. We hear you and then proceed
7 with your testimony.

8 MS. KENDON: Great. Hi. My
9 name is Kat Menia Kendon and I'm part
10 of the Steering Committee for Design
11 Advocacy Group and I'm also an active
12 Sierra Club volunteer and PHS Tree
13 Tender. I want to express my general
14 support of the Councilman's Bill
15 220414. It's clearly a significant
16 step forward where there are currently
17 minimal protections for or planting
18 requirements for trees.

19 I particularly support the
20 creation of the Philly Tree Fund and
21 the fee in-lieu system. While the fee
22 structure proposed in the bill could
23 still use adjustment, the system sets
24 a stage for funding equitable canopy
25 growth by capturing value in the

1 development process. I also support
2 holding tree reviews into the L&I
3 review process. Hopefully, this will
4 allow for real enforcement of tree
5 policies which doesn't exist now, and
6 also puts true reviews near the
7 beginning of the design process
8 instead of at the end as an
9 afterthought.

10 I appreciate the creation of
11 a stronger community communication
12 system around tree removal and the
13 acknowledgement for the necessity of
14 tree planting and protection
15 standards. I want to particularly
16 note support for the removal of the
17 exemption of parks from regulation.

18 While this bill includes some
19 other exemptions that should be
20 reconsidered, removing parks from the
21 exemption list will fundamentally
22 support the City's climate goals and
23 also help build trust between the City
24 and communities. So with all those
25 supportive notes, it's clear the bill

1 can go farther. Since the proposed
2 bill was released, I've had extensive
3 conversations with developers,
4 architects and landscape architects.

5 In those conversations, the
6 proposed exemption to (inaudible) the
7 most concerns. I strongly support the
8 reduction of site exemptions over
9 time, if not immediately. The 5,000
10 square foot lot threshold removes the
11 vast majority of development sites in
12 Philadelphia and it misses an enormous
13 opportunity for planting and
14 protecting trees.

15 The exemption is actually
16 unnecessary with the fee system
17 because planting requirements can be
18 covered by payments into the Tree
19 Fund. Exempting affordable housing
20 also raises concerns. While I support
21 affordable housing efforts, this
22 should be coupled with support for
23 environmental justice. The exemption
24 of affordable housing may actually
25 worsen conditions in communities that

1 have fewer green spaces, chronically
2 poor canopy coverage which also suffer
3 from higher temperatures and poorer
4 air quality.

5 Residents of affordable
6 housing have the most to gain from
7 increased tree canopy. This is an
8 opportunity for the City to right
9 historic wrongs. Second opportunity
10 to strengthen the bill is through the
11 refinement of the fee structures. The
12 fees should be structured to
13 discourage tree loss. I have a lot to
14 say on this topic, but I'll summarize
15 by saying that the fee structure
16 should be adapted to replace trees by
17 trunk area instead of diameter.

18 Large established trees are
19 more capable of mitigating stormwater,
20 air pollution and carbon and that
21 cannot effectively be replaced with
22 only an equivalent diameter inches of
23 saplings. Lastly, Philadelphia should
24 adopt best practices that are common
25 in other major cities. This includes

1 items such as establishment of the
2 City forester position, requirements
3 around native and invasive plantings,
4 requirements for care maintenance and
5 considerations around irrigation and
6 stormwater.

7 I will be submitting detailed
8 comments to the Councilwoman's office
9 and greatly look forward to the
10 strengthening and passage of this
11 bill. Thank you for your time.

12 COUNCILMAN SQUILLA: Thank
13 you, Kat, for your testimony.

14 And for the record, everybody
15 has been following so far but there's
16 a three-minute testimony time that
17 will be held by Mr. Harris. So if you
18 think it's longer than three minutes,
19 please try to consolidate it, two to
20 three minutes. Everybody's been good
21 so far.

22 Mr. Harris, can you please
23 read the next person to testify.

24 THE CLERK: Chris Bordelon.

25 COUNCILMAN SQUILLA: Chris,

1 if you're connected, just state your
2 name for the record and proceed your
3 testimony.

4 MR. BORDELON: Good
5 afternoon. My name is Chris Bordelon.
6 I'm here to testify about Bill 220414.
7 I'm an attorney on the longest serving
8 current Board member of the Somerton
9 Civic Association. Our organization
10 has hosted tree giveaways with Tree
11 Philly since 2017. I also served on
12 the Urban Forest Strategic Plan
13 Community Voices Committee that
14 provided input regarding the Philly
15 Tree Plan.

16 In principle, the law should
17 discourage developers from cutting
18 down trees and shrubs and encourage
19 planting. This bill uses fees and
20 zoning and land use regulations to do
21 that. Both methods could help, but
22 this bill needs to be amended before
23 it becomes law because it would
24 establish loopholes that would defeat
25 what I take to be the bill's purpose

1 of preserving and expanding the tree
2 canopy.

3 At Section 14-705(f)(1), the
4 bill says that the special exception
5 process for removing heritage trees
6 does not apply to a strangely worded
7 class of parcels of property owned by
8 PIDC to be developed as warehouses.

9 Similarly, at Section 14-705(c)(9)(d),
10 the bill's in-lieu fee owed by
11 developers for removing trees is
12 subject to a 5 percent cap for that
13 same strangely-worded class of
14 parcels. These loophole provisions
15 should not be in the bill.

16 They defeat its purpose.
17 They relate to a few parcels in
18 Northeast Philadelphia owned by PIDC
19 that it wants to develop as Amazon-
20 type warehouses. The loophole
21 provisions will allow developers to
22 destroy heritage trees in those lots
23 without community participation in the
24 development process and will allow
25 developers to cut down many acres of

1 forested land without having to pay
2 the costs that this bill would
3 otherwise impose.

4 For example, the lots at
5 11430 and 11450 Northeast Avenue
6 consist of 50 acres of thickly
7 forested PIDC land directly adjacent
8 to a large residential development in
9 summertime. These loophole provisions
10 would cut neighbors there out of a
11 development process that they should
12 be a part of and would let a developer
13 off without paying for the enormous
14 damage caused.

15 The City's efforts to
16 increase its tree canopy will be set
17 back 50 acres in one swoop. How many
18 years of tree planting efforts in
19 Philly does it take to plant 50 acres?
20 The loopholes are written and
21 confusing (inaudible) and buried there
22 presumably so that people affected
23 will have difficulty understanding.
24 There's no valid justification for it,
25 only greed and a lack of care about

1 people in the environment they live
2 in.

3 Please don't pass the
4 loophole provisions. If they reflect
5 District Councilmembers' wishes and
6 you won't be able to set aside
7 Councilmanic prerogative, please cut
8 the loopholes out of this bill.

9 Require them to be introduced as part
10 of a separate bill so that people
11 affected will better understand how
12 their government is operating and
13 whose interest it's representing, not
14 their own interests, the property
15 developer's interests.

16 Also, the bill calls for an
17 8-foot fence buffer between an
18 industrial and a residential district.
19 The bills should be amended to require
20 a higher fence. Industrial uses like
21 warehouses involve a lot of tractor
22 trailer parking. Those vehicles are
23 often 13.5 feet high. Now, where
24 commercial vehicles are parked next to
25 people's houses, the fence ought to be

1 at least as tall as the vehicles.

2 Thank you very much. Thank you for
3 your time today.

4 COUNCILMAN SQUILLA: Thank
5 you for your testimony.

6 Mr. Harris, please announce
7 the next person to testify.

8 THE CLERK: Winn Constantini.

9 MS. CONSTANTINI: Hi. Can
10 you hear me?

11 COUNCILMAN SQUILLA: Yes,
12 Winn. Just state your name for the
13 record and proceed with your
14 testimony.

15 MR. CONSTANTINI: Hi. I'm
16 Winn Costantini. I'm speaking on
17 behalf of Green Building United and we
18 would like to express our support for
19 Bill 220414. As a nonprofit
20 organization that promotes
21 sustainability in the built
22 environment, we support legislation
23 that improves both building
24 performance as well as the health and
25 well-being of those building

1 inhabitants. An effort to equitably
2 preserve and expand Philadelphia's
3 urban tree canopy will do just that.

4 Urban trees can play a
5 significant role in building energy
6 performance as properly sited and
7 well-maintained trees reduce building
8 cooling loads through prevention of
9 incident solar radiation on both
10 residential and commercial building
11 facades. As we've already heard today
12 and preserving and expanding
13 Philadelphia's urban canopy is vital
14 for both climate resilience and public
15 health. And urban trees can also
16 benefit our local economy and
17 workforce.

18 There is currently an
19 unprecedented labor shortage in the
20 urban forestry industry with over
21 8,000 open positions annually for tree
22 trimmers and pruners alone, and
23 communities with the fewest urban
24 trees also tend to be low-income
25 communities of color with high rates

1 of unemployment. Philadelphia is
2 already a leader in the equitable
3 urban forestry workforce development
4 area through PowerCorps PHL's Urban
5 Forestry Academy.

6 Both yard and street trees
7 can also increase property values and
8 trees in business districts have been
9 shown to increase money and time spent
10 by shoppers in these areas. However,
11 with these economic benefits come the
12 potential for gentrification and
13 displacement, and without intentional
14 and equitable planning and
15 implementation measures for tree cover
16 in these neighborhoods can lead to
17 displacement of long-term residents.

18 Strategies to prevent this
19 gentrification include renter
20 protections, preservation and creation
21 of home ownership for low-income
22 residents, job creation for existing
23 residents as well as protecting
24 existing and incentivizing new
25 affordable housing. We applaud this

1 ordinance's effort to strengthen the
2 preservation replacement of urban
3 canopy as well as the improved buffers
4 and increased requirements for yard
5 trees.

6 We also support the creation
7 of the Philly Tree Fund, which we hope
8 can be used for city-led planting
9 programs, maintenance of the City's
10 expanding urban forest, creating new
11 urban forestry jobs and training
12 programs as well as continued
13 community engagement processes to
14 ensure that the canopy is expanded
15 equitably.

16 Our main concern is the
17 current exemption in the bill for
18 affordable housing developments, our
19 housing projects with 51 percent
20 affordable units, which does not seem
21 to align with the goals and equitable
22 canopy. While we support incentives
23 for affordable housing, residents of
24 affordable housing units also deserve
25 the benefit of trees on their

1 properties. And moreover,
2 neighborhoods with affordable housing
3 are more likely to be neighborhoods in
4 need of protection and expansion of
5 tree cover.

6 Green Building United
7 strongly believes that this ordinance
8 with the changes in response for
9 concerns regarding the Affordable
10 Housing Exemption is a vital step in
11 Philadelphia's efforts to create an
12 equitable and expansive urban forest
13 and more broadly to create a healthy,
14 safe and environmentally just city.
15 Thanks.

16 COUNCILMAN SQUILLA: Thank
17 you for your testimony.

18 Mr. Harris, can you please
19 read the next person to testify.

20 THE CLERK: Michael Devigne.

21 COUNCILMAN SQUILLA: Michael,
22 if you're there.

23 MR. DEVIGNE: Hello. Can you
24 hear me?

25 COUNCILMAN SQUILLA: Yes.

1 Just state your name for the record,
2 we hear you fine, and proceed with
3 your testimony.

4 MR. DEVIGNE: Thank you.

5 Good afternoon. My name is Michael
6 Devigne. I am the Executive Director
7 of the Roxborough Development
8 Corporation and I'm testifying on Bill
9 No. 220358. Since 2003, the RDC has
10 managed the Business Improvement
11 District in Roxborough and has worked
12 hard to promote economic development
13 on the commercial corridor.

14 Our mission is to provide
15 Roxborough residents with high quality
16 shopping, dining and entertainment
17 experiences. In alignment with this
18 mission, I'm submitting testimony
19 today to urge the Council not to
20 support Bill No. 220358 introduced by
21 Councilmember Jones, which seeks to
22 amend certain provisions to the Ridge
23 Avenue Neighborhood Commercial Area
24 Overlay District.

25 As you may be aware, a

1 coalition of civic associations in
2 Roxborough have collaborated on
3 identifying changes to the overlay.
4 While the RDC participated in this
5 collaboration and agrees with many
6 aspects of these revisions, there are
7 a few critical provisions which, if
8 modified, will have a detrimental
9 effect on the future of the corridor.

10 As such, the RDC does not
11 support the proposed ordinance in its
12 entirety. The changes are
13 antithetical to the intent of the NCA
14 overlay and the Lower Northwest
15 District plan as originally crafted.
16 The proposed three-story cap, the
17 38-foot height limitation and the
18 one-to-one parking requirement will
19 severely limit economic development
20 potential on the Ridge.

21 The RDC believes a four-story
22 cap, a 42-foot height limitation and a
23 lesser parking ratio is a compromise
24 on current conditions. The extent to
25 which the proposal limits height and

1 requires parking will disincentivize
2 the development of new mixed-use
3 commercial spaces. Though the civic
4 associations in Roxborough represent
5 an important constituency, they
6 provide only one voice in a community
7 that is attracting new families and
8 young professionals to the hundreds of
9 residential units recently built in
10 the neighborhood.

11 Furthermore, the voices and
12 interests of property owners and
13 businesses on Ridge Avenue who are
14 most directly impacted by the changes
15 in the overlay must not be discarded.
16 The RDC urges the Rules Committee not
17 to support the bill as crafted. Thank
18 you.

19 COUNCILMAN SQUILLA: Thank
20 you for your testimony.

21 Mr. Harris, please read the
22 next person to testify.

23 THE CLERK: Sarah Maginnis.

24 MS. MAGINNIS: Good
25 afternoon. My name is Sarah Maginnis,

1 and I am the Executive Director of the
2 Greater Philadelphia Chapter of NAIOP.
3 NAIOP is a 501(c)(6) organization that
4 represents the commercial real estate
5 development community in Philadelphia
6 and it is also part of the
7 Philadelphia Real Estate Alliance.

8 Thank you to Councilmember
9 Squilla and the rest of the Committee
10 of the Whole for permitting me to
11 testify in opposition to Bill No.
12 220417. This bill's proposal to
13 create a legal fund with public
14 dollars for RCOs has the potential to
15 further increase the administrative
16 burden of moving real estate
17 development through the public
18 approval process.

19 This fund will utilize
20 taxpayer dollars to provide resources
21 for RCOs to challenge ZBA decisions.
22 For example, a body which is already
23 funded by taxpayer dollars. Passing
24 this bill will only add to the
25 difficulties of development in

1 Philadelphia including affordable
2 housing, especially during a time of
3 rising capital and construction costs.

4 We anticipate increasing
5 legal challenges could extend
6 development approval six months to a
7 year. Ultimately, we believe this is
8 yet another measure that could result
9 in an overall decrease in development
10 and tax revenue in Philadelphia. As a
11 result, we do not support Bill
12 No. 220417 and ask that it be held in
13 Committee. Thank you for your
14 consideration.

15 COUNCILMAN SQUILLA: Thank
16 you for your testimony.

17 Mr. Harris, please read the
18 next person to testify.

19 THE CLERK: Crystal Morris.

20 MS. MORRIS: Good afternoon.

21 My name is Crystal Morris. I'm
22 President of the Wynnefield Residents
23 Association and member of the Citywide
24 RCO Coalition. The quality of our
25 neighborhood should not be predicated

1 on our ability to pay legal fees.
2 RCOs with financial means can afford
3 to fight while less affluent
4 communities must often accept whatever
5 is forced upon them. This is the true
6 inequity of development.

7 Many RCO leaders are forced
8 to attend ZBA hearings without
9 representation and plead our case
10 against seasoned zoning attorneys.
11 Sometimes we prevail, but more often
12 than not our arguments are dismissed
13 based on legalities. Thank you,
14 Councilmembers Jones and Squilla, for
15 this forward-thinking legislation.
16 While lacking in specifics, it's the
17 beginning of a potential paradigm
18 shift.

19 We desperately need an RCO
20 legal fund to level the playing field.
21 We are Davids running through our
22 communities with stones trying to take
23 down Goliath and we need some support.
24 Knowing communities have the financial
25 capability of using the legal system

1 will put aggressive developers on
2 notice that residents have one more
3 tool in their arsenal to push back.
4 We deserve a voice in how our
5 communities are developed and ask that
6 you vote to move forward Bill
7 No. 220417 to help legitimize our
8 voice. Thank you.

9 COUNCILMAN SQUILLA: Thank
10 you for your testimony.

11 Mr. Harris, please read the
12 next name to testify.

13 THE CLERK: The next name is
14 Bonita Cummings.

15 COUNCIL TECH SUPPORT:
16 Ms. Cummings is not connected.

17 THE CLERK: Reverend Chester
18 Williams.

19 REVEREND WILLIAMS: Good
20 evening, everyone. God bless you all.
21 I'm Reverend Chester H. Williams,
22 President and founder of the Chew &
23 Belfield Neighborhood Organization
24 501(c)(3). We've been founded since
25 1981. I'd like to make this short and

1 brief. I believe the bill that I
2 support as Joan Belfort, President and
3 the neighbors is 220417. I pray that
4 I wrote that number down right.

5 We are asking you to look and
6 see and to hear the cry of the
7 constituents. We are a 501(c)(3), and
8 the RCOs were united together to
9 represent and speak on behalf of the
10 grassroots people, that's the voters.
11 Some groups have financial situations
12 that they can afford legal support.
13 We that are 501(c)(3)s and some
14 grassroots groups do not have that
15 money to hire a lawyer. But yet you
16 ask us to be the voice of the
17 residents. The voice of the
18 residents, which are the people of the
19 City of Philadelphia cannot afford,
20 and we're asking you that anyone that
21 opposes funding for legal
22 representation, check their budget,
23 see if they have money already to hire
24 one, but we do not. And we cannot
25 proclaim that we do.

1 As I said to our
2 Councilpeople some time ago and most
3 of you know me, I take my Social
4 Security check, parts of it, and help
5 put the money together what we can pay
6 for our liability insurance. We're
7 asking you to step in where you need
8 to be to help us financially. We
9 speak for the people wholeheartedly to
10 let you know they're crying out to
11 you. Give them the backbone that they
12 need to stand up against these lawyers
13 and other people that's telling them
14 and dictating to them what should be
15 in their neighborhoods.

16 We live here. We know what
17 we want. We know what we need. We
18 ask you to hear the cry of the people
19 and we pray that you all turn an open
20 ear and understand that we need
21 support of this bill to support
22 financial situation. If we need a
23 lawyer, that the City has the funds
24 set aside to help support us to speak
25 on our behalf. May God bless you all

1 and I pray all stay safe.

2 COUNCILMAN SQUILLA: Thank
3 you for your testimony.

4 Mr. Harris, can you please
5 read the next person to testify.

6 THE CLERK: Louis Baun.

7 (No response.)

8 COUNCILMAN SQUILLA: Louis?

9 COUNCIL TECH SUPPORT: Louis
10 is not connected.

11 COUNCILMAN SQUILLA: Okay.

12 THE CLERK: Linda Bell.

13 (No response.)

14 COUNCILMAN SQUILLA: Is Linda
15 connected?

16 COUNCIL TECH SUPPORT: She is
17 not connected.

18 COUNCILMAN SQUILLA: She's
19 not connected. Okay.

20 THE CLERK: Gale Mack.

21 (No response.)

22 COUNCILMAN SQUILLA: Gale.

23 Is Gale connected?

24 COUNCIL TECH SUPPORT: Gale
25 is not connected.

1 COUNCILMAN SQUILLA: Okay.

2 THE CLERK: Adrienne

3 Fernandez.

4 COUNCIL TECH SUPPORT: She is
5 connected, but she's requesting to
6 testify at the end of the list please.

7 COUNCILMAN SQUILLA: Okay.

8 For the record, Councilmember Johnson
9 is back. And I can turn the Chair
10 back over to Councilmember Johnson.

11 There's still a couple people
12 to testify in the public comment
13 period, and then when we go into the
14 public meeting, I'll be able to follow
15 that process. So, Councilmember
16 Johnson, are you available?

17 COUNCILMAN JOHNSON: Yeah,
18 I'm available. I just want to
19 personally say thank you for working
20 with me in regards to me having to
21 address some issues in the community.
22 Thank you very much.

23 COUNCILMAN SQUILLA: Thank
24 you. There's only a couple more
25 people for public comment.

1 THE CLERK: Mr. Chair, do you
2 want me to read the next witness.

3 COUNCILMAN JOHNSON: The next
4 witness.

5 THE CLERK: Rosalind
6 McKelvey.

7 MS. MCKELVEY: Good
8 afternoon. My name is Rosalind
9 McKelvey, and I'm from Germantown.
10 I'm an RCO, the Wakefield 49ers
11 Community Improvement and Development
12 Association. And I'm on the line in
13 favor of the presented bill, Bill
14 220417 with some revisions. A lot of
15 our constituents here are low-income,
16 deaf, disabled, elderly and the RCO is
17 the only element of community
18 involvement that they can have and do
19 have.

20 We do not have funds. And by
21 the RCO requiring us to have -- the
22 RCO has to have already liability
23 insurance, which is like 1200 a year
24 and more, having some funds in Section
25 1 of this bill that would help us

1 because they want us to report
2 budgetary questions, contribution
3 information, community-based
4 agreements from the developers with
5 expertise that we just don't have.
6 And if we cannot do this and the RCO
7 cannot function, thus cutting out the
8 voice of the community. Some
9 neighborhoods can afford it. We
10 cannot.

11 In Section 2 of this bill, it
12 clearly states that the City does not
13 assume any responsibility for any
14 liabilities that are brought against
15 the RCOs. So I'm asking you today to
16 take consideration to have this bill
17 for us, 220417, so that we do at least
18 have a hand in the situations that are
19 coming up that are presented to us,
20 that we voluntarily ask churches and
21 community organizations to open up to
22 hear the community.

23 Please do not cut off the
24 voice of the disabled, the elderly,
25 low income. Give us a voice and let's

1 discuss the guidelines for this bill.
2 But I disagree with the developer Jim
3 Maransky that thinks we want to be in
4 court and taking time and funds at
5 hearings when it's our funds, our work
6 that's being spent. Thank you for
7 hearing me today, and I thank you for
8 those that have presented this bill
9 and those who have listened and those
10 who will benefit from giving us a hand
11 up in the situation. Thank you.

12 COUNCILMAN JOHNSON: Thank
13 you very much. Will the Clerk please
14 call the next witness to testify.

15 THE CLERK: Tiffany Green.

16 MS. GREEN: Good morning.
17 Good morning, Council. I don't need
18 to repeat because a lot of my
19 colleagues already have stated. I
20 just want to say that I think that
21 Bill 400417, my one-time is for two
22 bills -- I mean 220417. It's really
23 about compliance. A lot of developers
24 we found want to skip steps and not
25 really follow compliance, and I think

1 it makes it more of a level playing
2 field knowing that there is an option
3 in cases where they're non-compliant
4 or they're not cooperating with the
5 community.

6 I think it also would make
7 the developers come to the table and
8 be more willing to work things out
9 with the community members if they
10 know that we have the option not to
11 necessarily be abusing it in any way,
12 but it's about also making sure that
13 there is respect between developer and
14 community. And like my colleague
15 said, that there is another tool in
16 the box in case that is not the case.

17 I think that this is long
18 overdue. It should have been part of
19 the new zoning code back in 2012. If
20 you were going to come and give
21 bonuses to developers, then you should
22 have been providing the community with
23 the same type of ammunition. So I
24 think that this is long overdue.

25 And I'm going to keep it

1 short. And I want to talk about the
2 220414. I think trees are a good
3 thing, but excessive trees can be a
4 problem. And so, I just want to talk
5 about because everybody said how good
6 trees are, but there are a lot of
7 issues that we've found that I've
8 gotten from some of them over my years
9 of doing zoning.

10 And one is that the trees
11 grow high and they block a resident's
12 view from upstairs. At night they're
13 not able to look down to see who's
14 walking around. If there's an issue,
15 you can't see people walking or
16 lurking around also. It blocks the
17 light, the streetlight at night. It
18 makes the area more darker at times.
19 And so, it's a public safety issue.

20 It collects a lot of
21 pollution deposits, okay, in the area
22 which needs to be looked at as well as
23 a lot of insects that wind up coming
24 into people's houses and that type of
25 thing. I'm saying that there needs to

1 be a community process. I don't hear
2 RCO process is part of this bill. As
3 far as large projects, we need to have
4 a say of how many trees are going to
5 be a part of a project. And we need
6 to have each block-by-block should be
7 notified because you don't want to
8 have excessive trees that also leads
9 to blocking sunlight and it brings
10 about more shade, shade on people's
11 houses which leads to higher utility,
12 you know, electric bill or gas bill.

13 So I just want to sum that up
14 real quick because I think there are a
15 lot of other things that go along with
16 trees, and I think the community
17 should have a say on the amount of
18 trees that come on one's block, okay,
19 and how they're situated and where
20 they're situated. So please just keep
21 that in mind. Thank you very much.

22 COUNCILMAN JOHNSON: Will the
23 Clerk please call the next witness to
24 testify.

25 THE CLERK: John Scott.

1 COUNCIL TECH SUPPORT:

2 Mr. Scott is not connected.

3 COUNCILMAN JOHNSON: Please
4 call the --

5 THE CLERK: Yes, Mr. Chair.
6 Tinamarie Russell.

7 MS. RUSSELL: Good afternoon.
8 Did you call me?

9 COUNCILMAN JOHNSON: Yes.
10 How you doing, Ms. Tinamarie Russell?

11 MS. RUSSELL: Oh, I'm doing
12 fantastic. First, I'd like to thank
13 everyone for providing this platform
14 for us to have a voice. It's very
15 important that we do so. We live --
16 in Philadelphia as everyone knows as
17 being totally assaulted by the amount
18 of density coming into the City.
19 Those studies are being taken on the
20 effects of this high-density
21 apartments that is coming into the
22 City. And part of that study that
23 needs to be done, which is what you're
24 doing today, was the effects on RCOs.
25 We are being commissioned by

1 the City and as such, we should have
2 some of the protections that we put
3 into the City regarding our tax
4 dollars as an RCO. We're volunteers.
5 We should not have to pay for
6 insurance. Our tax dollars should go
7 for that. We should not have to worry
8 about having an attorney. Our tax
9 dollars should go for that because
10 we're protecting and we're doing the
11 work that belongs to the City. We're
12 not doing anything individual. It's
13 not private. This is all about
14 protecting our community and our
15 neighborhoods.

16 The amount of density that's
17 coming as I stated is higher, but also
18 it's more -- it has more value to it
19 now, so we're not talking about two
20 apartments or three apartments. We're
21 talking about people building 1600
22 apartments in a building, 800 to 700,
23 even 300 apartments. As a
24 coordinator, I have about four
25 variance changes right now that's

1 going to put about 800 new apartments
2 in two or three blocks.

3 So it's something that we
4 need -- these people are equipped with
5 money. We're not equipped with money.
6 We don't have any ammunition. We have
7 one piece of ammunition that is ours
8 as people, as citizens. That's called
9 hardship. The developer has to show
10 hardship. They're not showing the
11 hardship, but we are being slammed
12 with all kinds of hardship, insurance
13 issues. Everything is costing us
14 money.

15 Now, you're saying we have to
16 have an attorney. Well, where is that
17 coming from? And I think it should
18 come from our tax dollars because if
19 we're giving them a 10-year tax
20 abatement out of our tax dollars
21 increasing our tax dollars, then, yes,
22 we need not to have to worry about
23 protecting the citizens who have been
24 here putting their tax dollars in for
25 generations.

1 So I think that we have to
2 find a way to level this playing
3 field. We're up against -- I go to
4 the ZBA hearings and I'm up against
5 attorneys. I'm not an attorney. I'm
6 a citizen, and I shouldn't have to put
7 on the hat of an attorney just so that
8 I can try to defend the community
9 against the density that's coming into
10 the community. But this is something
11 again we pay our tax dollars for and
12 our tax dollars should be here for us
13 to utilize without us having to dig
14 into our pockets with the volunteers
15 we don't have to actually represent
16 the City, the people in the City, that
17 the City is ordaining us to do. We
18 get permission from the City, so
19 therefore, the City should represent
20 us financially as well.

21 I believe I hit the problems
22 I wanted to hit. We put in hundreds
23 and hundreds of hours and we've put up
24 our own private money, and it's time
25 that stops. It's time the City takes

1 on this responsibility and protect the
2 RCOs the same way the RCOs are
3 protecting the citizens of this City.
4 I rest my case. Thank you.

5 COUNCILMAN JOHNSON: Thank
6 you very much for your testimony.

7 Is there anyone else here
8 whose name has not been called that
9 would like to testify on any of the
10 bills we have discussed today?

11 THE CLERK: Mr. Chair, I
12 believe we have one more witness,
13 Adrienne Fernandez.

14 MS. FERNANDEZ:
15 Ms. Fernandez, state your name for the
16 record and please begin your
17 testimony.

18 MS. FERNANDEZ: Hello. This
19 is Adrienne Fernandez of Swampoodle
20 Neighborhood Parcels Association RCO.
21 Can you hear me okay?

22 COUNCILMAN JOHNSON: Yes, I
23 can.

24 MS. FERNANDEZ: Okay.

25 COUNCILMAN JOHNSON: You can

1 go ahead and state your testimony.

2 MS. FERNANDEZ: Okay. I want
3 to comment on 220417, and I agree with
4 the comments that support the trees,
5 tree planting, the additional tree
6 planting. And I just want to add that
7 when it comes to trees on private
8 residences, especially in areas where
9 the houses are very close together
10 we're having a problem with trees
11 being too large between the space of
12 backyards and the fire lane alley.

13 So I would like to see the
14 lists that have been developed by
15 Philadelphia Horticulture Society and
16 I also believe by the Parks
17 Commission, I would like to see those
18 lists be required to be used first
19 because those trees have been
20 researched and vetted to fit well in
21 the urban built environment, and
22 that's my major comment for 220414 I
23 believe, 220414.

24 For 220417, I support Curtis
25 Jones' bill to provide funding for

1 legal defense for RCOs for Registered
2 Community Organizations. There's
3 multiple problems on top of RCOs
4 requirement to comply with the zoning
5 code and any associated laws for
6 public hearings to make sure -- excuse
7 me, public meetings to be sure that
8 the public has proper input and
9 informed input. We get legal
10 complications because of
11 non-compliance. And one of the larger
12 abusers are certain RCOs. They will
13 not follow the rules and this is many
14 times sanctioned by certain Council
15 Offices, District Council Offices, and
16 it's an evolving, sort of evolving
17 idiocy. They feel as though they can
18 be ignorant of the law. Therefore,
19 they can keep breaking the law.

20 And when Planning is
21 contacted, when the Director of
22 Planning and Development is contacted
23 Anne Fadullon, we're not getting
24 resolution. Sometimes these RCOs are
25 leaving one RCO and starting another,

1 continuing to be registered even
2 though they are breaking material key
3 laws that are linked to the honest and
4 fair public meeting and also the
5 recording, the proper and truthful
6 recording of that meeting on meeting
7 some reforms that are turned in by
8 affected RCOs, whether they're
9 coordinating a meeting or not.

10 All RCOs are equal and this
11 disparity of treatment is causing
12 confusion to neighbors and also
13 causing ZBA hearings -- the
14 information that has to go to ZBA to
15 not be correct, and that affects the
16 outcome of the ZBA hearing. As far as
17 developers, developers receive funding
18 from private sources, banks or other
19 owners, but they also receive funding
20 from the government in ways of
21 abatements or other credits that do go
22 on to their income statement and
23 balance sheets, and that benefit their
24 organization so they are already
25 receiving funding from multiple

1 sources whereas RCOs are getting
2 funding usually not from the community
3 because it's a burden to the community
4 whether regardless of the income,
5 because the community, certain members
6 spend time coming to these meetings
7 researching, providing their
8 expertise, and then to further provide
9 funding to RCOs, you know, minimal
10 funding, it's a burden.

11 So I know Swampoodle RCO does
12 not ask members and neighbors for
13 funding. So when there's a legal
14 appeal required, we have to eat that
15 ourselves. We need legal defense
16 funding for RCOs. We need RCOs to
17 follow the rules, they are registered.
18 If they're not registered, we need
19 these legal funds to also take them
20 out of the process of manipulating and
21 sabotaging public meetings for the
22 benefit of developers. Please vote
23 this bill out of Committee and I hope
24 it is passed at City Council. Thank
25 you.

1 COUNCILMAN JOHNSON: Thank
2 you. Is there anyone else here whose
3 name has not been called that would
4 like to testify on any of the bills
5 that we have discussed today?

6 (No response.)

7 COUNCILMAN JOHNSON: Hearing
8 none, this concludes the hearing and
9 we will now go into a public
10 meeting --

11 COUNCILMAN SQUILLA:
12 Mr. Chair, I think there's a Marlene
13 that had her hand up. I don't know if
14 she testified.

15 COUNCILMAN JOHNSON: Yeah, I
16 can't see it. Marlene, are you there?

17 MS. SCHLEIFER: Yes, I am as
18 a matter of fact. I testified earlier
19 as Ridge Park Civic Association
20 President and RCO representative. I
21 just wanted to point one thing out
22 and, that is, we had a very unpleasant
23 experience about a year ago where we
24 decided that a zoning matter just
25 wasn't significant enough to warrant

1 hiring an attorney to represent us at
2 the ZBA hearing.

3 And what happened was that we
4 were repeatedly muted, so we would
5 start a comment and we were repeatedly
6 muted which would not have happened if
7 a lawyer representing us had been
8 present. And the response that we got
9 from the ZBA was, well, everybody else
10 does it so why shouldn't she, and they
11 gave her a variance so that she could
12 park on her sidewalk.

13 And so, now we are in the
14 position of having to appeal that
15 decision because it's ridiculous. So
16 it's just further evidence that if you
17 don't have legal representation as the
18 RCO, the ZBA doesn't pay you a whole
19 lot of heed. So that's my last
20 comment and thank you for listening.
21 I appreciate it very much.

22 COUNCILMAN JOHNSON: You're
23 welcome, Marlene.

24 Is there anyone else whose
25 name has not been called that would

1 like to testify on the bills being
2 discussed today?

3 (No response.)

4 COUNCILMAN JOHNSON: Any
5 other comments or questions from
6 members of the Committee?

7 (No response.)

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

18 This concludes the public
19 hearing of the Committee. We will now
20 go into a public meeting to consider
21 the action to be taken on the bills
22 before this Committee today.

23 Will the Clerk please call
24 the roll to take attendance. Members
25 that are in attendance will please

1 indicate that they are present when
2 their names are called. Also, please
3 say a few brief words when you're
4 responding so that your image will be
5 displayed on screen when you speak.

6 THE CLERK: Vice-Chair Mark
7 Squilla.

8 COUNCILMAN SQUILLA: Good
9 morning -- afternoon, Mr. Chair,
10 colleagues. Present.

11 THE CLERK: Councilmember
12 David Oh.

13 (No response.)

14 THE CLERK: Councilmember
15 Cindy Bass.

16 (No response.)

17 THE CLERK: Councilmember
18 Katherine Gilmore Richardson.

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

22 THE CLERK: Councilmember
23 Maria Quinones-Sanchez.

24 COUNCILWOMAN QUINONES-
25 SANCHEZ: I am present.

1 THE CLERK: Councilmember
2 Curtis Jones.

3 (No response.)

4 THE CLERK: Councilmember
5 Brian O'Neill.

6 COUNCILMAN O'NEILL: Present.

7 THE CLERK: Mr. Chair.

8 COUNCILMAN JOHNSON: Present.

9 Thank you. Thank you, Joshu.

10 The Chair recognizes
11 Councilman Mark Squilla for a motion
12 on the amendment to Bill No. 220445.

13 COUNCILMAN SQUILLA: Thank
14 you, Mr. Chair.

15 I offer an amendment to Bill
16 No. 220445. A copy of the amendment
17 has been circulated to all members of
18 the Committee. I move that the
19 amendment to Bill No. 220445 be
20 approved.

21 COUNCILWOMAN GILMORE
22 RICHARDSON: Second.

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

1 Richardson seconds the motion. It has
2 been moved and properly seconded that
3 the amendment to Bill No. 220445 be
4 approved.

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

7 (Aye.)

8 COUNCILMAN JOHNSON: I can't
9 hear y'all. Aye.

10 (Aye.)

11 COUNCILMAN JOHNSON: Opposed?

12 (No response.)

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

15 The Chair recognizes
16 Councilman Mark Squilla for a motion
17 on Bill No. 220445 as amended.

18 COUNCILMAN SQUILLA: Thank
19 you, Mr. Chair.

20 I move that Bill No. 220445
21 as amended be reported from this
22 Committee with a favorable
23 recommendation and further move that
24 the rules of Council be suspended as
25 to permit the first reading of this

1 bill at the next session of Council.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Second.

4 COUNCILMAN JOHNSON: The

5 Chair notes for the record that

6 Councilwoman Katherine Gilmore

7 Richardson seconds the motion. It has

8 been moved and properly seconded that

9 Bill No. 220445 as amended be reported

10 from this Committee with a favorable

11 recommendation and further move that

12 the rules of Council be suspended to

13 permit first reading of this bill at

14 the next session of Council.

15 All those in favor of the

16 motion will signify by saying aye.

17 (Aye.)

18 COUNCILMAN JOHNSON: Opposed?

19 (No response.)

20 COUNCILMAN JOHNSON: The ayes

21 have it and the motion carries.

22 The Chair recognizes

23 Councilman Mark Squilla for a motion

24 on the amendment to Bill No. 220446.

25 COUNCILMAN SQUILLA: Thank

1 you, Mr. Chair.

2 I offer an amendment to Bill
3 No. 220446. A copy of the amendment
4 has been circulated to all members of
5 the Committee. I move that the
6 amendment to Bill No. 220446 be
7 approved.

8 COUNCILWOMAN GILMORE

9 RICHARDSON: Second.

10 COUNCILMAN JOHNSON: The
11 Chair notes for the record that
12 Councilwoman Katherine Gilmore
13 Richardson seconds the motion. It has
14 been moved and properly seconded that
15 the amendment to Bill No. 220446 be
16 approved.

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

19 (Aye.)

20 COUNCILMAN JOHNSON: Those
21 opposed?

22 (No response.)

23 COUNCILMAN JOHNSON: The ayes
24 have it and the motion carries. And
25 the amendment to Bill No. 220446 has

1 been approved.

2 I just want to say for
3 everybody that is on the call who is
4 in attendance, I just want to signify
5 for the record that everyone has to
6 say it loud and clear just to make
7 sure that the bill is passing out
8 appropriately.

9 The Chair recognizes
10 Councilman Mark Squilla for a motion
11 on Bill No. 220446 as amended.

12 COUNCILMAN SQUILLA: Thank
13 you, Mr. Chair.

14 I move that Bill No. 220446
15 as amended be reported from this
16 Committee with a favorable
17 recommendation and further move that
18 the rules of Council be suspended to
19 permit the first reading of this bill
20 at the next session of Council.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Second.

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

1 Richardson seconds the motion. It has
2 been moved and properly seconded that
3 Bill No. 220446 as amended be reported
4 from this Committee with a favorable
5 recommendation and further move that
6 the rules of Council be suspended to
7 permit first reading of this bill at
8 the next session of Council.

9 All those in favor of the
10 motion will signify by saying aye.

11 (Aye.)

12 COUNCILMAN JOHNSON: Those
13 opposed?

14 (No response.)

15 COUNCILMAN JOHNSON: The ayes
16 have it and the motion carries.

17 The Chair recognizes
18 Councilman Mark Squilla for a motion
19 on Bill No. 220118.

20 COUNCILMAN SQUILLA: Thank
21 you, Mr. Chair.

22 I move that Bill No. 220118
23 be reported from this Committee with a
24 favorable recommendation and further
25 move that the rules of Council be

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

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Second.

6 COUNCILMAN JOHNSON: The
7 Chair notes for the record that
8 Councilwoman Katherine Gilmore
9 Richardson seconds the motion. It has
10 been moved and properly seconded that
11 Bill No. 220118 be reported from this
12 Committee with a favorable
13 recommendation and further move that
14 the rules of Council be suspended to
15 permit first reading of this bill at
16 the next session of Council.

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

19 (Aye.)

20 COUNCILMAN JOHNSON: Opposed?

21 (No response.)

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

24 The Chair recognizes
25 Councilman Mark Squilla for a motion

1 on Bill No. 220456.

2 COUNCILMAN SQUILLA: Thank
3 you, Mr. Chair.

4 I move that Bill No. 220456
5 be reported from this Committee with a
6 favorable recommendation and further
7 move that the rules of Council be
8 suspended as to permit the first
9 reading of this bill at the next
10 session of Council.

11 COUNCILWOMAN GILMORE
12 RICHARDSON: Second.

13 COUNCILMAN JOHNSON: The
14 Chair notes for the record that
15 Councilwoman Katherine Gilmore
16 Richardson seconds the motion. It has
17 been moved and properly seconded that
18 Bill No. 220456 be reported from this
19 Committee with a favorable
20 recommendation and further move that
21 the rules of Council be suspended to
22 permit first reading of this bill at
23 the next session of Council.

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

1 (Aye.)

2 COUNCILMAN JOHNSON: Opposed?

3 (No response.)

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

6 The Chair recognizes
7 Councilman Mark Squilla for a motion
8 on Bill No. 220458.

9 COUNCILMAN SQUILLA: Thank
10 you, Mr. Chair.

11 I move that Bill No. 220458
12 be reported from this Committee with a
13 favorable recommendation to further
14 move that the rules of Council be
15 suspended as to permit the first
16 reading of this bill at the next
17 session to Council.

18 COUNCILWOMAN GILMORE

19 RICHARDSON: Second.

20 COUNCILMAN JOHNSON: The
21 Chair notes for the record that
22 Councilwoman Katherine Gilmore
23 Richardson seconds the motion. It has
24 been moved and properly seconded that
25 Bill No. 220458 be reported from this

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

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

8 (Aye.)

9 COUNCILMAN JOHNSON: Opposed?

10 (No response.)

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

13 The Chair recognizes
14 Councilman Mark Squilla for a motion
15 on Bill No. 220323.

16 COUNCILMAN SQUILLA: Thank
17 you, Mr. Chair. I move that Bill No.
18 220323 be reported from this Committee
19 with a favorable recommendation to
20 further move that the rules of Council
21 be suspended as to permit the first
22 reading of this bill at the next
23 session of Council.

24 COUNCILWOMAN GILMORE
25 RICHARDSON: Second.

1 COUNCILMAN JOHNSON: The
2 Chair notes for the record that
3 Councilwoman Katherine Gilmore
4 Richardson seconds the motion. It has
5 been moved and properly seconded that
6 Bill No. 220323 be reported from this
7 Committee with a favorable
8 recommendation and further move that
9 the rules of Council will be suspended
10 to permit first reading of this bill
11 at the next session of Council.

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

14 (Aye.)

15 COUNCILMAN JOHNSON: Opposed?

16 (No response.)

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

19 The Chair recognizes
20 Councilman Mark Squilla for a motion
21 on the amendment to Bill No. 220357.

22 COUNCILMAN SQUILLA: Thank
23 you, Mr. Chair. I offer an amendment
24 to Bill No. 220357. A copy of the
25 amendment has been circulated to all

1 members of the Committee. I move that
2 the amendment to Bill No. 220357 be
3 approved.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Second.

6 COUNCILMAN JOHNSON: The
7 Chair notes for the record that
8 Councilwoman Gilmore Richardson
9 seconds the motion. It has been moved
10 and properly seconded that the
11 amendment to Bill No. 220357 be
12 approved.

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

15 (Aye.)

16 COUNCILMAN JOHNSON: Those
17 opposed?

18 (No opposed.)

19 COUNCILMAN JOHNSON: The ayes
20 have it. The motion carries, and the
21 amendment to Bill No. 220357 has been
22 approved.

23 The Chair recognizes
24 Councilman Mark Squilla for a motion
25 on Bill No. 220357 as amended.

1 COUNCILMAN SQUILLA: Thank
2 you, Mr. Chair. I move that Bill No.
3 220357 as amended be reported from
4 this Committee with a favorable
5 recommendation and further move that
6 the rules of Council be suspended as
7 to permit the first reading of this
8 bill at the next session of Council.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Second.

11 COUNCILMAN JOHNSON: The
12 Chair notes for the record that the
13 dedicated and loyal Councilwoman
14 Katherine Gilmore Richardson seconds
15 the motion. It has been moved and
16 properly seconded that Bill No. 220357
17 as amended be reported from this
18 Committee with a favorable
19 recommendation and further move that
20 the rules of Council will be suspended
21 as to permit first reading of this
22 bill at the next session of Council.

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

25 (Aye.)

1 COUNCILMAN JOHNSON: Those
2 opposed?

3 (No response.)

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

6 The Chair recognizes
7 Councilman Mark Squilla for a motion
8 on the amendment to Bill No. 220007.

9 COUNCILMAN SQUILLA: Thank
10 you, Mr. Chair. I offer an amendment
11 to Bill No. 220007. A copy of the
12 amendment has been circulated to all
13 members of the Committee. I move that
14 the amendment to Bill No. 220007 be
15 approved.

16 COUNCILWOMAN GILMORE
17 RICHARDSON: Second.

18 COUNCILMAN JOHNSON: The
19 Chair notes for the record that
20 Councilwoman Katherine Gilmore
21 Richardson seconds the motion. It has
22 been moved and properly seconded that
23 the amendment to Bill No. 220007 be
24 approved.

25 All those in favor of the

1 motion will signify by saying aye.

2 (Aye.)

3 COUNCILMAN JOHNSON: Those
4 opposed?

5 (No response.)

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

8 The Chair recognizes
9 Councilman Mark Squilla for a motion
10 on Bill No. 220007 as amended.

11 COUNCILMAN SQUILLA: Thank
12 you, Mr. Chair. I move that Bill No.
13 220007 as amended be reported from
14 this Committee with a favorable
15 recommendation and further move that
16 the rules of Council be suspended as
17 to permit the first reading of this
18 bill at the next session of Council.

19 COUNCILWOMAN GILMORE
20 RICHARDSON: Second.

21 COUNCILMAN JOHNSON: It has
22 been moved and properly seconded that
23 Bill No. 220007 as amended be reported
24 from this Committee with a favorable
25 recommendation and further move that

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

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

6 (Aye.)

7 COUNCILMAN JOHNSON: Those
8 opposed?

9 (No response.)

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

12 The Chair recognizes
13 Councilman Mark Squilla for a motion
14 on Bill No. 220450.

15 COUNCILMAN SQUILLA: Thank
16 you, Mr. Chair. I move that Bill No.
17 220450 be reported from this Committee
18 with a favorable recommendation and
19 further move that the rules of Council
20 be suspended as to permit the first
21 reading of this bill at the next
22 session of Council.

23 COUNCILWOMAN GILMORE
24 RICHARDSON: Second.

25 COUNCILMAN JOHNSON: The

1 Chair notes for the record that
2 Councilwoman Katherine Gilmore
3 Richardson seconds the motion. It has
4 been moved and properly seconded that
5 Bill No. 220450 be reported from this
6 Committee with a favorable
7 recommendation and further move that
8 the rules of Council be suspended to
9 permit first reading of this bill at
10 the next session of Council.

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

13 (Aye.)

14 COUNCILMAN JOHNSON: Opposed?

15 (No response.)

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

18 The Chair recognizes
19 Councilman Mark Squilla for a motion
20 on the amendment to Bill No. 220451.

21 COUNCILMAN JOHNSON: Thank
22 you, Mr. Chair. I offer an amendment
23 to Bill No. 220451. A copy of the
24 amendment has been circulated to all
25 members of the Committee. I move that

1 the amendment to Bill No. 220451 be
2 approved.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Second.

5 COUNCILMAN JOHNSON: The
6 Chair notes for the record that
7 Councilwoman Katherine Gilmore
8 Richardson seconds the motion. It has
9 been moved and properly seconded that
10 Bill No. 220451 as amended be reported
11 from this Committee with a favorable
12 recommendation and further move that
13 the rules of Council be suspended to
14 permit first reading of this bill at
15 the next session of Council.

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

18 (Aye.)

19 COUNCILMAN JOHNSON: Those
20 opposed?

21 (No response.)

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

24 The Chair recognizes
25 Councilman Mark Squilla for a motion

1 on Bill No. 220452.

2 COUNCILMAN SQUILLA:

3 Mr. Chair, I think we need the motion
4 as amended. I think we did the
5 amendment and 220451 as amended.

6 COUNCILMAN JOHNSON: As
7 amended. Okay. Let me go back. It
8 has been moved and properly seconded
9 that Bill No. 220451 as amended be
10 reported from this Committee with a
11 favorable recommendation and further
12 move that the rules of Council be
13 suspended to permit first reading of
14 this bill at the next session of
15 Council.

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

18 (Aye.)

19 COUNCILMAN JOHNSON: Opposed?

20 (No response.)

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

23 Thanks, Mark, for being my
24 swingman. We straight now? All
25 right. Thank you.

1 COUNCILMAN SQUILLA: You're
2 good.

3 COUNCILMAN JOHNSON: The
4 Chair recognizes Councilman Mark
5 Squilla for a motion on Bill No.
6 220452.

7 COUNCILMAN SQUILLA: Thank
8 you, Mr. Chair. I move that Bill No.
9 220452 be reported from this Committee
10 with a favorable recommendation and
11 further move that the rules of Council
12 be suspended as to permit the first
13 reading of this bill at the next
14 session of Council.

15 COUNCILWOMAN GILMORE
16 RICHARDSON: Second.

17 COUNCILMAN JOHNSON: The
18 Chair notes for the record that
19 Councilmember Mark -- the Chair notes
20 for the record that Councilwoman
21 Katherine Gilmore Richardson seconds
22 the motion. It has been moved and
23 properly seconded that Bill No. 220452
24 be reported from this Committee with a
25 favorable recommendation and further

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

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

7 (Aye.)

8 COUNCILMAN JOHNSON: Opposed?

9 (No response.)

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

12 The Chair recognizes
13 Councilman Mark Squilla for a motion
14 on Bill No. 220363.

15 COUNCILMAN SQUILLA: Thank
16 you, Mr. Chair. I move that Bill No.
17 220363 be reported from this Committee
18 with a favorable recommendation and
19 further move that the rules of Council
20 be suspended as to permit the first
21 reading of this bill at the next
22 session of Council.

23 COUNCILWOMAN GILMORE
24 RICHARDSON: Second.

25 COUNCILMAN JOHNSON: The

1 Chair notes for the record that
2 Councilwoman Katherine Gilmore
3 Richardson seconds the motion. It has
4 been moved and properly seconded that
5 Bill No. 220363 be reported from this
6 Committee with a favorable
7 recommendation and further move that
8 the rules of Council be suspended to
9 permit first reading of this bill at
10 the next session of Council.

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

13 (Aye.)

14 COUNCILMAN JOHNSON: Opposed?

15 (No response.)

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

18 The Chair recognizes
19 Councilman Mark Squilla for a motion
20 on the amendment to Bill No. 220414.

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

23 I offer an amendment to Bill
24 No. 220414. A copy of that amendment
25 is circulated to all members of the

1 Committee. I move that the amendment
2 to Bill No. 220414 be approved.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Second.

5 COUNCILMAN JOHNSON: The
6 Chair notes for the record that
7 Councilwoman Katherine Gilmore
8 Richardson seconds the motion. It has
9 been moved and properly seconded that
10 the amendment to Bill No. 220414 be
11 approved.

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

14 (Aye.)

15 COUNCILMAN JOHNSON: Opposed?

16 (No response.)

17 COUNCILMAN JOHNSON: The ayes
18 have it and the motion carries and the
19 amendment to Bill No. 220414 has been
20 approved.

21 The Chair recognizes
22 Councilman Mark Squilla for a motion
23 on Bill No. 220414 as amended.

24 COUNCILMAN SQUILLA: Thank
25 you, Mr. Chair. I move that Bill No.

1 220414 as amended be reported from
2 this Committee with a favorable
3 recommendation and further move that
4 the rules of Council be suspended as
5 to permit the first reading of this
6 bill at the next session of Council.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Second.

9 COUNCILMAN JOHNSON: The
10 Chair notes for the record that
11 Councilwoman Katherine Gilmore
12 Richardson seconds the motion. It has
13 been moved and properly seconded that
14 Bill No. 220414 as amended be reported
15 from this Committee with a favorable
16 recommendation and further move that
17 the rules of Council be suspended to
18 permit first reading of this bill at
19 the next session of Council.

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

22 (Aye.)

23 COUNCILMAN JOHNSON: Those
24 opposed?

25 (No response.)

1 COUNCILMAN JOHNSON: The ayes
2 have it and the motion carries.

3 The Chair recognizes
4 Councilman Mark Squilla for a motion
5 on the amendment to Bill No. 220358.

6 COUNCILMAN SQUILLA: Thank
7 you, Mr. Chair.

8 I offer an amendment to Bill
9 No. 220358. A copy of that amendment
10 has been circulated to all members of
11 the Committee. I move that the
12 amendment to Bill No. 220358 be
13 approved.

14 COUNCILWOMAN GILMORE

15 RICHARDSON: Second.

16 COUNCILMAN JOHNSON: The
17 Chair notes for the record that
18 Councilwoman Katherine Gilmore
19 Richardson seconds the motion. It has
20 been moved and properly seconded that
21 the amendment to Bill No. 220358 be
22 approved.

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

25 (Aye.)

1 COUNCILMAN JOHNSON: Those
2 opposed?

3 (No response.)

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

6 The Chair recognizes
7 Councilman Mark Squilla for a motion
8 on Bill No. 220358 as amended.

9 COUNCILMAN SQUILLA: Thank
10 you, Mr. Chair.

11 I move that Bill No. 220358
12 as amended be reported from this
13 Committee with a favorable
14 recommendation and further move that
15 the rules of Council be suspended as
16 to permit the first reading of this
17 bill at the next Council session.

18 COUNCILWOMAN GILMORE

19 RICHARDSON: Second.

20 COUNCILMAN JOHNSON: The
21 Chairman notes for the record that
22 Councilwoman Katherine Gilmore
23 Richardson seconds the motion. It has
24 been moved and properly seconded that
25 Bill No. 220358 as amended be reported

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

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

8 (Aye.)

9 COUNCILMAN JOHNSON: Those
10 opposed?

11 (No response.)

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

14 The Chair recognizes
15 Councilman Mark Squilla for a motion
16 on Bill No. 220417.

17 COUNCILMAN SQUILLA: Thank
18 you, Mr. Chair.

19 I move that Bill No. 220417
20 be reported from this Committee with a
21 favorable recommendation and further
22 move that the rules of Council be
23 suspended as to permit the first
24 reading of this bill at the next
25 session of Council.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Second.

3 COUNCILMAN JOHNSON: The

4 Chair notes for the record that

5 Councilwoman Katherine Gilmore

6 Richardson seconds the motion. It has

7 been moved and properly seconded that

8 Bill No. 220417 be reported from this

9 Committee with a favorable

10 recommendation and further move that

11 the rules of Council be suspended to

12 permit first reading of this bill at

13 the next session of Council.

14 All those in favor of the

15 motion will signify by saying aye.

16 (Aye.)

17 COUNCILMAN JOHNSON: Those

18 opposed?

19 (No response.)

20 COUNCILMAN JOHNSON: The ayes

21 have it and the motion carries.

22 I want to say that Bill No.

23 220338 and Bill No. 220449 is being

24 held at the request of the sponsor and

25 would like for the record to

1 officially reflect that those two
2 bills are being held, and those two
3 bills are 220338 and 220449. Both are
4 being held at the request of the bill
5 sponsors.

6 I want to thank everyone for
7 taking time out of your schedule and
8 being here on this Rules hearing. And
9 I want to also give a special shout-
10 out to Councilman Mark Squilla who's
11 the Vice-Chair for holding it down and
12 being my swingman and Chairing this
13 Committee as I had to go to a Rebuild
14 ribbon-cutting ceremony in the
15 District.

16 And I also want to
17 acknowledge Councilwoman Katherine
18 Gilmore Richardson as well as
19 Councilman Curtis Jones and Councilman
20 Squilla for their bills which
21 advocates on behalf of the community
22 as it relates to development in our
23 City of Philadelphia. Thank you very
24 much, everyone. I guess I'll see
25 everyone in about another half an hour

1 or hour for the Committee on the
2 Whole. Thank you.

3 COUNCILMAN SQUILLA: All
4 right. Take care you all.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Thank you, Mr. Chair.
7 Thank you, Mr. Vice-Chair.

8 COUNCILMAN JOHNSON: You're
9 welcome.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Teamwork makes the dream
12 work.

13 COUNCILMAN JOHNSON:
14 Absolutely. Thank you.

15 (Committee on Rules concluded
16 at 2:57 p.m.)

17

18

19

20

21

22

23

24

25

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

2

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

9

10

11

12

TANEHA CARROLL
Court Reporter - Notary Public

13

14

15

16

17

18

19

20 (The foregoing certification of
21 this transcript does not apply to any
22 reproduction of the same by any means, unless
23 under the direct control and/or supervision
24 of the certifying reporter.)

25

<u>WORD</u> <u>INDEX</u>					
< \$ >	18:9	47:4, 19 48:23	65:24 66:7	58:4, 7 59:2, 6,	46th 8:1
\$10 114:8	14-524 10:24	54:14 56:21	193:14, 17	13, 16 61:2, 13	54:23
116:2	14-527 6:23	57:16 59:15	194:5	63:1 189:20,	49ers 154:10
\$10,000 114:12	37:11	61:3 62:3	2203643 64:10	23 190:1, 10	49th 8:8 57:1
\$13,500 117:1	14-700 6:1	63:15 64:23	220414 1:1	191:5, 9	
\$1500 86:25	32:21	65:25 72:23	4:24 9:16	220452 1:1	< 5 >
\$2,000 114:10	14-705(c)(9)(d)	74:8 98:11	66:13, 20	4:25 8:16	5 103:21
\$25 114:9	135:9	100:6 110:8	72:10, 22, 25	45:12 61:17	135:12
\$5,000 114:11	14-705(f)(1)	112:3	74:7 75:12	62:1, 4 64:6	5,000 68:9
\$50 116:3	135:3	2023 53:23	91:15 96:7	191:1 192:6, 9,	73:24 131:9
\$500 87:4	15 1:1 2:9	2035 16:18	129:15 134:6	23	50 89:5
	1500 44:13	107:11	138:19 158:2	220456 1:1	103:12, 16
	85:10	20-minute	165:22, 23	4:25 6:6	136:6, 17, 19
	1600 161:21	44:23	194:20, 24	34:20 35:4, 7,	500 40:6, 14
	17 102:24	21 41:7 55:21	195:2, 10, 19,	24 36:14	44:2 45:2
< 1 >	106:8	210778 7:21	23 196:1, 14	180:1, 4, 18	62:17
1 101:7	180 105:22	54:17 55:20	220417 1:1	220458 1:1	501(c)(3)
108:25 154:25	1800 103:5	21st 105:25	4:24 10:8	5:1 6:17	113:15 149:24
1,000 89:19	1801 49:18	220 42:5	109:18 110:7,	36:19 37:2, 5	150:7
103:2	1801-59 7:15	220007 1:1	10 112:2	38:16, 24	501(c)(3)s
1.3 82:2	19 14:5 18:5	4:22 7:16	113:12 118:10	181:8, 11, 25	150:13
1.5 88:6, 21	35:6 37:3	53:7, 24 54:5,	119:8 122:21	24-hour 25:11	501(c)(6) 146:3
1:59 123:17	47:18 48:22	12, 15 55:23,	127:22 146:12	250 38:1	50th 8:14
10 45:18 77:3	56:21 59:15	24 56:9 186:8,	147:12 149:7	260 42:4	25:7 59:20
85:23 103:21	62:3 65:25	11, 14, 23	150:3 154:14	28 47:4 64:23	51 87:14
100 126:23	1981 149:25	187:10, 13, 23	155:17 156:22	98:11	141:19
1000 89:18	19th 104:1	220118 178:19,	165:3, 24	2910 9:13	5100 58:17
10-foot 33:19		22 179:11	199:16, 19	2-inch 88:17	52nd 58:23
10-year 162:19	< 2 >	220323 1:1	200:8	2nd 6:12	59:25 60:18
11(a) 10:12	2 101:9	4:22 7:2 39:6,	220445 1:1	35:12	62:13 63:7
11430 136:5	155:11	13, 16 41:7, 17	4:24 5:4 13:1,		54th 8:9, 15
11450 136:5	2,000 85:6	42:1, 10 46:2	16 14:3, 7	< 3 >	57:2 59:21
11th 37:16	2:05 123:18	125:10 182:15,	15:3, 20, 25	3 101:11	55 33:19
12 72:23 77:3	2:15 123:24,	18 183:6	173:12, 16, 19	3,000 85:7	103:16
110:8	25 124:5	220338 1:1	174:3, 17, 20	3.9 75:25	59 49:19
12,000 89:19	2:57 202:16	4:23 10:20	175:9	30 20:14	5th 20:4, 14
12:00 1:1	20 54:14	12:19, 21	220446 1:1	107:21	
1200 89:20	20,000 53:14,	200:23 201:3	4:24 5:15	300 161:23	< 6 >
103:5 154:23	15	220357 1:1	17:12, 14, 17	34th 9:3, 9	6 32:17 53:8
12th 7:13	200 126:23	4:23 7:9	18:4, 6 19:19	65:3	85:22
47:10	200118 1:1	46:14 47:2, 6,	21:18, 23	38 99:20	6,000 84:25
13 53:23	4:22 5:22	18 48:11, 14,	27:19 31:16	3817 55:1	60 69:25
13.5 137:23	32:8, 15, 19	19 49:15 51:3	175:24 176:3,	38-foot 144:17	
13th 7:12, 15	33:1 34:2, 14	52:6, 14	6, 15, 25	38th 7:25	< 7 >
47:9 49:19	2003 143:9	183:21, 24	177:11, 14	54:22	7 39:15 128:5
14 5:16, 23	2008 85:23	184:2, 11, 21,	178:3	3900 55:1	700 161:22
6:18 9:17, 25	2012 157:19	25 185:3, 16	220449 1:1	39th 11:6	72 26:7
10:9, 21 11:12	2014 102:6	220358 1:1	4:25 11:2	3-mile 102:22	75 55:23
37:5	2017 134:11	4:23 9:24	12:19, 21		7th 40:16
14-303 10:11	2018 85:21, 23	96:15, 22 97:8,	200:23 201:3	< 4 >	125:8
14-303(11A)	105:16, 20	25 98:9, 12	22045 63:14	4 45:18	
110:12	2020 32:17	100:5, 22	220450 1:1	400417 156:21	< 8 >
14-500 6:21	2021 55:21	109:14 127:3	4:25 8:4	40th 11:7	8 128:5
7:17 37:8	2022 1:1 2:9	143:9, 20	56:14, 19, 22	425 38:1	8,000 139:21
14-503 10:3	14:5 15:4	197:5, 9, 12, 21	57:15, 23	42-foot 144:22	80 85:3
14-513 7:3	18:5 19:20	198:8, 11, 25	188:14, 17	4400 55:3	800 161:22
8:17 62:5	34:3 35:6, 25	220363 1:1	189:5	45 99:24	162:1
14-520 5:19	37:3 38:17	4:23 8:23	220451 1:1	4500 55:3, 5	80s 26:8
	39:15 41:8	64:21, 24	4:25 8:10		

8-foot 137:17	acquisition 35:21	Adjustment 110:19 129:23	4:1, 6, 14 13:22 17:25	allows 88:19 99:7	amendments 7:10 9:6, 15
< 9 >	acres 135:25	Adjustments 10:18 114:15	20:1 32:11	alluded 86:15	52:14, 16 58:4
9 15:4 19:19	136:6, 17, 19	administer 69:23 81:20	34:25 36:22	already- congested 99:18	65:14, 19
34:2 35:24	Act 12:14	administered 120:17	48:4 52:18	altered 106:19	66:12 69:1
38:16 57:15	action 55:22	Administration 67:24 68:12	58:6 82:25	Amazon 135:19	94:14 95:9, 17
61:3 63:15	171:21	administrative 89:11 94:8	105:10 110:2	amend 5:4	97:19 100:7
74:8 100:5	activated 126:7	145:25 147:20	112:13 113:9	6:6, 20 8:4, 10,	amends 14:7
112:2	Active 35:20	154:8 160:7	134:5 143:5	23 11:2, 8	16:1 18:7
900 103:3	85:3 129:11	172:9, 20	145:25 147:20	22:4 37:7	32:19 35:7
95 44:19	actively 81:21	adopt 132:24	afterthought 130:9	49:16 143:22	37:5 39:16
< A >	activist 75:18	adopted 24:24	aggressive 149:1	amended 33:1	47:6 54:15
abatement 162:20	actual 107:5	29:2 38:7	ago 125:13	134:22 137:19	56:22 59:16
abatements 167:21	adapted 132:16	94:4	151:2 169:23	174:17, 21	62:4 63:2
abiding 108:11	add 7:23 16:4	Adrienne 153:2 164:13,	agree 81:16	175:9 177:11,	64:24 65:5
ability 71:14	23:1 24:25	19	165:3	15 178:3	72:25 98:12
118:3 126:12	33:7 42:11	advance 83:14	agreement 120:14	184:25 185:3,	110:10
148:1	45:14 53:15	Advisory 70:17 76:9, 12	agreements 155:4	17 187:10, 13,	amenities 84:7
able 70:21	54:20 62:12	80:1	agrees 144:5	23 190:10	amenity 55:8
80:5 82:5, 7	73:24 88:18	Advocacy 129:11	ahead 46:20	191:4, 5, 7, 9	67:15
114:18 120:7,	89:2 146:24	advocates 68:2 201:21	14 198:8, 12,	195:23 196:1,	American 23:18 41:25
13 137:6	165:6	advocating 75:20	25	14 198:8, 12,	ammunition 157:23 162:6,
153:14 158:13	added 7:20	Affairs 92:6	amending 5:15, 22 6:17,	25	7
Absolutely 15:16 25:12	23:4 55:12	119:4	22 7:2, 16, 19	amount 43:14	44:4 116:5
90:3 115:16	103:3	affect 19:13	8:16 9:16, 24	159:17 160:17	161:16
202:14	adding 42:21	affiliate 42:6	10:2, 8, 20	161:16	amplified 44:7
abusers 166:12	103:12, 16, 18	affluent 148:3	37:10 54:16	203:23	and/or 29:21
abusing 157:11	addition 27:1	afford 148:2	86:4	Andrew 52:11,	203:23
academic 50:3,	28:13, 14	150:12, 19	amendment 13:1 15:13, 19,	19 53:3 54:1	Andrew 52:11,
13	33:22 55:10	155:9	25 16:4, 10	58:1 59:4	19 53:3 54:1
Academy 140:5	60:18 84:15	affordability 63:12 127:17	17:16 18:18	Angeles 44:10	Anne 166:23
accept 148:4	86:10 103:7	Affordable 7:22 40:25	21:17, 22	Annex 65:17	announce 12:18 138:6
access 19:14	113:19 127:21	53:12 54:18	22:20 23:5	announcement 2:5	annually 114:8 139:21
41:3 87:17	additional 7:6	55:8 77:9	53:7, 10, 24	answer 15:6	19:21 34:4
111:4	8:20 19:1, 15	87:15, 16, 19	54:2 57:8, 11	19:21 34:4	36:1 38:18
accessible 43:4, 9, 18	22:1 23:1	107:3, 6	58:16, 21 59:1	36:1 38:18	41:9 47:20
125:23	39:18 42:21	131:19, 21, 24	70:23 72:16	41:9 47:20	51:25 56:1
accessory 97:16	43:16 62:8	132:5 140:25	91:7 96:16, 21	51:25 56:1	57:17 61:4
accommodation 38:5	99:17 121:25	141:18, 20, 23,	97:1, 8, 9, 23	63:17 66:2	74:10 100:10
accurately 87:2 203:1	165:5	24 142:2, 9	99:9 173:12,	112:4	anticipate 147:4
achieving 90:3	Address 24:7	147:1	15, 16, 19	antithetical 144:13	anxious 93:18
acknowledge 21:13 119:18	25:1 27:7	affording 19:15	174:3 175:24		
201:17	28:19 29:5	aforementioned 11:10	176:2, 3, 6, 15,		
acknowledgeme nt 130:13	30:23 49:6	African 23:17	25 183:21, 23,		
acknowledges 24:12	67:2 70:3	afternoon 2:3	25 184:2, 11,		
	92:21 98:17	3:11, 16, 21	21 186:8, 10,		
	111:5 153:21		12, 14, 23		
	addressing 67:21 86:22		189:20, 22, 24		
	adds 53:17		190:1 191:5		
	adequately 111:5		194:20, 23, 24		
	adjacent 102:10 106:10		195:1, 10, 19		
	136:7		197:5, 8, 9, 12,		
			21		

anybody 36:13 41:16 46:1 64:5 122:20 apart 80:3 apartment 102:18, 25 103:11 104:14 106:11 apartments 160:21 161:20, 22, 23 162:1 apologies 13:4 apologize 95:7 appeal 19:17 106:25 116:21 168:14 170:14 appealed 119:25 appealing 120:11 appeals 10:17 110:18, 25 111:9 114:15 119:12 121:20 applaud 83:25 140:25 applicability 69:8 application 80:11 93:25 applications 16:25 94:7 applies 53:13 apply 22:3, 7 23:3 135:6 203:21 appointed 111:18 appreciate 48:12, 17 70:11 71:17 93:1 94:15 95:14 100:21 128:17 130:10 170:21 appreciated 36:11 51:7 70:19 72:8 117:16 appreciation 78:18 apprehensive 93:11 approach 44:22 93:16 appropriate 79:7 86:25	87:3 88:4 89:8 appropriately 79:3 80:4 177:8 approval 15:5 18:22 19:21 27:6 34:3 35:25 38:17 41:8 47:19 55:20 57:16 61:3 63:16 66:1 74:9 94:1 100:6 112:3 146:18 147:6 approve 7:9 9:6 approved 9:14 34:1 55:18, 25 173:20 174:4 176:7, 16 177:1 184:3, 12, 22 186:15, 24 190:2 195:2, 11, 20 197:13, 22 approving 11:9 approximately 44:4 101:11 103:2 April 28:8 39:14 41:7 47:3 64:22 85:8 98:10 Arch 8:14 59:20 60:2 architect 48:3, 7 Architects 41:25 113:24 131:4 architectural 42:3 architecture 42:5 area 5:7 6:9 7:11, 24 8:7, 13 9:1, 8 10:4 11:5, 11 14:10 28:3 33:15 35:10 36:6 37:25 38:8 47:8 54:21 56:25 59:19 60:10, 19, 21 62:14 63:4, 13 65:1, 11, 21 76:1 98:14	100:1 101:4, 16 107:13 126:5 132:17 140:4 143:23 158:18, 21 areas 5:7 6:9 7:24 8:7, 13 9:1 14:10 21:25 22:2, 8, 12, 24 23:1 29:1 40:18, 21 44:17 54:21 56:25 59:19 60:6, 24 87:3, 24 90:9 93:6, 12 99:2 121:21 127:14 140:10 165:8 arguments 148:12 array 106:2 arsenal 149:3 art 49:10 aside 111:11 137:6 151:24 asking 66:19 122:4 150:5, 20 151:7 155:15 asks 121:11 aspects 144:6 assaulted 160:17 assembly 50:15 assessment 85:21 asset 92:19 assist 35:20 Assistant 48:6 assisted 16:14 associated 19:16 69:6 166:5 Association 33:4, 5 92:7, 13 101:1 112:15 113:15, 17 118:21, 24 134:9 147:23 154:12 164:20 169:19 associations 144:1 145:4 assume 116:14 155:13 asthma 78:7 82:13 athletic 65:15,	17 attempt 30:7 attend 148:8 attendance 2:25 3:1 171:24, 25 177:4 attended 25:6 attention 86:19 attitude 71:13 attorney 19:7 134:7 161:8 162:16 163:5, 7 170:1 attorneys 121:25 148:10 163:5 attracting 145:7 attractive 106:7 attributes 71:16 author 21:14 23:15 24:13 authority 28:19 auto 44:16 automobile 108:3 available 12:11 54:4, 5 74:17 82:20 91:20 108:22 122:12 153:16, 18 Ave 127:3, 4 Avenue 5:8, 9, 10, 12, 14 7:12, 25 8:8, 9 9:4, 10 10:5 14:11, 12, 13, 15, 17 16:12 23:5, 7, 8, 9, 11, 12, 13 47:9 54:22 57:1, 2 65:3 98:14 99:18 101:4 102:3 103:12, 15 104:4, 6 105:20 107:10 136:5 143:23 145:13 aware 11:24 143:25 aye 174:6, 7, 9, 10 175:16, 17 176:18, 19 178:10, 11	179:18, 19 180:25 181:1 182:7, 8 183:13, 14 184:14, 15 185:24, 25 187:1, 2 188:5, 6 189:12, 13 190:18 191:17, 18 193:6, 7 194:12, 13 195:13, 14 196:21, 22 197:24, 25 199:7, 8 200:15, 16 ayes 174:13 175:20 176:23 178:15 179:22 181:4 182:11 183:17 184:19 186:4 187:6 188:10 189:16 190:22 191:21 193:10 194:16 195:17 197:1 198:4 199:12 200:20 < B > back 24:8 75:24 79:23 113:7 121:13 124:5 127:12 136:17 149:3 153:9, 10 157:19 191:7 backbone 151:11 background 68:6 backwards- looking 127:6 backyards 165:12 badly 120:25 badly-needed 121:8 balance 167:23 banks 167:18 bar 85:9 bare 88:6, 21 based 23:24 127:12 148:13 basically 116:6 127:7 basis 43:8 117:17	BASS 1:1 3:19, 20 172:15 Baun 152:6 becoming 107:16 beginning 2:6 130:7 148:17 behalf 41:24 47:5 48:8, 19 51:19 118:20 138:17 150:9 151:25 201:21 beleaguered 112:18 Belfield 149:23 Belfort 150:2 belief 42:16 believe 43:19 45:5 49:2 76:21 77:7, 22 78:11 83:16 84:5 86:3, 24 87:4, 6, 15 91:13 96:15, 24 103:24 106:12 128:8 147:7 150:1 163:21 164:12 165:16, 23 believes 92:20 142:7 144:21 bell 50:1 152:12 belongs 161:11 benefit 89:25 92:25 94:20 139:16 141:25 156:10 167:23 168:22 benefits 40:12 49:13 62:23 84:17, 20 85:17 140:11 Berks 40:2 best 67:16 68:23 94:18 132:24 better 40:10 42:14 62:21 64:14 75:12 86:4 120:7, 22 137:11 beverages 18:15 beyond 90:7 BIA 70:12 92:12, 20 93:4, 10 94:10
--	--	--	---	--	--

118:15, 23 119:12 121:11 122:1 BIA's 119:3 big 20:15, 22 85:11 123:20 Bill 4:22 5:4, 15, 22 6:6, 17 7:2, 9, 16, 20 8:4, 10, 16, 23 9:16, 24 10:8, 20 11:2 12:18, 21 13:1, 16 14:3, 7 15:3, 20 17:12, 16 18:3, 6, 11 19:3, 18 21:5, 14, 17, 22 22:10 23:4, 16 24:13, 24 27:19 29:7 31:15, 18 32:6, 8, 15, 19 33:1, 7 34:1, 13, 18, 20 35:4, 7, 12, 23 36:13, 18, 19 37:1, 4, 14, 22 38:4, 15, 23 39:4, 6, 13, 16, 22 41:6 42:1, 10, 16 45:11 46:6, 11, 14 47:2, 6, 11, 17 48:10, 14, 19, 22 49:15 51:2 52:5, 10, 14 53:7, 8, 24 54:5, 12, 15, 17, 20, 25 55:20, 22, 24 56:19, 22 57:3, 14, 22 58:4, 7, 14, 20, 25 59:2, 13, 16, 24 60:15 61:1, 13, 17 62:1, 4, 12, 25 63:1, 14 64:5, 10, 21, 24 65:7, 11, 24 66:7, 13, 18, 20 67:8, 20 69:2, 18 71:17 72:10, 21, 25 73:4, 10, 21 74:7 75:12, 13, 16 77:6 80:3 81:1 83:19 86:19 88:2 89:6, 10 90:7, 17 91:15 93:7,	12 94:13 95:23 96:6, 12, 15, 22 97:8, 14, 15 98:9, 11, 16, 24 100:4, 22 108:25 109:5, 13, 18 110:6, 10, 20 111:5, 23 112:1 113:12 115:8 117:9 118:10 119:7, 13 120:2 121:12, 16, 18 122:2, 21 126:20, 21 127:6, 23 129:14, 22 130:18, 25 131:2 132:10 133:11 134:6, 19, 22 135:4, 15 136:2 137:8, 10, 16 138:19 141:17 143:8, 20 145:17 146:11, 24 147:11 149:6 150:1 151:21 154:13, 25 155:11, 16 156:1, 8, 21 159:2, 12 165:25 168:23 173:12, 15, 19 174:3, 17, 20 175:1, 9, 13, 24 176:2, 6, 15, 25 177:7, 11, 14, 19 178:3, 7, 19, 22 179:2, 11, 15 180:1, 4, 9, 18, 22 181:8, 11, 16, 25 182:4, 15, 17, 22 183:6, 10, 21, 24 184:2, 11, 21, 25 185:2, 8, 16, 22 186:8, 11, 14, 23 187:10, 12, 18, 23 188:2, 14, 16, 21 189:5, 9, 20, 23 190:1, 10, 14 191:1, 9, 14 192:5, 8, 13, 23 193:3, 14, 16, 21 194:5, 9, 20, 23 195:2, 10,	19, 23, 25 196:6, 14, 18 197:5, 8, 12, 21 198:8, 11, 17, 25 199:4, 16, 19, 24 200:8, 12, 22, 23 201:4 BILLS 1:1 5:3 11:18 45:17 63:4 116:15, 23 123:2, 4 125:9 137:19 156:22 164:10 169:4 171:1, 21 201:2, 3, 20 bill's 21:25 22:2 23:2 58:11 111:2 134:25 135:10 146:12 Bingham 5:10 14:13 bit 78:19 112:23 Black 25:17, 22 bless 149:20 151:25 block 55:1, 3, 4 58:17 103:11, 14 158:11 159:18 block-by-block 159:6 blocking 159:9 blocks 43:6 60:11 103:14 158:16 162:2 Board 10:17 22:19 27:6 110:18 114:14 119:12 134:8 Boards 120:8 body 125:20 146:22 Bonita 149:14 bonus 99:22, 25 Bonuses 55:12 102:14 107:5 126:20, 21 157:21 books 29:9 bookstore 50:19	Bordelon 133:24 134:4, 5 born 26:7 Boulevard 6:15 9:5, 11 23:6, 8 35:16 65:4 boundaries 22:11, 23 58:11 111:15 Boundary 5:13 14:16 bounded 5:8 6:10 7:11, 24 8:8, 14 9:2, 8 11:6, 10 14:11 35:10 47:8 54:22 57:1 59:20 65:1 box 157:16 Boy 42:1 Brandywine 70:12 bread 26:18 breaking 166:19 167:2 BRIAN 1:1 4:12 70:7 173:5 Bridge 70:15 107:22 brief 3:4 13:9 123:12 124:10 150:1 172:3 briefly 171:16 bring 78:18 81:1 86:17 brings 159:9 broad 115:3 broadcast 123:23 Broadly 83:18 142:13 brought 80:13, 22 155:14 Brown 23:18 25:17, 22 Brumbelow 13:17, 21, 23 17:19, 24, 25 32:9, 10, 12 34:7, 21, 24 35:1 36:4, 20, 21, 23 39:7, 9, 10 46:13, 15, 16, 19, 23, 24 54:4, 8, 9 56:16 59:7, 9,	10 61:18, 22, 23 63:23 64:11, 13, 19, 20 72:14, 18 98:1, 5, 6 109:19 110:1, 3 BSI 70:15 budget 150:22 budgetary 86:13 155:2 buffer 137:17 buffering 69:17 buffers 73:20 88:24 89:4 141:3 build 85:13 104:25 130:23 building 7:14 9:13 33:3, 8, 16 37:20, 22 38:11, 13 43:1 49:18, 21, 23 50:7 55:17 78:2 92:7 97:11 99:23 102:13 104:22 118:21 138:17, 23, 25 139:5, 7, 10 142:6 161:21, 22 buildings 33:9, 22 50:3 102:25 105:23 106:2, 11 108:13, 17 126:23 building's 50:9, 10 built 44:20 77:20 102:25 103:1, 21 104:2, 5 106:3, 14 121:9 138:21 145:9 165:21 bulk 6:2 32:23 33:12 burden 26:22 115:1 146:16 168:3, 10 Burholme 16:2 buried 136:21 Burns 13:18, 21, 24 17:19, 24 18:1 32:9, 10, 12 34:21, 24 35:1 36:20,	21, 23 39:8, 9, 10 46:13, 15, 16, 19, 23, 24 54:8, 9 56:16 59:8, 9, 10 61:19, 22, 23 63:23 64:12, 13, 19, 20 72:14, 19 98:1, 5, 6 109:20 110:1, 4 business 18:24 19:13 20:6, 9 25:24 27:9, 11 28:9 57:10 99:4 116:3 140:8 143:10 businesses 17:1 19:2, 6, 10, 11 20:12 21:4, 10 22:7, 15, 16 25:2, 21 26:21 27:6 29:6 99:6 114:9 116:5 145:13 by-right 69:11 < C > caliper 88:3, 6, 11, 12, 15 call 2:24 13:15 17:10, 11, 14 19:24 20:10 29:5 31:15 32:5 56:13 59:6 61:16 64:9 72:9 109:17 124:19, 23 128:18 156:14 159:23 160:4, 8 171:23 177:3 called 3:3 4:19 65:18 71:6 83:21 86:9 123:15 124:20 125:3 162:8 164:8 169:3 170:25 172:2 calling 28:16 calls 26:20 29:18 137:16 camera 63:24 105:15
---	--	--	--	--	--

Campus 47:7 48:16 49:24 50:2 candy 21:1 candy/smoke 23:16 canopies 94:19 canopy 67:10, 18 73:11, 17 77:2 81:17 82:8, 9 83:8 85:14, 22 86:1 87:11 92:17, 22 129:24 132:2, 7 135:2 136:16 139:3, 13 141:3, 14, 22 cap 69:9 135:12 144:16, 22 capability 148:25 capable 132:19 capacity 85:13 capital 19:14 147:3 capturing 129:25 car 26:10 43:7, 13 carbon 43:16 67:6 132:20 care 20:16 67:10, 20 73:11 133:4 136:25 202:4 Carpenter 109:21 113:8, 13 Carpenter's 112:22 113:4 115:20 carries 174:14 175:21 176:24 178:16 179:23 181:5 182:12 183:18 184:20 186:5 187:7 188:11 189:17 190:23 191:22 193:11 194:17 195:18 197:2 198:5 199:13 200:21 CARROLL 203:12	cars 99:17 103:6 104:3, 16, 18 107:24 case 148:9 157:16 164:4 cases 103:20 157:3 Castor 23:5 catch 88:11 categories 22:6 categorized 53:19 caused 136:14 causing 167:11, 13 Celeste 100:15 105:5, 10 109:6 Center 9:4, 10, 12 33:4 40:1 50:18 60:9 65:4, 19 Central 49:24 85:12 100:25 105:13 113:14 century 104:2 106:1 ceremony 201:14 certain 5:6, 18, 20, 25 6:5, 8, 20, 25 7:8, 23 8:3, 6, 12, 22, 25 9:19, 22 10:2, 7, 18, 23 11:1, 4, 15 14:9 18:8 22:6 26:1 29:1 32:21 37:7, 13 39:20 54:20 56:24 59:18 62:10 69:4 73:2 77:16 88:20 121:23 143:22 166:12, 14 168:5 certainly 70:10 71:21 83:9 86:14 90:16 certificates 80:16 certification 203:20 certify 69:22 203:1 certifying 203:24	CHAIR 1:1 3:10, 11, 16 4:1, 7, 15 11:18 13:5, 10 15:11, 22 17:18 24:2, 5, 10, 15 32:7 46:8 52:19, 23 58:6 82:16 91:10, 18 95:7 96:14, 23 123:3, 22 124:12, 25 153:9 154:1 160:5 164:11 169:12 172:9, 20 173:7, 10, 14, 24 174:15, 19 175:5, 22 176:1, 11 177:9, 13, 24 178:17, 21 179:7, 24 180:3, 14 181:6, 10, 21 182:13, 17 183:2, 19, 23 184:7, 23 185:2, 12 186:6, 10, 19 187:8, 12 188:12, 16 189:1, 18, 22 190:6, 24 191:3 192:4, 8, 18, 19 193:12, 16 194:1, 18, 22 195:6, 21, 25 196:10 197:3, 7, 17 198:6, 10 199:14, 18 200:4 202:6 Chairing 201:12 Chairman 3:21 21:20 24:18, 20 25:4, 9, 18 26:5 27:2 29:11, 22 30:9 41:22 48:4 97:6 113:9 119:5 198:21 challenge 27:3 146:21 challenges 147:5	challenging 71:3 chance 107:3 121:6 change 73:18 83:18 88:1 97:10 127:9, 18 changed 58:19 changes 8:2 9:22 10:6 11:11, 15 14:18, 25 16:9, 21 22:22 37:14 38:7 54:25 57:3 58:9, 11 65:7 67:1 69:3 73:4 80:25 83:5, 21 89:15 98:20 101:3, 6 142:8 144:3, 12 145:14 161:25 changing 5:5 6:7 8:5, 11, 24 11:3 14:8 35:8 56:23 59:17 64:25 104:23 110:11 Chapter 5:25 6:20 7:17 32:21 37:8 41:24 146:2 character 14:20 16:23 104:23 105:25 106:17 charge 116:5 charges 116:24 chat 12:10, 14 check 150:22 151:4 Cheltenham 23:13 CHERELLE 1:1 15:18 17:15 21:16 24:3, 12 30:21 Chester 149:17, 21 Chestnut 33:9, 24 Chew 149:22 children 78:5 Chris 133:24, 25 134:5 Christopher	6:14 35:16 chronic 49:6 chronically 132:1 churches 155:20 CINDY 1:1 3:19 172:15 circulated 46:11 70:24 95:18 173:17 176:4 183:25 186:12 189:24 194:25 197:10 circulating 95:9 cities 44:7 132:25 citizen 111:10 163:6 citizens 162:8, 23 164:3 CITY 1:1 2:11 5:13 13:25 14:4, 16 15:2 18:2, 4 19:17 21:3 30:13 32:14, 16 33:4, 6, 25 35:2, 5, 22 36:25 37:2 38:14 39:11, 14 41:5 42:22 43:9, 15, 21 44:6 45:6, 21 46:25 47:3, 16 48:15 49:14 50:24 54:10, 13 56:17, 20 57:13 59:11, 14 60:9, 10, 25 61:24 62:2 63:13 64:22 65:23 68:16, 25 72:20, 22 73:15, 18 74:6 83:15 84:22 85:11, 21 86:6 88:22 89:12, 25 92:22 94:4, 18 98:7, 10 100:3 102:7, 19 104:15, 18, 21 107:15 110:5, 7 111:22, 25 115:4 118:5 119:10 120:6, 8, 23 121:2	125:23 128:10, 13 130:23 132:8 133:2 142:14 150:19 151:23 155:12 160:18, 22 161:1, 3, 11 163:16, 17, 18, 19, 25 164:3 168:24 201:23 city-led 141:8 City's 48:20 57:12 83:22 92:17 130:22 136:15 141:9 citywide 28:4 147:23 Civic 9:4, 10 65:3 100:24, 25 112:15 113:14, 16 115:19 134:9 144:1 145:3 169:19 civic-minded 114:21 Civilian 70:16 clarification 74:2 93:19 clarify 22:22 69:3 clarifying 9:19 73:2 98:22 clarity 97:23 Clarke 47:5 48:13 class 135:7, 13 classrooms 47:13 50:14 clause 69:16 clean 84:13 clear 79:16 94:6 130:25 177:6 clearing 73:22 clearly 129:15 155:12 Clerk 2:24 3:7, 13, 18, 23 4:3, 8, 11, 15 5:2 11:17 13:2, 4, 10, 15, 17 15:11, 16 17:10, 11, 18 19:24, 25 31:17, 20 32:7 34:20 36:19 39:6 46:8 52:15, 23
--	---	---	--	--	---

56:13, 15 59:7 61:16, 18 64:11 96:14 109:17, 19 123:3 124:19, 25 128:20, 23 129:1 133:24 138:8 142:20 145:23 147:19 149:13, 17 152:6, 12, 20 153:2 154:1, 5 156:13, 15 159:23, 25 160:5 164:11 171:23 172:6, 11, 14, 17, 22 173:1, 4, 7 climate 84:16 127:17 130:22 139:14 clinical 50:18 close 84:25 85:7 165:9 closer 43:1 closing 50:22 Club 129:12 CMX-2 14:23 57:4 59:1 CMX-2.5 58:24 CMX-4 6:3 32:24 33:12, 20 60:3 CMX-5 6:4 32:24 33:12, 21 coalition 144:1 147:24 Co-chair 76:8 92:5 119:3 Code 5:16, 23 6:18 7:4, 18 8:18 9:17, 25 10:9, 21 11:13 18:7 28:24 32:20 37:6 54:16 62:6 66:25 73:1 83:6 84:12 86:4 87:5 98:13 110:11 157:19 166:5 codify 86:8 COHEN 96:23, 24 97:4, 5 cohorts 115:21	coincidence 78:5 co-introduced 28:16 collaborate 94:17 collaborated 144:2 collaboration 33:3 50:17 67:25 144:5 collaborative 70:21 colleague 28:1 51:21 157:14 colleagues 3:11, 16, 22 4:2 66:17 70:5 71:22 77:11 79:17, 24 80:13 156:19 172:10, 21 collect 117:2 collects 158:20 College 7:14 49:1, 8, 17 50:11, 22 Collins 91:17, 23, 24 92:2, 3 color 139:25 Columbus 6:15 35:16 combination 45:16 Combined 67:1 108:2 come 31:2 122:5 124:5 127:16 140:11 157:7, 20 159:18 162:18 comes 25:11 30:5 77:15 104:7 165:7 coming 36:11 76:19 101:9 107:10 115:11 155:19 158:23 160:18, 21 161:17 162:17 163:9 168:6 commend 23:15 comment 30:15 81:7 90:25 95:1 113:1 123:5, 14 124:6, 15,	18, 24 153:12, 25 165:3, 22 170:5, 20 commentary 112:21 comments 12:8 15:9 17:5 24:22 26:6 31:12 77:6 118:7 133:8 165:4 171:5 Commercial 10:3 14:24 16:13 17:2 18:12, 25 20:7, 25 21:8 22:1, 8, 12, 23 23:1, 3 25:3 28:5, 7 32:24 37:21, 24 38:11 57:4, 7 58:18 60:1, 4, 12 98:14 99:1, 4 101:4 103:10 104:8 126:6 137:24 139:10 143:13, 23 145:3 146:4 Commission 13:25 15:3 16:6, 14 18:2, 21 19:18 32:14 33:6 34:1 35:3, 23 36:25 38:15 39:12 41:6 47:1, 17 48:21 54:11 55:19, 22 56:1, 18 57:14 59:12 61:1, 25 63:14 65:24 72:20 74:7 76:13 98:8 100:4 101:9, 14, 24 102:1 109:2 110:5 111:1, 20 112:1 165:17 commissioned 160:25 committed 101:25 109:1 COMMITTEE 1:1 2:8 4:18, 21 13:23 15:10 17:6 25:5 32:12	34:10 36:23 46:1, 12 48:5 51:2, 23, 25 53:5 56:6 61:9 64:2 66:6 70:6, 17, 25 76:9 80:1 92:6, 10 95:20 96:3 97:7 101:2 109:9 110:3 113:22 119:4, 6 121:15 122:16 123:11 129:10 134:13 145:16 146:9 147:13 168:23 171:6, 19, 22 173:18 174:22 175:10 176:5 177:16 178:4, 23 179:12 180:5, 19 181:12 182:1, 18 183:7 184:1 185:4, 18 186:13 187:14, 24 188:17 189:6, 25 190:11 191:10 192:9, 24 193:17 194:6 195:1 196:2, 15 197:11 198:13 199:1, 20 200:9 201:13 202:1, 15 Committees 2:11, 18 common 19:3 122:6 132:24 communication 130:11 communities 21:3 23:19 25:22 26:22 27:19 43:4, 21 49:13 67:16 68:17 75:21 76:5 77:14, 17, 21, 25 78:8, 13 82:9, 11 89:1 90:1 102:10 118:2 130:24 131:25 139:23, 25 148:4, 22, 24 149:5	Community 10:12, 14 20:7 21:6 23:21 24:1 27:10 30:25 48:16 58:14 68:2, 23 71:8 75:17 76:16 85:1 102:5, 8, 21 103:3, 13, 19, 23 104:1, 2, 7 106:25 110:13, 15, 22 114:3 115:3 130:11 134:13 135:23 141:13 145:6 146:5 153:21 154:11, 17 155:8, 21, 22 157:5, 9, 14, 22 159:1, 16 161:14 163:8, 10 166:2 168:2, 3, 5 201:21 community- based 30:2 155:3 commute 107:25 commuters 107:15 commuting 107:21 compact 43:22 compaction 90:11 companies 42:6 companion 63:1 comparable 45:3 compared 102:9 complaints 22:18 23:20 117:18 complete 50:6 109:3 completed 49:9 80:7 completely 114:23 complex 103:15 complexes 103:11, 20	compliance 156:23, 25 complications 166:10 comply 12:13 33:11 40:18 166:4 compound 125:21 compounded 102:13 Comprehensive 57:12 83:23 compromise 144:23 concentration 22:15 concern 77:10 78:19 93:6 106:15 141:16 concerned 78:23 87:25 106:24 107:23 111:21 concerning 93:24 concerns 26:24 27:8 30:12 49:6 70:3 103:18 117:24 131:7, 20 142:9 concluded 202:15 concludes 53:23 59:1 169:8 171:18 condition 108:19 conditions 5:21 6:5 7:1, 8 8:3, 22 9:23 10:7, 19 11:1, 16 37:14 39:21 62:11 101:15 131:25 144:24 conference 50:16 confusing 136:21 confusion 167:12 congestion 43:14 congregate 23:24 conjunction
--	--	--	--	---	---

16:5	continue	correspond	192:11, 14	8 172:8 173:6,	84:2 90:24
connect 43:10	101:7 115:2	16:17	193:1, 4, 19, 22	8, 11, 13, 23	91:12 93:2
connected	118:5 122:13	corridor 16:13	194:8, 10	174:8, 11, 13,	94:24 96:17,
51:9 124:7	124:14	17:2 20:7	196:4, 6, 17, 19	16, 18 175:4,	20, 25 98:11
125:4 128:25	continued	28:8, 9 31:6	198:15, 17	18, 20, 23, 25	110:9 143:21
134:1 149:16	58:12 72:1	60:1, 12 63:8	199:3, 5, 22, 25	176:10, 20, 23	146:8 153:8,
152:10, 15, 17,	85:8 90:17	99:5 143:13	200:11, 13	177:10, 12, 23	10, 15 172:11,
19, 23, 25	108:22 141:12	144:9	COUNCILMA	178:12, 15, 18,	14, 17, 22
153:5 160:2	continues	corridors	N 1:1 2:2	20 179:6, 20,	173:1, 4
consensus	30:23	18:12, 25	3:9, 15 4:13,	22, 25 180:2,	192:19
104:25	continuing	20:25 21:8	17 11:19 13:7,	13 181:2, 4, 7,	Councilmember
consenting	12:3 30:25	22:14 23:3	14, 19 15:7, 15	9, 20 182:9, 11,	s 39:15 45:9
12:5	95:21 167:1	25:3 28:5	17:3, 8, 21	14, 16 183:1,	92:9 115:5
consider 45:1	contributed	126:7, 10	19:23 21:12	15, 17, 20, 22	137:5 148:14
58:8 171:20	88:8	cost 87:2	23:14 24:5, 11,	184:6, 16, 19,	Councilpeople
consideration	contribution	111:21	14 30:10	24 185:1, 11	151:2
122:8 147:14	155:2	Costantini	31:11, 19, 23	186:1, 4, 7, 9,	COUNCILWO
155:16	contributions	138:16	32:3 34:6, 12,	18 187:3, 6, 9,	MAN 1:1
considerations	116:8	costing 162:13	16, 22 36:3, 16	11, 21 188:7,	3:20, 25 4:5
133:5	control 203:23	costs 19:15	38:20 39:1	10, 13, 15, 25	15:18, 24
considered	controls 6:3	136:2 147:3	41:11 45:23	189:14, 16, 19,	17:15 21:15,
15:3 19:18	32:23 33:8, 13,	Cottman 5:8	46:4, 17, 21	21 190:5, 19,	21 24:3, 12, 16,
34:1 35:23	17, 23 102:15	14:11 16:12	47:22 51:5, 13,	22, 25 191:2, 6,	17 28:15
38:15 41:6	convenience	23:6, 8	14 52:2, 8	19, 21 192:1, 3,	30:17 66:14
47:17 57:14	18:17 26:1, 18	COUNCIL	53:2 54:1	4, 7, 17 193:8,	72:15 75:14
61:1 63:14	conversation	1:1 2:11, 18	56:3, 8, 11	10, 13, 15, 25	81:9 91:1, 16
65:24 74:7	20:9	14:4 16:8	57:19, 25 59:3	194:14, 16, 19,	93:17 95:2, 6
93:4 100:4	conversations	18:5, 13, 19	61:6, 11, 15, 20	21 195:5, 15,	172:19, 24
112:1	79:24 122:13	28:1 29:3	63:18, 25 64:4,	17, 22, 24	173:21, 25
consist 50:5	131:3, 5	32:16 35:5	8, 15 66:4, 9	196:9, 23	175:2, 6 176:8,
136:6	conversion	37:3 39:14	72:5 74:12, 24	197:1, 4, 6, 16	12 177:21, 25
consistent	38:12	40:17 45:1	75:4 81:3	198:1, 4, 7, 9,	179:4, 8
14:20 57:11	cooling 139:8	47:3, 5 48:13,	82:18 90:21	20 199:9, 12,	180:11, 15
consistently	cooperating	18, 20 54:13	91:11, 19, 25	15, 17 200:3,	181:18, 22
49:8	157:4	56:20 59:14	94:22 95:4, 25	17, 20 201:10,	182:24 183:3
consolidate	coordinating	62:2 64:22	96:5, 9, 19	19 202:3, 8, 13	184:4, 8 185:9,
133:19	167:9	72:23 98:10	97:3, 21	Councilmanic	13 186:16, 20
Constantini	coordinator	110:8 113:10	100:12 105:3,	24:7 29:13, 24	187:19 188:23
138:8, 9, 15	161:24	123:21 124:1,	17 109:4, 6, 12,	137:7	189:2 190:3, 7
constituency	copy 46:10	11 128:24	16, 22 112:6	Councilman's	192:15, 20
145:5	173:16 176:3	143:19 149:15	113:2 115:13	129:14	193:23 194:2
constituents	183:24 186:11	152:9, 16, 24	117:10, 11, 14	Councilmember	195:3, 7 196:7,
150:7 154:15	189:23 194:24	153:4 156:17	118:12, 16	3:13, 18, 23	11 197:14, 18
construct	197:9	160:1 166:14,	122:9, 11, 19,	4:3, 8, 12	198:18, 22
49:20	core 42:23	15 168:24	23 123:6, 25	12:24 14:5	200:1, 5
construction	60:4	174:24 175:1,	124:3, 13	18:6 27:14, 15	201:17 202:5,
33:9, 22 42:8	corner 25:15	12, 14 177:18,	125:2 128:15	30:11, 16, 19,	10
70:16 90:12	Corporation	20 178:6, 8, 25	129:4 133:12,	21 31:7, 8, 12,	Councilwoman'
92:4 101:12	101:23 104:10	179:3, 14, 16	25 138:4, 11	17, 20 32:17,	s 133:8
102:18, 23	143:8	180:7, 10, 21,	142:16, 21, 25	18 35:6 37:4	counsel 120:19
147:3	correct 167:15	23 181:14, 17	145:19 147:15	45:12 47:4	counter 26:16
constructive	203:1	182:3, 5, 20, 23	149:9 152:2, 8,	52:12, 20	counting 106:9
113:22	correcting	183:9, 11	11, 14, 18, 22	54:14 56:21	counts 115:4
consumer	16:10	185:6, 8, 20, 22	153:1, 7, 17, 23	58:2 59:15	couple 77:5
18:14	corrections	187:16, 18	154:3 156:12	62:3 64:23	80:15 103:13
contacted	65:20	188:1, 3, 19, 22	159:22 160:3,	66:11, 16	117:2 125:9
166:21, 22	corrective	189:8, 10	9 164:5, 22, 25	69:13 70:7	153:11, 24
contained	14:25	190:13, 15	169:1, 7, 11, 15	72:6, 24 81:5	coupled 131:22
16:9 203:1		191:12, 15	170:22 171:4,		course 25:10

court 121:20 156:4 203:13	81:25 87:4 104:5 108:8 129:16 139:18	definitely 83:10 86:20 88:3	desperately 82:10 148:19	143:7, 12 144:19 145:2	discount 116:25
courts 114:17	129:16 139:18	88:3	despite 67:16	146:5, 17, 25	discourage 19:9 132:13 134:17
courtyards 50:21	Curtis 4:9 165:24 173:2 201:19	Delancey 58:24	85:17 106:16	147:6, 9 148:6	discretion 88:19
cover 40:4 62:15 63:24 87:22 140:15 142:5	cut 135:25 136:10 137:7 155:23	Delaware 6:11, 15 35:11, 15	destroy 135:22	154:11 166:22 201:22	discriminated 77:14
coverage 21:25 73:17 75:25 76:6 77:3 78:10 132:2	cutting 134:17 155:7	delay 13:11 19:7 120:4	detail 118:4	developments 121:23 141:18	discuss 119:15 156:1
covered 131:18	< D > Daily 2:20 43:8	delays 94:9	detailed 93:16 133:7	Devigne 142:20, 23 143:4, 6	discussed 79:18 87:10 164:10 169:5 171:2
crafted 144:15 145:17	damage 136:14	deletion 97:13	detrimental 144:8	diameter 132:17, 22	disincentivize 145:1
CRCA 115:21	dangerous 53:20	demands 49:4	develop 115:10 135:19	dictating 151:14	dismissed 148:12
create 45:6 67:9, 12 72:2 80:19 93:21 99:13, 16, 19 111:2 119:9 142:11, 13 146:13	darker 158:18	demolition 53:9, 11, 18, 22 55:15	developed 16:5 102:22 135:8 149:5 165:14	difference 82:6	disparities 73:14
created 22:8 78:22 79:12 108:18 111:14 121:10	date 70:1	25 126:4, 8, 16 128:5 160:18 161:16 163:9	developer 136:12 156:2 157:13 162:9	different 44:22 101:15, 17, 18	disparity 119:19 167:11
creates 53:10	David 3:14 128:21 172:12	Department 28:17 29:4 73:7	developers 78:25 80:6, 16 92:14 106:7 108:9 112:18 113:20, 25 118:25 120:3, 12 131:3 134:17 135:11, 21, 25 149:1 155:4 156:23 157:7, 21 167:17 168:22	difficult 107:16	displacement 40:22 140:13, 17
creating 19:1 66:22 141:10	Dauids 148:21	departments 50:14 93:20	dereliction 125:19	difficulties 146:25	display 13:2 26:13, 15 52:15
creation 43:3 81:13 92:15 129:20 130:10 140:20, 22 141:6	day 14:2	depend 41:2	deserve 78:13, 14 84:12 87:17 108:3 141:24 149:4	difficulty 136:23	displayed 3:5 172:5
credits 167:21	days 55:23 69:25	deposits 158:21	design 42:15 98:24 129:10 130:7	dig 163:13	disproportionat e 28:25
Creek 107:18	deaf 26:24 27:4 154:16	desperately 130:7	desperately 6:1, 13 7:5, 7 8:19, 21 14:20 16:22 32:22 35:13 38:9 39:19 40:9, 23 42:12, 14, 23 43:22, 24 44:15 55:7, 17 60:20 62:7, 9, 20 63:9 65:22 67:11 70:15 84:2 85:24 86:6 98:18 99:13 101:22 102:16, 20 103:25 104:5, 10 106:21 108:23 118:6 130:1 131:11 135:24 136:8, 11 140:3	diligent 93:15	disproportionat ely 19:12
criteria 102:12	decades 84:20 107:11	desperately 8:20 62:8	desperately 11:4 35:18 40:3 105:23 126:18	Dillon 12:23 15:17 17:14 21:15 27:3, 12	disregard 77:19
critical 90:3 114:22 144:7	decided 169:24	designated 105:22	desperately 11:4 35:18 40:3 105:23 126:18	dining 143:16	distribution 111:15
Crow 70:14	decision 119:24 170:15	designates 22:11 39:22	designates 22:11 39:22	direct 60:23 203:23	District 5:19, 20 6:25 7:5, 23 8:2, 19 10:4, 5, 25 15:1 18:9, 10, 13, 20 22:5 24:6 27:15 29:14, 17, 25 31:7 35:20 37:13 40:17 45:15 54:19, 24 55:14 57:6 60:5 62:8 69:9, 12 98:15 101:10, 19 102:4, 22 104:8 105:21 106:17 125:8 137:5, 18 143:11, 24
cry 150:6 151:18	decisions 27:17 114:16 120:12 121:4 127:25 146:21	designating 39:18	designating 39:18	direction 42:17 77:23	
crying 151:10	decks 97:12	designation 11:4 35:18 40:3 105:23 126:18	designation 11:4 35:18 40:3 105:23 126:18	directions 107:13	
Crystal 147:19, 21	declined 85:22	designations 5:6 6:8 8:6, 12, 25 14:9 16:1, 11, 16 35:9 56:24 59:18	designations 5:6 6:8 8:6, 12, 25 14:9 16:1, 11, 16 35:9 56:24 59:18	directly 101:23 136:7 145:14	
Cummings 149:14, 16	declining 120:18	designing 78:2	designing 78:2	Director 13:24 18:1 20:3 32:13 35:1 36:24 39:10 46:24 54:9 56:16 59:10 61:23 72:19 83:1 98:6 110:4, 20 143:6 146:1 166:21	
current 2:10 16:17 21:25 37:18 43:25 50:5 107:23 116:23 134:8 141:17 144:24	decrease 81:18 147:9	designs 114:3	designs 114:3	disagree 156:2	
currently 2:4, 12, 13 35:17 60:5 80:8	dedicated 79:13 87:8 185:13			discarded 145:15	
	dedication 72:8			disconnect 171:13	
	deemed 55:25				
	deep 50:1 106:6				
	defeat 134:24 135:16				
	defend 163:8				
	defense 166:1 168:15				
	defer 112:21				

144:15 166:15 201:15 districts 6:4, 22 7:19 14:22 29:16 32:25 37:9 74:4 140:8 District's 25:1 Dock 6:11 35:11 doing 158:9 160:10, 11, 24 161:10, 12 dollars 120:21 128:1, 2 146:14, 20, 23 161:4, 6, 9 162:18, 20, 21, 24 163:11, 12 donate 114:5 donations 114:19 doubt 92:18 downzoning 60:16 draft 76:17 drafted 115:8 dramatically 104:23 dream 202:11 Drive 9:5, 11 65:5 driving 99:17 drug 26:12, 14 Due 2:9 38:2 78:9 85:24 dues 114:8, 9 116:2 117:2 duty 125:20 dwellers 104:14 dwelling 37:25 106:8 108:23 < E > eager 94:11 ear 151:20 earlier 44:2 169:18 early 102:6 earned 55:13 ears 26:24 27:4 easily 43:17 east 58:23 easy 41:12 eat 168:14 eating 107:2	echo 115:23 eclectic 106:21 economic 46:10 67:11 140:11 143:12 144:19 economy 139:16 edge 104:17 effect 28:25 144:9 effective 69:19, 21, 25 94:2 effectively 132:21 effects 160:20, 24 effort 28:4 67:25 73:5 94:18 109:1 139:1 141:1 efforts 45:20 67:17 92:16 131:21 136:15, 18 142:11 eight 75:19 Eileen 51:8, 20 El 43:12 63:10 125:24 126:11, 24 elderly 154:16 155:24 electric 159:12 element 84:9 154:17 eliminated 78:12 elimination 60:3 Eliza 71:10, 18 emergency 2:11 108:19 emissions 43:17 emphasize 89:21 employment 41:3 enable 47:11 encourage 16:21 40:10 43:20 44:25 45:20 62:21 134:18 encouraged 93:15 encourages 42:14	encouraging 43:3 127:24 energy 139:5 enforce 79:7 94:12 enforced 79:3 enforcement 29:8 79:23 130:4 engaged 68:20 118:2 engagement 68:23 71:8 81:14 115:4 141:13 engineers 113:24 enhance 92:24 enhancing 42:17 enjoyed 84:7 94:21 enormous 104:22 131:12 136:13 enormously 107:7 ensure 27:20 67:2 89:12 141:14 ensuring 82:7 entails 50:12 entertainment 26:9 143:16 entire 60:21 101:12 102:23 entirely 40:6 49:20 62:16 entirety 144:12 entitled 5:17, 19, 24 6:1, 19, 21, 23 7:4, 18, 21 8:18 9:18 10:1, 10, 12, 22, 24 11:13 32:22 37:6, 8, 11 62:6 110:13 entrance 40:7 62:17 entrances 40:16 environment 45:8 77:20 84:13 137:1 138:22 165:21 environmental 68:1, 17 70:17 75:20 76:12,	14 77:15, 24 83:18 84:16 88:25 89:25 131:23 environmentall y 142:14 environments 40:11 62:22 equal 111:8 167:10 equation 84:15 equipment 26:11 equipped 162:4, 5 equitable 43:18 111:3 129:24 140:2, 14 141:21 142:12 equitably 83:23 87:21 139:1 141:15 equity 85:11 equivalent 132:22 especially 27:22 49:3 75:14 86:25 87:10 90:10 147:2 165:8 establish 110:21 134:24 established 132:18 establishing 10:13 48:25 110:14 establishment 19:10 88:13 133:1 estate 146:4, 7, 16 estimated 111:25 evening 149:20 event 25:8, 13 69:24 evergreen 89:3 everybody 36:9 82:25 117:22 123:17, 19 124:6 133:14 158:5 170:9 177:3 Everybody's 133:20 everyone's 128:2	evidence 88:14 170:16 203:1 evolves 105:25 evolving 166:16 exactly 111:13 example 44:10 80:14 103:7 127:5 136:4 146:22 excellent 89:3 exception 18:14 19:8 22:6, 19 135:4 excessive 158:3 159:8 excited 76:18 80:23 exciting 36:5 106:22 exclusionary 127:5, 13 exclusively 79:19 excuse 21:24 94:6 126:25 166:6 Executive 20:3 50:15 143:6 146:1 Exempting 131:19 exemption 77:8 87:13, 19 130:17, 21 131:6, 15, 23 141:17 142:10 exemptions 74:2 88:20 130:19 131:8 exercise 28:18 exhibit 16:7 exist 130:5 existed 36:7 existing 14:19 16:23 19:11 37:15 55:11 57:3, 5 60:15 63:11 65:15 90:2 108:7 126:10 140:22, 24 exit 40:6 62:17 107:20 exits 40:15 expand 21:24 47:12 49:22 139:2	expanded 141:14 expanding 49:4 55:10 135:1 139:12 141:10 expansion 19:11 50:9 57:9 99:6 142:4 expansive 142:12 expectation 12:3 expected 49:11 106:14 experience 169:23 experienced 43:15 experiences 143:17 expertise 111:4 155:5 168:8 expires 53:22 explanation 126:1 exploited 79:9 exploitive 25:24 express 93:5 129:13 138:18 Expressway 6:16 35:15 extend 35:14 121:19 147:5 extended 6:10, 12 extending 6:14 62:15 extension 40:21 extensive 45:4 59:22 63:5 131:2 extent 28:18 97:19 121:17 144:24 extremely 71:2 < F > facade 50:11 102:14 facades 139:11 face 19:7 facilitate 6:13 35:13 57:9 facilities 47:14
---	--	---	--	---	--

facility 49:10 50:5 65:16, 18	131:16 132:11, 15 135:10	124:4 143:2	foot 40:15 131:10	frequently 113:17	188:19 189:7 190:12 191:11
facing 55:2	feedback 86:18 93:4	finishing 120:5	footage 37:23	friend 115:20	192:11, 25
fact 28:3 85:6 125:16 169:18	95:14 113:22	fire 37:19 38:10 165:12	footprint 50:9	frivolous 121:7	193:19 194:7
faculty 50:14	114:1	firms 42:5	footprints 50:2	front 29:20	196:3, 16
Fadullon 166:23	feel 104:21	first 73:5, 18 75:9 76:21	forced 148:5, 7	31:5 33:21	198:14 199:2, 21 200:10
fair 167:4	111:4 116:18	77:7, 8 83:23	foregoing 203:1, 20	49:8 119:11	Furthermore 43:12 145:11
fall 40:16	117:8 166:17	84:4 86:7, 20	forest 83:24	full 28:18	future 35:21
102:2 109:3	feels 107:2	98:2 99:13	88:9 90:19	29:7	90:18 144:9
falling 26:24	108:19	125:1, 10	134:12 141:10	fully 45:19	
27:4	fees 87:7	160:12 165:18	142:12	203:1	
families 145:7	114:13, 25	174:25 175:13	forested 136:1, 7	function 155:7	< G >
family 57:6	132:12 134:19	177:19 178:7	forester 133:2	fund 10:13	Gabriella 74:14, 22 75:9
Fantastic 113:8 160:12	148:1	179:1, 15	forestry 139:20 140:3, 5 141:11	66:23 68:7	81:4, 11 83:11
far 116:20	feet 33:19	180:8, 22	format 58:22	78:22 79:13,	86:15
133:15, 21	38:1, 2 40:6	181:15 182:4, 21 183:10	former 37:19	14 81:19 82:2	Gabrielle 74:16
159:3 167:16	44:2, 13 45:2	185:7, 21	38:12 47:13	87:9 92:16	gain 132:6
farther 131:1	53:14, 16	187:17 188:2, 20 189:9	49:22	110:14, 21	Gale 152:20, 22, 23, 24
faster 88:13	62:17 68:10	190:14 191:13	forms 89:7	114:25 119:10	gallon 26:17
favor 154:13	73:24 89:20	192:12 193:2, 20 194:9	forthcoming 73:6 83:21	120:16 129:20	garage 97:18 99:8
174:5 175:15	99:20, 24	196:5, 18	forward 13:12	131:19 141:7	gas 159:12
176:17 178:9	103:2, 21	198:16 199:4, 23 200:12	30:25 31:9	146:13, 19	Gauthier 45:13 54:15
179:17 180:24	126:24 128:5	fit 165:20	51:4 71:25	148:20	56:21 59:15
182:6 183:12	137:23	fits 16:22	77:23 80:25	fundamental 84:9	62:3 64:23
184:13 185:23	fence 137:17, 20, 25	five 39:22	83:20 90:16	fundamentally 130:21	Gauthier's 52:12, 20 58:3
186:25 188:4	Fernandez 153:3 164:13,	42:11, 21	95:21 106:4	funded 80:4	general 82:12
189:11 190:16	14, 15, 18, 19,	98:19 99:16	117:9 122:14	146:23	117:5 129:13
191:16 193:5	24 165:2	102:24 106:9	129:16 133:9	funding 73:11	generate 22:17 114:10
194:11 195:12	fewer 132:1	107:20 114:13	149:6	79:6 111:10	generated 87:7
196:20 197:23	fewest 139:23	121:21, 24	forward- thinking 148:15	116:1 129:24	generations 162:25
199:6 200:14	field 79:25	flashback 26:6	fostering 63:12	150:21 165:25	generous 114:19, 21
favorable 174:22 175:10	148:20 157:2	fleet 37:20	fosters 63:8	167:17, 19, 25	gentrification 140:12, 19
177:16 178:4, 24 179:12	163:3	38:13	found 2:22	168:2, 9, 10, 13, 16	geographic 55:10
180:6, 19	fields 77:12	floor 37:25	85:21 156:24	fundraising 116:6	Germantown 154:9
181:13 182:1, 19 183:7	Fifth 28:7	65:20	158:7	funds 67:19	getting 85:20
185:4, 18	31:5 69:8	flows 104:11	founded 149:24	68:14 79:12,	107:14 108:9
187:14, 24	fight 25:1	focus 16:10	founder 149:22	19 111:16	166:23 168:1
188:18 189:6	148:3	73:16 85:12	Fountain 103:15	115:9 120:6	Gilbert 90:24
190:11 191:11	filled 26:14	folks 104:18	101:14 161:24	151:23 154:20,	GILMORE 1:1 3:24, 25
192:10, 25	final 92:25	117:25	four 18:11	24 156:4, 5	28:2, 15 30:16,
193:18 194:6	finally 79:22	follow 51:17	42:20 99:24	168:19	17 66:11, 14
196:2, 15	89:21 94:10	71:13, 16	101:14 161:24	further 13:12	72:6, 24 75:14
198:13 199:1, 21 200:9	95:19	80:18 153:14	four-story 144:21	50:19 65:20	81:6, 9 84:2
Fayette 23:10	Finance 110:21	156:25 166:13	Fourth 10:24	74:1 90:5	91:1, 16 93:2, 17 94:24 95:2,
FDO 10:24	115:1 148:2, 24 150:11	168:17	18:19 27:14	111:20 119:15	
feature 12:10, 15	151:22	followed 63:4	Frankford 39:25	121:8 146:15	
February 32:17	financially 151:8 163:20	following 2:5	Frankly 108:18	168:8 170:16	
fee 69:9, 20	find 26:17	31:21 59:22	free 120:19	174:23 175:11	
78:19 86:21	71:14 120:13	69:25 133:15		177:17 178:5, 24 179:13	
93:24 129:21	163:2	follows 2:7		180:6, 20	
	fine 51:15	71:13		181:13 182:2, 20 183:8	
		food 18:15		185:5, 19	
				187:15, 25	

6 172:18, 19 173:21, 25 175:2, 6 176:8, 12 177:21, 25 179:4, 8 180:11, 15 181:18, 22 182:24 183:3 184:4, 8 185:9, 14 186:16, 20 187:19 188:23 189:2 190:3, 7 192:15, 21 193:23 194:2 195:3, 7 196:7, 11 197:14, 18 198:18, 22 200:1, 5 201:18 202:5, 10 Girard 125:16, 24 give 71:10 74:20 75:11 82:1 123:16 124:7 128:10 151:11 155:25 157:20 201:9 giveaways 134:10 given 27:17 49:4 95:15 gives 27:10 103:25 giving 127:25 156:10 162:19 glad 71:21 glaring 119:19 Glenview 5:10 14:13 go 24:6 25:10 30:15 46:20 53:1, 3 64:16 74:21 81:7 86:22 98:1, 3 112:8 113:7 117:9, 19 128:3 131:1 153:13 159:15 161:6, 9 163:3 165:1 167:14, 21 169:9 171:14, 20 191:7 201:13 goal 22:12 94:19 goals 16:20 83:8 85:16 87:21 90:4	122:6 130:22 141:21 God 116:10 149:20 151:25 goes 69:15 127:12 going 14:1 17:9, 10 30:1 69:12 74:14, 21 79:14, 22 81:15 107:24 120:11 121:24 122:13 128:10 157:20, 25 159:4 162:1 Goliath 148:23 Good 2:2 3:9, 10, 15, 20 4:1, 6, 13 13:22 17:24 20:1 32:10 34:24 36:21 48:3 52:18 58:6 76:21 82:24 105:9, 19 107:7 110:2 112:12 113:9 133:20 134:4 143:5 145:24 147:20 149:19 154:7 156:16, 17 158:2, 5 160:7 172:8, 20 192:2 Goodman 52:12, 18, 19, 25 53:4 58:2, 5 goods 18:14 gotten 158:8 government 68:25 92:6 119:4 137:12 167:20 grandfather 69:16 grant 68:12 grasses 88:25 grassroots 150:10, 14 Grays 8:9 57:2 great 77:2, 7 80:21 128:13 129:8 greater 40:11 42:24 62:22 63:10 68:9	146:2 greatest 89:24 greatly 70:18 88:8 121:5 133:9 greed 136:25 green 78:3 84:13 99:22 103:8 107:22 132:1 138:17 142:6 156:15, 16 groceries 18:15 ground 30:5 85:10 Group 100:24 101:13 102:6 111:10 112:17 129:11 groups 58:14 76:14 80:2 85:4, 5 150:11, 14 grow 67:9, 19 78:15 83:24 90:18 158:11 growing 83:7 growth 18:24 45:21 88:12 118:6 129:25 guess 72:9 112:8 123:16, 18 201:24 guide 44:23 guidelines 94:7 156:1 guru 70:10 < H > half 44:20 201:25 Hall 44:6 49:23 hand 155:18 156:10 169:13 handful 114:20 hand-in-hand 84:22 handle 42:24 happen 79:10, 20 happened 170:3, 6 happening 108:5 happens 20:17 23:23 29:15 101:20	happy 15:5 19:21 34:4 36:1 38:18 41:9 47:20 56:1 57:17 61:4 63:16 66:2 74:10 78:20 96:25 100:10 112:4 hard 27:25 41:13 67:24 71:11, 17, 23 72:7, 18 116:16 117:16 120:17 143:12 HARDESTER 105:9, 10, 19 hard-pressed 26:16 hardship 162:9, 10, 11, 12 Harris 31:14 32:4 34:17 36:17 39:3 46:5 59:5 64:9 96:11 123:1 124:22 128:18 133:17, 22 138:6 142:18 145:21 147:17 149:11 152:4 Hasbrook 5:13 14:16 hat 163:7 Haverford 7:25 54:22 Haynes 23:9 headaches 117:18 health 2:10 7:14 9:5, 11 28:18, 20 29:4 47:16 49:1, 5, 18 50:12, 23 65:4 67:7 77:20 83:14 84:19 138:24 139:15 healthier 72:2 healthy 78:1, 3, 16 142:13 hear 11:21 51:13, 15 124:16 129:6 138:10 142:24 143:2 150:6 151:18 155:22	159:1 164:21 174:9 heard 27:20 28:12 30:6 45:13 63:2 139:11 hearing 2:7, 19 4:19, 20 11:25 12:1 13:11 15:23 17:8 19:9 30:1 32:3 34:16 39:1 51:24 52:8 57:25 61:11 66:9 109:16 119:23 123:9 124:15 156:7 167:16 169:7, 8 170:2 171:8, 17, 19 201:8 hearings 2:14, 17, 22 10:16 110:17, 24 119:11 120:10 122:1 148:8 156:5 163:4 166:6 167:13 heart 49:23 heat 67:4 73:14 heed 29:4 170:19 Height 33:16 42:25 99:20, 23 100:9 107:5 126:3 128:5 144:17, 22, 25 heights 102:13 held 12:19, 22 133:17 147:12 200:24 201:2, 4 Hello 75:2 125:6 129:3 142:23 164:18 help 40:22 43:13 45:17, 20 67:2 68:15 70:8, 11 114:3 115:2, 10 118:5 130:23 134:21 149:7 151:4, 8, 24 154:25 helped 76:17 helpful 21:8	helping 49:6 helps 121:8 heritage 69:10 74:3 89:23 135:5, 22 Hey 13:19 Hi 13:21 91:23 129:8 138:9, 15 high 22:14, 17 55:8 73:12 137:23 139:25 143:15 158:11 high-density 160:20 higher 40:23 78:7 88:15 121:20 126:22 132:3 137:20 159:11 161:17 highest 60:9 87:24 102:12 hinder 87:20 hire 128:3 150:15, 23 hiring 170:1 Historic 105:21 106:1, 17 132:9 historically 25:23 77:13 history 26:2 106:20 127:13 hit 163:21, 22 hitting 85:7 hold 98:22 105:24 113:3 119:13 121:12 holding 130:2 201:11 Holdings 70:14 Hollenbeck 65:16 home 48:25 125:18 140:21 homicides 29:20 honest 167:3 hookah 28:21 hope 29:3 141:7 168:23 Hopefully 130:3 hopes 93:6 hoping 94:20 Horticultural 70:13 83:2
---	--	--	---	--	--

horticulture 83:14, 17 165:15	16:15 144:3 idiocy 166:17 IFILL 82:24 83:1 91:3	Improvement 143:10 154:11	increasing 44:8 45:1 73:10 94:19 116:4 147:4 162:21	institutional 65:10	133:5
hosted 134:10	ignorant 166:18	improvements 50:4 114:2	increasingly 107:16	Instructions 2:15	Irving 58:18
hottest 76:5	image 3:5 105:16 172:4	improves 138:23	incredible 126:9	insurance 117:3 151:6 154:23 161:6 162:12	island 67:4 107:19
hour 201:25 202:1	imagine 120:18	impunity 25:16	incredibly 126:13	Intelligencer 2:21	issue 25:1, 11 26:25 29:5 30:22 88:23 120:20 158:14, 19
hours 23:21 107:21 114:5 163:23	immediately 60:6 69:19, 21 131:9	inadequate 102:14	incremental 44:11	intended 40:8 62:19 63:6	issued 55:16 121:4
households 41:2	imminently 53:20	inaudible 131:6 136:21	indicate 3:2 12:12 172:1	intends 49:21	issues 24:7 27:4 28:20 30:24 52:25 67:22 73:16 127:17 153:21 158:7 162:13
houses 137:25 158:24 159:11 165:9	impact 21:2 27:17 54:25 73:17	incentives 40:12 62:23 141:22	individual 114:8 161:12	intent 57:7 65:15 111:2 144:13	issuing 80:15
Housing 7:22 42:25 44:12, 15, 16, 19 53:12 54:18 55:8 77:9 78:3 87:14, 16, 19 107:4 121:9 126:6 131:19, 21, 24 132:6 140:25 141:18, 19, 23, 24 142:2, 10 147:2	impacted 145:14	incentivizing 42:22 140:24	industrial 14:23 57:6, 10 65:9 69:10 74:3 137:18, 20	interest 137:13 interests 137:14, 15 145:12	items 93:19 133:1
Hub 6:24 37:12	impactful 45:19 49:4	inch 88:6, 21	industries 77:17	interior 50:7	its 15:4 19:19 28:19 34:2 35:24 38:16 41:7 44:16, 23 47:18 48:22 49:1 55:20 57:15 61:2 63:15 65:25 74:8 97:14 100:5 105:24 112:2 119:15 120:8 135:16 136:16 144:11
hubs 43:11	impacting 21:4	inches 132:22	Industry 33:4 42:8 68:3 92:7 118:21 139:20	interpreted 108:8	< J >
huge 71:10 84:14	impacts 28:10 40:23 67:4 104:12	include 37:18 65:20 140:19	inequities 92:21	introduced 14:4 16:8 18:4 22:21, 25 32:16 35:5 37:2 39:14 45:12 47:3 54:13 56:20 58:7, 15 59:14 62:2 64:22 72:15, 22 78:21 98:10 110:7 137:9 143:20	James 46:14 48:1 51:6, 18 118:19
humbly 71:24	implemented 80:10 95:23 122:3	includes 38:9 40:8 50:20 60:3, 16 62:19 78:2 101:14 130:18 132:25	inequity 148:6	introducing 15:25 16:20 21:22 22:13 45:10 75:15 79:4	January 54:14
hundreds 67:12 114:5 145:8 163:22, 23	implementing 66:21 71:5	including 22:1 28:21 50:7 69:5, 8 98:20 102:12 105:13 125:22 147:1	influx 98:18 102:17 103:4	in-the-wild 133:3 121:10	Jim 118:15, 16, 22 122:9, 25 156:2
Hunting 75:23, 24 76:3 78:6	implications 119:16	inclusion 60:21	information 155:3 167:14	introductions 14:2	Joan 150:2
Huntingdon 40:2	importance 50:23 76:3 77:19 89:22	income 77:17 114:11 155:25 167:22 168:4	informed 166:9	invasive 133:3	job 140:22 jobs 67:12 121:9 141:11
hurdle 19:1	important 51:3 71:4 75:16 77:4 81:19 82:4 86:4 92:21 94:5 126:16 145:5 160:15	incorporate 91:5	infrastructure 45:5 50:8	investments 121:10	John 80:13 109:20 112:9, 21 113:5, 13 115:14, 20, 24 116:3 159:25
< I >	impose 136:3	incorporates 65:11	inhabitants 139:1	involve 137:21	JOHNSON 1:1 2:2 4:17 11:19 13:7, 14, 19 15:7, 15 17:3, 8, 21 19:23 21:12 23:14 24:18,
i.e 89:18	impossible 120:13	increase 20:24 21:9 40:9 45:17 62:20 73:19 74:5 81:17 82:9 84:18 92:16 111:3 136:16 140:7, 9 146:15	initiate 102:6 104:11 125:13	involved 36:9 100:24	
I-1 14:22	improve 67:5, 7 84:19 107:3	increased 99:5, 14 126:3, 8, 9, 16 128:4 132:7 141:4	initiative 108:5	involvement 73:9 81:12 154:18	
I-2 65:9	improved 141:3	increases 37:23 121:6	insights 94:11	involves 78:4	
I-95 35:15, 17			Inspections 53:21	irrigation	
ICMX 57:6			Institute 41:25		
iconic 49:25					
idea 80:20					
ideally 68:16					
identified 68:18 87:12					
identifies 18:11					
identify 22:14					
identifying					

21 25:18 119:5 153:8, 10, 16, 17 154:3 156:12 159:22 160:3, 9 164:5, 22, 25 169:1, 7, 15 170:22 171:4, 8 173:8, 23 174:8, 11, 13 175:4, 18, 20 176:10, 20, 23 177:23 178:12, 15 179:6, 20, 22 180:13 181:2, 4, 20 182:9, 11 183:1, 15, 17 184:6, 16, 19 185:11 186:1, 4, 18 187:3, 6, 21 188:7, 10, 25 189:14, 16, 21 190:5, 19, 22 191:6, 19, 21 192:3, 17 193:8, 10, 25 194:14, 16 195:5, 15, 17 196:9, 23 197:1, 16 198:1, 4, 20 199:9, 12 200:3, 17, 20 202:8, 13 Johnson's 26:5 joining 20:10 Jones 4:9 27:14, 16 96:17, 20 98:11 109:4 110:9 115:5 117:11 122:11 143:21 148:14 165:25 173:2 201:19 Josh 96:24 97:22 Joshu 173:9 journey 75:22 June 1:1 2:9 15:4 19:19 34:2 35:24 38:16 57:15 61:3 63:15 74:8 100:5 112:2 justice 68:17 75:20 76:12,	15 77:16, 24 131:23 justification 136:24 < K > Kable 80:13 Kat 129:2, 4, 9 133:13 KATHERINE 1:1 3:24 28:1 172:18 173:25 175:6 176:12 177:25 179:8 180:15 181:22 183:3 185:14 186:20 189:2 190:7 192:21 194:2 195:7 196:11 197:18 198:22 200:5 201:17 Kay 100:14, 15, 20 105:4 keep 44:12 88:17 107:1 157:25 159:20 166:19 keeping 58:16 120:23 Kendon 129:2, 3, 8, 9 KENYATTA 1:1 Kerper 5:11 14:14 Kevin 41:18, 22 45:24 key 167:2 kids 20:19 kind 127:20 kinds 162:12 know 20:11, 15 23:22 30:2 70:9 72:16 76:25 77:11, 13 79:15 80:7, 10 85:20 90:23 105:5 116:23 117:16, 20, 24 122:11 125:12 126:20 151:3, 10, 16, 17 157:10 159:12 168:9, 11 169:13 Knowing 148:24 157:2	known 39:20 54:17 65:16 75:12 knows 160:16 kudos 70:6 < L > L&I 69:22 94:11 108:8 130:2 labor 139:19 laboratory 50:13 lack 76:6 78:9 128:6 136:25 lacking 148:16 land 5:7 6:9 8:7, 13 9:1 11:5 14:10 35:9 56:25 59:19 120:14 134:20 136:1, 7 landscape 73:19 88:23 131:4 landscaped 50:20 landscaping 9:20 66:24 68:8 73:2 92:24 Lane 23:10 103:8 107:22 165:12 language 53:17 88:18 98:25 large 19:2 58:22 78:9 79:14 83:19 85:24 90:2 103:20 132:18 136:8 159:3 165:11 largely 84:8 larger 65:17 88:2, 12 108:17 166:11 largest 102:17 Lastly 132:23 late 28:8 95:8 latitude 66:18 laughable 128:12 law 2:4 134:16, 23 166:18, 19	laws 166:5 167:3 lawsuits 121:7 lawyer 116:24 120:10 150:15 151:23 170:7 lawyers 119:10, 23 120:6 121:2 128:3, 10 151:12 lead 140:16 Leader 48:18 140:2 leaders 84:23 148:7 leadership 48:15 115:6 leading 84:1, 3 leads 159:8, 11 learning 49:12 leave 171:16 leaving 166:25 led 28:4 73:7 left 117:7 Legal 2:21 10:15 19:15 110:16, 21, 23 111:17, 22 114:13, 25 116:15, 23 120:19 146:13 147:5 148:1, 20, 25 150:12, 21 166:1, 9 168:13, 15, 19 170:17 legalities 148:13 legally 111:12 Legislation 13:24 16:7 18:1 22:4, 9, 13, 25 29:7, 8 31:1, 10 32:13 35:2 36:24 39:11 42:19 46:25 54:10 56:17 59:11 61:24 69:4 71:25 72:19 73:15 74:1 86:11 90:18 94:2 98:7 110:4 119:9 122:14 124:9 138:22 148:15 legislative 71:18 125:20	legitimize 149:7 lends 107:14 length 101:12, 16 102:24 lesser 144:23 level 148:20 157:1 163:2 levels 86:24 121:20 leverage 45:6 leveraging 44:14 liabilities 155:14 liability 117:6 151:6 154:22 Library 47:13 49:23 50:7 65:22 licenses 20:18 53:21 lie 40:4, 5 62:16 lieu 68:13 69:7, 21 life 19:5 27:18 75:19 103:25 lift 114:25 light 14:23 158:17 limit 99:21 144:19 limitation 144:17, 22 limitations 99:12 limited 19:13 38:5 112:21 limits 13:2 121:18 144:25 Linda 152:12, 14 line 15:1 16:18 39:23 43:6 49:9 85:15 126:13 154:12 lines 31:5 79:11 86:16 97:11 Line's 62:13 linked 167:3 list 123:20 124:8 130:21 153:6 listened 156:9	listening 26:4 30:4 170:20 listens 127:7 lists 165:14, 18 little 74:21 78:19 112:23 livability 106:18 live 43:5 78:1 84:12 103:8 123:23 124:12 137:1 151:16 160:15 living 78:5 107:1 loads 139:8 loaf 26:17 local 114:16 139:16 locate 17:1 located 5:7 6:9 8:7, 13 9:1 11:5 14:10 16:12 35:10 48:17 56:25 59:19 107:17 112:15 location 1:1 locations 29:21 55:9 125:23 lodging 38:6 log 29:16 logged 91:14 long 25:14 36:10 57:9 68:22 101:11 102:22 116:16 157:17, 24 longer 16:16 133:18 longest 134:7 long-term 102:7 140:17 Look 30:25 31:9 71:25 80:24 90:16 95:21 133:9 150:5 158:13 looked 158:22 looks 71:15 loophole 78:25 135:14, 20 136:9 137:4 loopholes 134:24 136:20 137:8 loosest 102:11
---	--	--	--	---	--

loosies 20:19	major 43:11	Market-	112:2 123:15	miles 101:11	Morris 147:19,
Los 44:10	132:25 165:22	Frankford	153:14 167:4,	milk 26:17	20, 21
lose 82:8	Majority	39:23 43:6	6, 9 169:10	Mill 5:12	motion 173:11
losing 67:17	48:18 131:11	62:13	171:13, 14, 20	14:15	174:1, 6, 14, 16
loss 77:2 86:1	making 8:2	Marlene	meetings	million 82:2	175:7, 16, 21,
132:13	9:21 10:6	109:20 112:8,	113:20 166:7	millions 120:21	23 176:13, 18,
lost 80:8	11:11, 14	9, 13 113:7	168:6, 21	MIN 40:20, 21	24 177:10
lot 37:21	54:24 73:3	115:14, 17	member 42:4	60:22	178:1, 10, 16,
55:18 79:23	93:7 157:12	169:12, 16	134:8 147:23	mind 86:17	18 179:9, 18,
83:10 97:17	MALAWSKI	170:23	Members 2:25	112:22 159:21	23, 25 180:16,
107:10 117:7,	41:21, 23	Martins 5:12	12:7, 12 13:22	minimal	25 181:5, 7, 23
18 131:10	manage 67:4	14:15	15:10 17:5	129:17 168:9	182:12, 14
132:13 137:21	118:5	Mary 91:17,	21:6 25:4	minimum 88:1	183:4, 13, 18,
154:14 156:18,	managed	20, 24 92:2	29:12 32:11	minor 9:14	20 184:9, 14,
23 158:6, 20,	115:9 143:10	95:12	34:10, 25	58:9	20, 24 185:15,
23 159:15	management	mass 127:18	36:22 46:1, 12	minutes	24 186:5, 7, 21
170:19	37:20 38:13	massing 6:3	48:4 53:6	107:22 133:18,	187:1, 7, 9
lots 33:20	Manager 92:3	32:23 33:12	70:16, 24 85:1	20	188:5, 11, 13
40:5 62:16	mandatory	Master 7:11	92:9 97:6	missed 107:8	189:3, 12, 17,
68:9 73:20, 23	86:21	9:7 11:9 38:8	110:2 113:10	misses 131:12	19 190:8, 17,
98:22 106:6	manipulating	47:7 49:16	121:14 123:13	mission	23, 25 191:3,
135:22 136:4	168:20	65:6, 13, 19	157:9 168:5,	143:14, 18	17, 22 192:5,
loud 177:6	map 14:25	match 33:14,	12 171:6, 24	mitigate 28:24	22 193:6, 11,
Louis 152:6, 8,	40:3 57:8, 11	23 60:14	173:17 176:4	mitigating	13 194:3, 12,
9	58:16, 21	material 167:2	184:1 186:13	43:16 132:19	17, 19 195:8,
low 76:2	mapping 58:9	Matt 51:21	189:25 194:25	mix 106:19	13, 18, 22
85:14 87:10	Maps 5:5 6:7	matter 84:11	197:10	mixed 38:10	196:12, 21
155:25	8:5, 11, 24	115:7 169:18,	membership	Mixed-Income	197:2, 4, 19, 24
Lower 15:1	11:3 14:8	24 203:1	94:5 114:7	40:19 55:13	198:5, 7, 23
88:15 105:12	16:5 35:8	maximum	Menia 129:9	60:22 99:25	199:7, 13, 15
144:14	39:17 56:23	33:7 99:20	mental 84:19	mixed-use	200:6, 15, 21
lowering 99:23	59:17 64:25	McClure 51:22	mention 27:25	14:24 32:25	motions 182:7
low-income	MARANSKY	McKelvey	81:24	37:21 57:4, 7	mouthful 42:2
41:2 77:13, 25	118:19, 20, 22	154:6, 7, 9	mentioned	60:4 145:2	move 13:12
78:6, 12	122:16 156:3	mean 32:5	27:12 44:1	modeled 18:18	51:4 149:6
139:24 140:21	March 53:22	117:25 119:22	89:5 91:6	modern 49:11	173:18 174:20,
154:15	MARIA 1:1	127:4 156:22	mentioning	106:20	23 175:11
loyal 185:13	4:4 172:23	means 86:13	27:22	Modesto	176:5 177:14,
Ludlow 11:6	MARK 1:1	148:2 203:22	met 55:14	123:18	17 178:5, 22,
lurking 158:16	3:7 24:5, 11	measure 147:8	93:3	modified 144:8	25 179:13
	118:14 125:1,	measurement	methods	moment 24:8	180:4, 7, 20
< M >	7 128:16	88:18	134:21	107:9	181:11, 14
Mack 152:20	172:6 173:11	measures	Michael	money 140:9	182:2, 17, 20
mad 128:4	174:16 175:23	140:15	142:20, 21	150:15, 23	183:8 184:1
Maginnis	177:10 178:18	mechanism	143:5	151:5 162:5,	185:2, 5, 19
145:23, 24, 25	179:25 181:7	86:22 87:7	Michel 17:20	14 163:24	186:13 187:12,
Mahoney	182:14 183:20	medium 65:9	19:25 20:1, 3	Montgomery	15, 25 188:16,
12:24 15:12,	184:24 186:7	meet 21:6	28:13	7:12 47:8	19 189:7, 25
17, 21 17:14	187:9 188:13	113:21 119:14	Michener	months	190:12 191:12
21:15, 19	189:19 190:25	meeting 2:12	23:11, 12	101:10, 25	192:8, 11
Main 47:7	191:23 192:4,	11:23 12:4	Microsoft	115:11 147:6	193:1, 16, 19
48:16 104:3	19 193:13	15:4 19:19	2:13 12:11	MORANSKY	194:7 195:1,
141:16	194:19 195:22	25:6, 7 34:2	Microsoft®	118:14, 15	25 196:3, 16
maintain 68:15	197:4 198:7	35:24 38:16	1:1	moratorium	197:11 198:11,
maintaining	199:15 201:10	41:7 47:14, 18	mid-century	53:11, 22	14 199:2, 19,
41:1 83:7	Market 6:10	48:23 55:21	106:3	morning 3:10	22 200:10
maintenance	11:7 35:10	57:15 61:2	midst 48:25	156:16, 17	moved 174:2
133:4 141:9	55:1, 2, 3, 4	63:15 65:25	mile 44:20	172:9	175:8 176:14
	60:7	74:8 100:5			178:2 179:10

180:17 181:24 183:5 184:9 185:15 186:22 187:22 189:4 190:9 191:8 192:22 194:4 195:9 196:13 197:20 198:24 200:7 movement 76:19 moving 77:23 146:16 multi 57:5 multi-family 65:8 106:8 108:23 Multiple 108:13, 21 166:3 167:25 171:16 multi-use 37:16 Municipal 6:24 37:12 Muted 95:3, 5 170:4, 6 < N > NAIOP 146:2, 3 name 17:22 20:2 41:19, 22 47:24 51:10, 20 54:6 64:16 72:12 74:18, 22 75:5, 8 82:21, 25 91:21, 23 92:2 98:2 100:16, 20 105:7 109:24 112:10, 13 113:5, 12 115:17 118:18, 22 124:19, 21 125:3, 7 129:5, 9 134:2, 5 138:12 143:1, 5 145:25 147:21 149:12, 13 154:8 164:8, 15 169:3 170:25 names 3:3 172:2 native 89:13 133:3 nature 23:25	95:8 navigate 93:25 NCA 10:3, 5 144:13 NCAs 99:2 NDO 5:19 18:9 near 29:21 42:23 59:25 63:10 93:1 120:13 130:6 nearly 103:5 necessarily 157:11 necessary 19:4 necessitates 108:20 necessity 67:15 130:13 need 43:7 68:18 104:18 111:6 118:3 120:25 127:18 142:4 148:19, 23 151:7, 12, 17, 20, 22 156:17 159:3, 5 162:4, 22 168:15, 16, 18 191:3 needed 82:10 needing 95:10 needs 104:13 107:4 126:5 134:22 158:22, 25 160:23 negative 21:2 28:10 Neighborhood 10:3 14:21 16:3 18:25 19:4 25:3 59:23 63:5 84:10, 23 92:20 98:14 99:1 104:9, 24 127:8 143:23 145:10 147:25 149:23 164:20 neighborhoods 25:17, 23 40:20 44:18 60:22 73:12, 14 78:7 84:8, 18 85:14 87:11, 23 119:21 140:16 142:2, 3	151:15 155:9 161:15 neighborhood's 16:23 neighboring 21:4 neighbors 25:20 26:23 27:7, 16 93:1 113:23 114:20 116:9 117:19 126:2 127:7 136:10 150:3 167:12 168:12 never 36:7 106:5 never-give-up 71:12 new 7:14 19:1, 10 22:16 33:8, 22 38:9, 10 44:11, 14, 16, 19 48:25 49:10, 17, 20 55:17 63:9 65:17 85:24 94:3 100:7 101:11 102:23 103:24 140:24 141:10 145:2, 7 157:19 162:1 News 2:20 nice-to-have 84:6 night 23:22 25:5 30:4 70:2 108:1 158:12, 17 Ninth 5:19 18:9, 12 22:4 29:13, 24 non- compliance 166:11 non-compliant 157:3 non- conforming 99:6 nonprofit 138:19 non-profit 113:15 North 7:15 20:4 31:5 49:19, 24	Northeast 15:1 16:3 135:18 136:5 northern 55:4 Northwest 102:11, 19 105:12 144:14 Nos 4:22 12:18, 21 Notary 203:13 notate 82:4 note 12:9 24:23 29:12 46:9 88:10 103:19 130:16 noted 203:1 notes 74:23 130:25 173:24 175:5 176:11 177:24 179:7 180:14 181:21 183:2 184:7 185:12 186:19 189:1 190:6 192:18, 19 194:1 195:6 196:10 197:17 198:21 200:4 203:1 notice 29:25 149:2 notices 2:19 notification 69:11, 12, 15 73:25 95:16 notified 159:7 nuisance 21:10 22:15, 18 25:2, 15, 25 26:21 27:9 29:6 number 16:24 61:2 79:7 91:5 101:25 102:9 150:4 NYC 44:18 < O > observe 28:9 obsolete 100:1 obtain 10:15 110:16 119:10 obvious 84:16 obviously 36:5 occupancy 80:15 occupants 92:25	occurred 29:19, 20 October 55:21 offer 2:16 113:20 115:8, 10 173:15 176:2 183:23 186:10 189:22 194:23 197:8 offered 15:14 offering 69:1 97:7 offers 53:6 74:1 Office 12:25 15:18 16:14, 15 17:16 21:16 26:19 37:24 52:13, 20 53:6 58:3 69:13 71:19 84:3 133:8 officers 117:5 offices 29:17 38:13 47:15 50:15 166:15 officially 201:1 offset 60:18 offsite 98:22 of-life 26:24 Oh 3:14, 15 118:16 160:11 172:12 okay 13:8 20:13 31:19, 23 53:4 64:1 75:2 91:19 96:19 97:2 105:19 112:12 122:19 123:6 124:3 152:11, 19 153:1, 7 158:21 159:18 164:21, 24 165:2 191:7 old 104:1 once 55:13 90:13 124:20 O'NEILL 1:1 4:12, 13 32:18 70:7 173:5, 6 one's 159:18 one-time 156:21 one-to-one 144:18 onsite 37:18 40:25 55:14 66:24 68:11	open 6:13 20:16 23:21 33:15 35:14, 19 36:6 65:21 74:23 94:16 139:21 151:19 155:21 opening 21:7 opens 27:9, 11 operate 25:21 operated 25:16 operating 25:2, 8 137:12 Operations 92:3 opportunities 41:1 63:9 opportunity 24:20 46:10 48:10 75:11 83:4 90:14 94:16 100:21 104:25 107:7 113:11, 21 115:22 120:19 131:13 132:8, 9 oppose 116:18 Opposed 174:11 175:18 176:21 178:13 179:20 181:2 182:9 183:15 184:17, 18 186:2 187:4 188:8 189:14 190:20 191:19 193:8 194:14 195:15 196:24 198:2 199:10 200:18 opposes 150:21 opposition 146:11 Option 33:11, 15 157:2, 10 ordaining 163:17 order 4:20 6:12 12:13 13:11 21:5 ordinance 86:3 142:7 144:11 ordinance's 141:1 organization 93:3 114:7 134:9 138:20
---	--	--	---	---	--

146:3 149:23 167:24 Organizations 10:13, 15 30:3 110:14, 16, 23 115:2 155:21 166:2 organized 119:20 organizer 75:18 Oriented 39:19 42:12 44:17 60:20 62:7 original 38:3 42:19 58:20, 25 97:14, 15 originally 58:19 144:15 oTIS 104:12 Ott 9:12 65:18 ought 116:4 137:25 outcome 105:1 106:12 167:16 outcomes 101:18 outdoor 50:21 outer 104:17 outrageous 125:19 outreach 58:13 59:23 63:5 73:9 outside 60:8 overall 77:6 147:9 overdue 157:18, 24 Overlay 5:20 6:21, 25 7:5, 18, 23 8:19 10:4, 25 18:10, 18, 19 22:5 37:9, 12, 15 38:6 40:4, 8, 20 42:12, 22 44:1 53:13, 19 54:19, 21 55:6, 11, 14 60:20, 23 62:7, 14, 15, 18 69:9 98:15, 20 99:2, 10 100:2 101:5 102:3, 9 103:10 108:7 125:11 127:4	143:24 144:3, 14 145:15 overlays 125:12 oversight 121:1 overview 27:24 overwhelming 102:21 owed 135:10 owned 135:7, 18 owner 20:10 owners 19:13 20:6 58:13 127:10 145:12 167:19 ownership 140:21 Oxford 5:8 14:11 < P > p.m 1:1 202:16 PAEZ 74:20 75:1, 8, 9 81:8 82:17 paid 126:14 pal 118:17 Paley 47:13 49:22 pandemic 49:7 116:7 panel 13:15 17:12, 19 30:15 31:15, 18 32:5 34:18 36:18 39:4 46:13 56:14 59:6 61:17 64:10 72:10 96:12 109:18 panelist 19:24 panels 171:9, 12 panel's 31:22 paradigm 148:17 paraphernalia 26:12, 15 parcels 16:15 53:13, 15 63:3 86:23 135:7, 14, 17 164:20 park 36:6 75:23, 24 76:4 78:6 105:14	112:15 115:19 169:19 170:12 parked 108:1 137:24 PARKER 1:1 14:6 15:24 18:6 21:21 24:4, 13, 16, 17 30:21 31:9, 21 47:4 48:18 Parker's 12:24 15:18 17:15 21:16 31:7 parking 37:21 40:13 62:24 66:24 73:20 97:16 98:23 99:7, 8, 14 100:7 102:15 103:13, 17 108:6, 11, 16 127:19 128:7 137:22 144:18, 23 145:1 Parks 35:19 68:14 69:22 73:7 80:4 81:19 83:25 130:17, 20 165:16 part 76:11, 16 78:9 81:15 85:24 99:9 103:9 104:12, 21 108:4, 5 126:21 129:9 136:12 137:9 146:6 157:18 159:2, 5 160:22 partially 60:17 participants 12:1 171:16 participated 144:4 participation 135:23 171:10 particular 29:14 particularly 23:20 49:2 82:11 94:13 95:15, 22 129:19 130:15 partly 40:5 62:16 86:2 partners 85:19	parts 151:4 pass 137:3 passage 51:2 133:10 passed 55:24 168:24 Passing 146:23 177:7 path 67:21 Paula 13:17, 20, 23 15:8 17:19, 25 32:8, 12 34:21 35:1 36:20, 23 39:7, 10 46:13, 16, 24 54:6, 9 56:15 59:7, 10 61:18, 23 64:11, 20 72:11, 18 97:25 98:6 109:19, 23 110:3 112:7 pause 71:9 123:12 171:15 pay 110:23 117:3 120:3 121:2 136:1 148:1 151:5 161:5 163:11 170:18 paying 136:13 payment 68:13 69:7 payments 131:18 peak 106:4 pedestrian 40:10 62:21 peer 44:7 peers 45:3 Pennsylvania 9:7 65:6 83:2 Pennsylvania's 65:12 people 20:20 23:23 46:6 82:12 97:25 103:5 107:1, 12 109:9 122:17 123:10, 20 127:18 128:9 136:22 137:1, 10 150:10, 18 151:9, 13, 18 153:11, 25 158:15 161:21	162:4, 8 163:16 people's 23:18 137:25 158:24 159:10 perceive 128:6 percent 44:19 76:1 85:22 87:14 89:5 135:12 141:19 perceptions 84:6 performance 138:24 139:6 period 126:24 153:13 permanent 102:3 permissible 44:8 permission 163:18 permissive 99:3 permit 28:23 55:17 73:23 174:25 175:13 177:19 178:7 179:1, 15 180:8, 22 181:15 182:4, 21 183:10 185:7, 21 187:17 188:2, 20 189:9 190:14 191:13 192:12 193:2, 20 194:9 196:5, 18 198:16 199:4, 23 200:12 permits 22:7 55:15 108:9 121:3 permitted 108:14 permitting 35:21 146:10 person 28:3 47:23 116:2 124:23 128:19 133:23 138:7 142:19 145:22 147:18 152:5 personal 108:3 personally 116:10 153:19 personnel 118:1	perspective 20:6 90:15 pharmaceutical s 18:16 Phase 101:7, 9 108:25 Phila2035 57:13 PHILADELPH IA 1:1 5:5, 16, 23 6:7, 18, 24 7:3, 17 8:5, 11, 17, 24 9:17, 25 10:9, 21 11:3, 13 13:25 14:8 15:2 16:4 18:2, 7 19:17 28:17, 23 32:14, 20 33:6, 25 35:2, 8, 22 36:25 37:6, 12 38:14 39:11, 17 41:5, 24 43:11 45:4, 18 46:25 47:16 49:24 50:25 54:10, 16 56:17, 23 57:13 59:11, 17 60:8, 25 61:24 62:5 63:13 64:25 65:23 70:13 72:3, 20 73:1 74:6 75:17 76:5, 10, 11 79:21 81:1 83:6, 25 84:10 87:22 92:8, 15 98:7, 12 100:3 101:2, 8 110:5, 11 111:25 119:1 131:12 132:23 135:18 140:1 146:2, 5, 7 147:1, 10 150:19 160:16 165:15 201:23 philadelphians 67:13 68:21 84:11 Philadelphia's 42:2 83:8 88:9 139:2, 13 142:11 Philly 43:18, 19 66:22, 23 73:6 76:17 83:22 85:15
--	---	--	---	--	---

87:12, 20 90:4 116:13 129:20 134:11, 14 136:19 141:7 PHLCouncil.com 2:23 PHL's 140:4 PHS 76:8 83:9, 13 84:5, 20 85:2, 19 129:12 picture 63:19 64:14 PIDC 70:14 135:8, 18 136:7 piece 84:14 162:7 Pine 8:15 59:21 60:2 pipeline 82:1 pipes 26:14 place 126:14 placed 87:8 places 78:1, 10, 14 Plan 7:11 9:7 11:9 15:2 16:19 38:8 44:18 46:10 47:7 49:16 57:12 65:6, 13, 19 66:22 68:8, 19 71:7 73:6 75:24 76:17, 20 81:13 83:22, 23 86:9 87:12 90:4, 6 134:12, 15 144:15 Plane 33:11 planned 50:4 105:1 planners 113:24 Planning 5:17, 24 6:19 9:18 10:1, 10, 22 11:14 13:25 15:2 16:6, 13 18:2, 20 19:18 32:14 33:6, 25 35:3, 23 36:25 37:7 38:15 39:12 41:6 47:1, 17 48:21 49:7 54:11 55:19, 25 56:18 57:14	59:12 61:1, 25 63:13 65:23 69:22 72:20 74:6 94:12 98:8 100:4 101:8, 13, 24 102:1, 8 110:5 111:1 112:1 140:14 166:20, 22 Planning's 93:22 plans 67:3 80:6 plan's 84:1 85:15 86:12 87:21 plant 68:15 76:9 84:24 85:5 88:1 136:19 planted 85:20 planting 76:23 77:1 87:3, 9 89:13 129:17 130:14 131:13, 17 134:19 136:18 141:8 165:5, 6 plantings 69:17 85:14 133:3 platform 160:13 play 139:4 playing 148:20 157:1 163:2 plead 148:9 please 2:24 3:1, 3 5:2 12:20 13:15 17:11, 21 19:24 20:21 34:17, 22 36:17 39:3 46:5, 17, 22 56:13 59:5 61:16, 20 64:9 75:6 91:25 96:11 97:4 109:17 121:12 124:20, 23 128:18 133:19, 22 137:3, 7 138:6 142:18 145:21 147:17 149:11 152:4 153:6 155:23	156:13 159:20, 23 160:3 164:16 168:22 171:13, 23, 25 172:2 pleased 86:21 104:20 plenty 128:8 pockets 163:14 point 111:17 169:21 points 83:11 86:15, 18 107:20 poisonous 77:18 Polett 7:12 47:9 police 29:17 37:19 policies 130:5 policy 117:6 127:13 political 29:10 pollution 67:5 132:20 158:21 poor 132:2 poorer 132:3 portion 124:15 portions 101:18 Portland 44:21 position 115:25 133:2 170:14 positions 139:21 positive 76:19 80:25 83:17 possible 2:14 52:16 89:14 123:22 possibly 120:21 potential 27:8 40:9 62:20 99:12 103:4 111:21 119:16 140:12 144:20 146:14 148:17 potentially 88:5 poverty 73:12 power 44:7 83:16 PowerCorps 140:4 PPA 37:20 PPR 88:19	practices 25:25 132:24 pray 150:3 151:19 152:1 precluding 88:5 predatory 23:25 predicated 147:25 predictability 94:6 predominant 60:6 predominantly 84:7 premiums 117:4 prepare 95:10 prepared 69:23 96:17 prerogative 137:7 PRESENT 1:1 3:2, 12, 17, 22 4:2, 7, 16, 19 170:8 172:1, 10, 21, 25 173:6, 8 presented 95:19 154:13 155:19 156:8 presently 117:1 Preservation 7:22 53:12 54:19 55:7 68:8 90:6 140:20 141:2 preserve 86:5 139:2 preserving 90:1 135:1 139:12 President 47:5 48:13, 20 112:14 113:13 115:18 118:23 147:22 149:22 150:2 169:20 presumably 136:22 prevail 148:11 prevent 121:8 140:18 prevention 139:8 previously 9:14	primarily 23:17 primary 104:9 principle 134:16 prior 2:21 12:6 priorities 42:18 prioritize 85:13 prioritizing 68:16 priority 87:10, 24 privacy 12:3 private 111:9 161:13 163:24 165:7 167:18 probably 127:22 problem 20:15, 22 112:25 113:3 126:19 158:4 165:10 problematic 111:12 problems 163:21 166:3 procedure 25:9 proceed 34:23 41:19 46:18, 22 47:25 51:10 54:7 61:21 64:17 72:13 74:18 75:6 82:22 91:22 92:1 97:4 98:3 100:17 105:8 109:25 112:11 113:6 118:18 124:21 125:5 129:6 134:2 138:13 143:2 proceedings 89:11 171:15 203:1 process 59:23 63:6 68:5, 19 69:7, 16, 24 70:9 71:2, 8 73:24 76:22 80:11 81:15, 22 91:9 93:24 94:1 95:13 98:25 111:3, 17 114:6, 23 116:21 117:21,	22 120:25 130:1, 3, 7 135:5, 24 136:11 146:18 153:15 159:1, 2 168:20 processes 68:24 117:20 141:13 proclaim 150:25 products 28:21 42:7 119:2 profession 42:3 professionals 119:1 145:8 program 50:11 84:21 programmatic 86:13 programs 141:9, 12 progress 90:17 prohibits 38:4 Project 20:5 35:22 36:5, 10 49:2, 9 50:20 51:4 114:2 116:19 159:5 projects 33:10, 14 81:25 87:9, 14 92:24 99:8 114:2 116:17 120:4 141:19 159:3 promote 143:12 promotes 138:20 proof 80:16 proper 166:8 167:5 properly 81:20 139:6 174:2 175:8 176:14 178:2 179:10 180:17 181:24 183:5 184:10 185:16 186:22 187:22 189:4 190:9 191:8 192:23 194:4 195:9 196:13 197:20 198:24 200:7 Properties 40:14 58:10, 17 59:25
--	--	---	--	--	---

60:11, 17 103:23 142:1 property 16:2, 11, 18 58:13, 22 69:10 97:11 127:10, 11 135:7 137:14 140:7 145:12 proposal 38:3 121:5 144:25 146:12 proposed 7:20 9:12 14:22, 24 18:17, 23 23:5 33:13 58:19, 25 83:5 86:19 87:13 88:2 89:15 114:24 129:22 131:1, 6 144:11, 16 proposes 37:14 58:21 120:2, 5 proposing 58:8 111:23 prospective 19:6 protect 67:19 83:24 86:5 90:18 117:4, 23 164:1 protected 90:10 protecting 63:11 76:24 83:7 105:22 131:14 140:23 161:10, 14 162:23 164:3 protection 106:16 118:4 130:14 142:4 protections 89:22 90:8 129:17 140:20 161:2 proudly 76:15 proved 102:21 provide 40:11 49:11 62:22 67:19 83:4 85:18 88:25 89:24 105:1 119:2, 7 120:6 143:14 145:6 146:20 165:25 168:8	provided 33:20 77:9 97:17 106:16 108:16 134:14 provides 105:23 providing 49:13 157:22 160:13 168:7 provision 78:11, 20 79:2, 8 provisions 5:18, 25 6:20, 22 9:21 10:2, 23 11:12 18:8 28:23 32:21 37:8, 10 40:8 55:12 62:19 66:25 69:4 73:3 100:9 135:14, 21 136:9 137:4 143:22 144:7 proximity 43:1 pruners 139:22 public 2:6, 10, 16, 17, 19 4:20 6:13 11:24 12:1 13:3 28:17, 19 35:14 40:12 42:15 47:15 49:1, 5, 18 50:12, 23 52:17 62:23 73:8, 9 104:15 108:2 113:19 123:5, 13, 14 124:5, 14, 17, 24 128:1 139:14 146:13, 17 153:12, 14, 25 158:19 166:6, 7, 8 167:4 168:21 169:9 171:14, 18, 20 203:13 published 2:20 purchase 120:14 purpose 12:16 65:10 83:13 134:25 135:16 pursue 114:15 push 116:20 149:3 put 67:21 82:14 112:19	149:1 151:5 161:2 162:1 163:6, 22, 23 puts 130:6 putting 85:9 162:24 < Q > qualify 43:25 111:16 quality 19:5 26:23 27:18 132:4 143:15 147:24 quality-of-life 30:24 92:19 question 87:18 89:4 questions 12:7 15:6, 9 17:4 19:22 32:1 34:4, 9 36:1, 12 38:18, 22 41:9, 15 45:25 47:20 51:25 52:4 56:2, 5 57:17, 21 61:5, 8 63:17, 22 64:1 66:2, 5 74:10 90:16 96:2 100:11 109:8 112:4 118:13 120:15 121:17 122:2, 15 123:11 155:2 171:5 quick 159:14 quickly 88:11 106:15 Quigley 51:8, 12, 16, 20 QUINONES 4:5 172:24 QUINONES- SANCHEZ 1:1 4:4 45:10 172:23 quorum 4:16, 18 < R > radiation 139:9 radio 26:9 radius 40:15 43:25 44:9, 23 45:2 raise 85:9	raised 26:7 raises 131:20 raising 86:24 127:15 range 101:15 rare 60:8 rate 89:17 rates 73:13 78:7 88:16 139:25 ratio 89:5 144:23 ratios 102:15 RCO 25:6 112:16 114:25 115:19 120:10, 18, 25 121:25 147:24 148:7, 19 154:10, 16, 21, 22 155:6 159:2 161:4 164:20 166:25 168:11 169:20 170:18 RCOs 30:3 98:17 101:14 105:11 110:23 111:8, 11, 16 116:14 117:17, 23 118:1 119:10, 20 120:7, 11 121:22 127:24 146:14, 21 148:2 150:8 155:15 160:24 164:2 166:1, 3, 12, 24 167:8, 10 168:1, 9, 16 RDC 143:9 144:4, 10, 21 145:16 read 5:2 12:25 15:19 17:16 21:16 32:4 34:17 36:17 39:4 46:6 52:13 58:3 66:12 96:12 133:23 142:19 145:21 147:17 149:11 152:5 154:2 reading 174:25 175:13 177:19 178:7 179:2, 15 180:9, 22 181:16 182:4,	22 183:10 185:7, 21 187:17 188:2, 21 189:9 190:14 191:13 192:13 193:2, 21 194:9 196:5, 18 198:16 199:4, 24 200:12 real 30:12 77:10 130:4 146:4, 7, 16 159:14 really 41:13 94:4 116:7, 19 121:23 156:22, 25 realm 42:15 reasonable 12:2 Rebuild 201:13 Rec 68:14 80:4 81:19 receive 26:19 116:1 167:17, 19 received 70:20 receiving 116:11 167:25 recess 13:9 124:10 recognize 12:23 15:17 52:11 58:1 65:14 66:10 115:7 recognized 12:13 15:13 76:4 recognizes 24:3 111:1 173:10 174:15 175:22 177:9 178:17 179:24 181:6 182:13 183:19 184:23 186:6 187:8 188:12 189:18 190:24 192:4 193:12 194:18 195:21 197:3 198:6 199:14 recognizing 12:7 81:17 recommend 18:21 19:20 51:2 112:3	recommendatio n 88:17 174:23 175:11 177:17 178:5, 24 179:13 180:6, 20 181:13 182:2, 19 183:8 185:5, 19 187:15, 25 188:18 189:7 190:12 191:11 192:10, 25 193:18 194:7 196:3, 16 198:14 199:2, 21 200:10 recommendatio ns 66:21 71:5 86:8 recommended 15:5 34:3 35:25 38:17 41:8 47:19 57:16 61:3 63:16 66:1 74:9 100:6 101:3 recommends 62:4 reconsidered 130:20 record 12:9, 20 24:24 41:19 46:9 47:24 51:10 64:17 72:12 74:18 75:5 81:24 82:4, 15, 22 91:21 98:2 100:17 105:7, 18 109:24 112:10 113:6 124:21 125:4 129:6 133:14 134:2 138:13 143:1 153:8 164:16 173:24 175:5 176:11 177:5, 24 179:7 180:14 181:21 183:2 184:7 185:12 186:19 189:1 190:6 192:18, 20 194:1 195:6 196:10 197:17 198:21 200:4, 25
--	--	---	--	---	--

recorded 11:25 12:5	49:17 65:21 90:10	replaced 68:11 132:21	require 22:5, 16 68:7 73:21	resilience 139:14	11
recording 167:5, 6	relates 26:25 53:9 201:22	replacement 74:4 141:2	137:9, 19	resilient 72:3	resulted 95:17
Recreation 73:8 84:1	relating 10:4 11:8 69:20	report 155:1	required 33:14 94:14	resolution 28:16 29:2	resulting 102:9, 20
reduce 16:24 40:13, 22	relative 66:18	reported 174:21 175:9	165:18 168:14	166:24	results 114:1
43:14 67:3	relatively 58:9	177:15 178:3,	requirement 27:5 33:18	resolving 52:24	retail 37:24
73:13 94:8	released 131:2	23 179:11	89:18 99:14	resources 146:20	retailer 28:22
100:9 139:7	relevant 86:23	180:5, 18	100:8 108:7,	respect 157:13	retain 19:6
reduced 62:24	relinquish 24:4	181:12, 25	12 144:18	respectfully 51:1	reuse 50:6
reduction 38:2	rely 93:20	182:18 183:6	166:4	responding 3:4 172:4	revenue 147:10
43:13 85:25	116:8	185:3, 17	requirements 9:20 22:2	response 4:10	Reverend 149:17, 19, 21
131:8	remain 94:16	187:13, 23	40:13, 19	17:7 32:2	review 22:1, 8,
reference 97:12	remaining 93:5	188:17 189:5	62:24 73:3, 19	34:11, 15	12, 24 23:1
referencing 25:19	remains 93:10	190:10 191:10	74:5 89:16	36:15 38:25	98:25 108:4
refinement 132:11	111:13	192:9, 24	94:12 100:10	46:3 52:7	114:22 130:3
reflect 12:20	remap 58:22	193:17 194:5	129:18 131:17	56:7, 10 57:24	reviews 113:17 130:2,
14:19 87:2	59:24	196:1, 14	133:2, 4 141:4	61:10, 14 64:3,	6
137:4 201:1	remapped 60:13	198:12, 25	requires 2:4	7 66:8 96:4, 8	revising 5:18,
reform 121:1	remarks 31:21	199:20 200:8	18:13 145:1	108:6, 20	25 6:2 9:19
reforms 167:7	91:3	Reporter 203:13, 24	Requiring 19:5 40:24	109:11, 15	10:11, 23 18:8
refused 108:10	reminder 26:2	reporting 80:19	154:21	118:11 122:18,	32:20, 23 73:1
regarding 4:21 49:5	remiss 27:21,	represent 145:4 150:9	research 47:14 49:12	22 128:22	98:13
75:12 87:13	24	163:15, 19	50:12	142:8 152:7,	revisions 144:6 154:14
113:12 134:14	Remote 1:1	170:1	researched 165:20	13, 21 169:6	Revitalization 20:4
142:9 161:3	2:6, 14	representation 10:16 110:17,	researching 168:7	170:8 171:3, 7	rezoning 44:15
regardless 168:4	remotely 2:12	24 111:18, 22	residences 165:8	172:13, 16	ribbon-cutting 201:14
regards 93:9	removal 73:23	148:9 150:22	resident 75:17	173:3 174:12	
153:20	130:12, 16	170:17	100:23 125:8	175:19 176:22	RICHARDSON 1:1 3:24 4:1
region 42:8	removals 73:25	representative 112:17 169:20	residential 37:22 38:2, 11	178:14 179:21	28:2, 15 30:16,
49:14 76:10	remove 100:7,	representatives 68:2	57:5 58:20	181:3 182:10	18 66:11, 15
83:15 85:11	8	represented 114:14	60:14 65:8	183:16 186:3	72:6, 24 75:15
Registered 10:12, 14	removed 68:10 100:2	representing 103:4 105:11	86:1 92:13	187:5 188:9	81:6, 10 84:3
110:13, 15, 22	removes 131:10	137:13 170:7	99:15 103:22	189:15 190:21	90:24 91:2, 17
113:16 123:14	removing 99:22 130:20	represents 42:4 83:19	118:24 136:8	191:20 193:9	93:2, 17 94:25
166:1 167:1	135:5, 11	86:7 146:4	137:18 139:10	194:15 195:16	95:3, 7 172:18,
168:17, 18	rendered 121:5	reproduction 203:22	145:9	196:25 198:3	20 173:22
regular 114:10	renovate 47:12	repurpose 49:22	residents 29:24 33:5	199:11 200:19	174:1 175:3, 7
regulation 95:16 130:17	renovation 50:6	request 12:22	67:8 71:6	responsibility 155:13 164:1	176:9, 13
regulations 90:6 93:21, 23	renovations 50:8	200:24 201:4	87:16 94:21	103:24	177:22 178:1
94:3 111:14	renter 140:19	requested 98:16	107:23 114:21	rest 119:5	179:5, 9
134:20	reorganization 98:21	requesting 101:1 153:5	126:4, 5	146:9 164:4	180:12, 16
regulatory 93:13	rep 115:19	113:18	127:16 132:5	restore 87:21	181:19, 23
reject 116:20	repeat 156:18	requests 51:1	140:17, 22, 23	restrictions 18:23 23:2	182:25 183:4
relate 135:17	repeatedly 170:4, 5		141:23 143:15	53:10	184:5, 8
related 7:13	replace 65:15		147:22 149:2	restrictive 99:11	185:10, 14
9:12, 21 10:6	82:7 86:5		150:17, 18	result 33:2	186:17, 21
11:11 28:20	132:16		resident's 158:11	58:12 70:1	187:20 188:24
				76:6 78:22	189:3 190:4, 8
				102:16 107:5	192:16, 21
				120:1 147:8,	193:24 194:3
					195:4, 8 196:8,
					12 197:15, 19
					198:19, 23

200:2, 6 201:18 202:6, 11 Ridge 10:5 98:13 99:18 101:4 102:3 103:12, 14 104:4, 6 105:12, 14, 20 106:10, 13 107:10 112:14 115:18 127:3, 4 143:22 144:20 145:13 169:19 ridiculous 170:15 right 53:3 66:15 76:7 79:1 80:5 97:22 110:2 123:17 124:4 127:10 132:8 150:4 161:25 191:25 202:4 right-of-way 35:17 right-size 63:7 Rising 5:9, 11 14:12, 14 23:7 147:3 risk 94:8 106:18 River 6:11 9:3, 9 35:11 65:2 107:17 RM-1 57:5 RM-4 65:8 Road 5:13 14:16 23:10 104:9 roads 104:2 robust 71:8 81:14 90:8 role 92:5 114:22 139:5 roll 2:25 171:24 roof 97:12 99:22 rooms 47:14 50:16 Roosevelt 23:6, 8 root 88:6, 21 90:9 roots 90:11 Rosalind	154:5, 8 roughly 44:2 Roxborough 100:23, 24, 25 101:22 104:10, 17 105:14, 24 106:18 107:12, 18 112:16 113:14 143:7, 11, 15 144:2 145:4 RULES 1:1 2:9 4:21 11:8 13:22 32:11 34:25 36:22 48:5 70:6 101:2 110:3 121:15 145:16 166:13 168:17 174:24 175:12 177:18 178:6, 25 179:14 180:7, 21 181:14 182:3, 20 183:9 185:6, 20 187:16 188:1, 19 189:8 190:13 191:12 192:11 193:1, 19 194:8 196:4, 17 198:15 199:3, 22 200:11 201:8 202:15 ruling 121:22 run 116:14 running 148:21 Russell 160:6, 7, 10, 11 < S > sabotaging 168:21 sad 125:12, 18 sadder 125:15 safe 84:13 120:23 142:14 152:1 safer 72:2 safety 67:8 84:18 158:19 sale 28:20 sales 18:17 28:25 Samson 33:21, 23	SANCHEZ 4:6 39:15 172:25 sanctioned 166:14 saplings 132:23 Sarah 145:23, 25 saying 112:25 121:24 132:15 158:25 162:15 174:6 175:16 176:18 178:10 179:18 180:25 182:7 183:13 184:14 185:24 187:1 188:5 189:12 190:17 191:17 193:6 194:12 195:13 196:21 197:24 199:7 200:15 says 135:4 scale 14:21 schedule 201:7 Schleifer 109:20 112:14 115:16, 18 169:17 SCHLIEFER 112:12 School 47:15 Schuykill 9:3, 9 65:2 107:17 Sciences 9:5, 11 65:4 scope 55:11 90:7 Scott 159:25 160:2 screen 3:6 13:6, 13 21:23 52:21, 24 172:5 seasoned 148:10 second 27:1 55:15 58:21 74:21 99:19 132:9 173:22 175:3 176:9 177:22 179:5 180:12 181:19 182:25 184:5 185:10 186:17 187:20 188:24 190:4 192:16 193:24 195:4	196:8 197:15 198:19 200:2 seconded 174:2 175:8 176:14 178:2 179:10 180:17 181:24 183:5 184:10 185:16 186:22 187:22 189:4 190:9 191:8 192:23 194:4 195:9 196:13 197:20 198:24 200:7 second-guess 121:3 seconding 83:10 seconds 174:1 175:7 176:13 178:1 179:9 180:16 181:23 183:4 184:9 185:14 186:21 189:3 190:8 192:21 194:3 195:8 196:12 197:19 198:23 200:6 Section 5:18 6:23 7:3, 19 8:17 10:2, 11, 23 18:9 37:10 53:8, 9 54:17 62:5 102:19 110:12 135:3, 9 154:24 155:11 sections 69:20 secure 114:3 Security 116:11 151:4 see 41:18 54:3 72:10 74:13 76:19 79:12 81:5 90:8, 22 97:24 101:6 105:15, 18 150:6, 23 158:13, 15 165:13, 17 169:16 201:24 Seeing 36:16 46:4 56:11 64:8 96:9 106:23 118:12 122:20 seek 22:18 27:6	seeking 17:1 44:12 81:16 97:10 seeks 49:15 143:21 seen 20:24 68:24 79:1, 9 85:25 127:23 self-reporting 80:20 sell 20:18 selling 24:1 sense 120:9 121:2 sent 29:25 91:4 separate 79:13 137:10 sequester 67:6 serious 121:17 serve 48:5 76:7, 13 served 60:24 134:11 serves 62:25 service 37:25 services 41:4 42:7 119:3 serving 134:7 session 175:1, 14 177:20 178:8 179:3, 16 180:10, 23 181:17 182:5, 23 183:11 185:8, 22 187:18 188:3, 22 189:10 190:15 191:14 192:14 193:3, 22 194:10 196:6, 19 198:17 199:5, 25 200:13 set 111:11, 14 136:16 137:6 151:24 setback 33:19 97:12 sets 129:23 setting 99:11 severely 144:19 severing 90:11 shade 159:10 share 13:13 20:5, 24 52:21 83:9 90:14	sharing 13:5 52:25 sheet 63:24 sheets 167:23 shift 44:16 84:5 148:18 shootings 29:18 shoppers 140:10 shopping 107:1 143:16 shops 20:25 21:1 23:16 25:12, 16, 25 26:9 28:10 short 149:25 158:1 shortage 139:19 shortcomings 111:7 shortly 20:10 shout 201:9 shout-out 71:10 show 162:9 showing 162:10 shown 84:17 140:9 shrubs 89:1 134:18 side 44:4, 6 58:23 sidewalk 170:12 Sierra 129:12 sign 120:14 signed 124:17 significant 60:16 99:11 111:6, 19 116:25 129:15 139:5 169:25 significantly 106:19 signify 174:6 175:16 176:18 177:4 178:10 179:18 180:25 182:7 183:13 184:14 185:24 187:1 188:5 189:12 190:17 191:17 193:6 194:12 195:13 196:21 197:24 199:7 200:15
--	---	---	---	--	--

similar 18:19 27:13 98:25 115:25 Similarly 135:9 simple 89:5 simulation 50:18 single 103:22 single-family 60:13 sir 124:2 sit 106:6 site 11:10 37:16 49:25 73:22 131:8 sited 139:6 sites 108:22 131:11 situated 159:19, 20 situation 151:22 156:11 situations 88:4 150:11 155:18 six 147:6 sizable 82:6 size 53:14 88:1 skip 156:24 Sky 33:11 slammed 162:11 slow 18:24 21:9 small 19:2 97:9 102:15 114:7, 20 smaller 88:10 SMH 6:23 37:11 smoke 20:25 25:11, 15, 25 28:10 so-called 26:18 social 83:17 116:11 151:3 Society 70:13 83:3 165:15 soil 90:11 solar 139:9 sold 26:9 solely 53:7 solution 101:7 solutions 122:6 somebody 91:14 Somerset 40:2	Somerton 134:8 somewhat 93:11 sorry 21:23 46:19 89:19 sort 111:23 166:16 sources 167:18 168:1 South 6:24 9:2, 8, 13 37:11 65:2 southern 55:2 space 6:14 25:8, 13 35:14, 19 36:6 50:13, 15, 21 99:15 165:11 spaces 49:11 50:17 132:1 145:3 Spacing 33:16 speak 3:6 29:15 81:22 113:11 115:22 150:9 151:9, 24 172:5 speakers 26:10 speaking 83:19 138:16 speaks 127:16, 20 special 18:14 19:8 22:5, 18 65:10 70:6 106:5 135:4 201:9 species 89:3, 7, 13 specific 86:18 specifically 22:10 111:11 specifications 89:7 specifics 148:16 specified 40:17 speech 112:24 spend 114:11 168:6 spent 75:18 120:22 140:9 156:6 spiel 112:25 SP-INS 65:6, 9, 13 spoke 27:23	sponsor 12:22 119:13 121:11 200:24 sponsoring 48:19 sponsors 201:5 SP-PO-A 35:19 Spruce 58:24 square 37:23 38:1 53:14, 15 68:9 73:24 89:20 131:10 SQUILLA 1:1 3:8, 9 24:5, 11, 14, 19 25:4 26:5 30:10, 19 31:11, 19, 23 32:3, 18 34:6, 12, 16, 22 35:6 36:3, 16 37:4 38:20 39:1, 16 41:11, 22 45:9, 23 46:4, 17, 21 47:22 51:5, 13, 14 52:2, 8 53:2 54:1 56:3, 8, 11 57:19, 25 59:3 61:6, 11, 15, 20 63:18, 25 64:4, 8, 15 66:4, 9, 17 72:5 74:12, 24 75:4 81:3 82:18 90:21 91:11, 19, 25 94:22 95:4, 25 96:5, 9, 19 97:3, 21 100:12 105:3, 17 109:6, 12, 16, 22 112:6 113:2, 9 115:6, 13 117:10, 14 118:12, 16 122:9, 19, 23 123:6, 25 124:3, 13 125:2 128:15 129:4 133:12, 25 138:4, 11 142:16, 21, 25 145:19 146:9 147:15 148:14 149:9 152:2, 8, 11, 14, 18, 22 153:1, 7, 23 169:11 172:7, 8 173:11, 13	174:16, 18 175:23, 25 177:10, 12 178:18, 20 179:25 180:2 181:7, 9 182:14, 16 183:20, 22 184:24 185:1 186:7, 9 187:9, 11 188:13, 15 189:19 190:25 191:2 192:1, 5, 7 193:13, 15 194:19, 21 195:22, 24 197:4, 6 198:7, 9 199:15, 17 201:10, 20 202:3 staff 16:6, 14 79:7 88:20 93:18 stage 129:24 stakeholder 58:12 stakeholders 68:3 71:23 119:14 stand 151:12 standard 25:8 Standards 6:2 32:22 130:15 standing 57:10 111:8 standpoint 93:14 stark 26:2 start 17:22 75:2 123:22 170:5 started 75:22 starting 87:23 166:25 starts 66:20 state 2:4 17:22 41:18 47:24 49:10 51:9 54:6 64:16 72:12 74:17 75:5 82:21 91:20 98:2 100:16 105:7 109:23 112:9 113:5 114:16 118:17 124:20 125:3 129:5 134:1	138:12 143:1 164:15 165:1 stated 80:10 156:19 161:17 statement 20:8 167:22 states 155:12 station 37:19 38:10 40:15 44:13 45:14 62:14 63:3, 10 125:16, 18 Stations 7:7 8:21 39:19, 23, 24, 25 40:3, 7 42:11, 20, 21, 24 43:2 44:9, 21 62:10, 18 125:14 stay 23:21 152:1 staying 106:25 steal 71:19 Steering 129:10 stellar 95:12 stenographic 203:1 Stenton 23:9 step 42:16 71:4 76:22 77:8 83:20 84:4 121:12 129:16 142:10 151:7 Stephanie 17:20 19:25 20:2, 12, 22 21:13 27:23 28:6, 14 31:4 steps 86:7 89:12 156:24 stereo 26:10 steward 84:24 sticktoitiveness 71:12 stock 88:21 stones 148:22 stop 20:20, 21 125:24 126:17 stops 126:24 163:25 stores 25:15 26:1, 19 stories 99:21, 24 stormwater 67:5 132:19	133:6 straight 191:24 strangely 135:6 strangely- worded 135:13 Strategic 134:12 Strategies 140:18 Street 5:10, 11 6:10, 11, 12 7:12, 13, 15, 25 8:1, 9, 14, 15 9:2, 3, 8, 9, 13 11:6, 7 14:13, 14 20:4, 14 23:9 28:7 31:5 33:21, 23 35:11, 12 47:9, 10 49:19 54:23 55:1, 2, 3, 4, 5 57:2 58:18, 23 59:20, 21 60:1, 2, 7, 19 62:13 63:7 65:2, 3 84:24 87:1 103:16 104:3 140:6 street-level 118:1 streetlight 158:17 Streets 33:10, 24 37:17 58:24 86:1 strengthen 132:10 141:1 strengthening 133:10 striking 97:13 striving 85:12 strong 89:22 stronger 130:11 strongly 87:6 89:9, 14 117:8 131:7 142:7 structure 129:22 132:15 structured 112:24 132:12 structures 53:19 106:2 132:11 struggling 67:18
--	---	---	--	---	--

student 50:16	48:13, 22 55:6	192:12 193:2,	163:11, 12	testify 11:23	124:16, 22
studies 160:19	66:19 70:9, 12	20 194:8	taxes 120:3	14:3 18:3	125:5 128:16
study 50:17	71:24 73:5	196:4, 17	taxpayer	31:15, 18 32:1,	129:7 133:13,
160:22	86:11 92:15	198:15 199:3,	116:14 146:20,	15 34:13, 19	16 134:3
subject 135:12	94:18 101:3	23 200:11	23	35:4 36:13, 18	138:5, 14
subjective	106:12 109:4	Sustainability	team 71:11, 21	37:1 38:23	142:17 143:3,
127:24	114:4, 24	69:14 138:21	93:3 95:13	39:5, 13 41:16,	18 145:20
submission	115:3 116:17	sustainable	113:23	23 42:9 46:2,	147:16 149:10
68:7	117:11 121:15	42:13 43:22	Teams 1:1	7 47:2, 23	152:3 164:6,
submitted 80:6	123:21 124:1,	45:7, 21	2:13 12:11	48:10 52:5	17 165:1
submitting	11 128:24	sustaining 19:4	Teamwork	54:4, 12 56:9,	text 98:21
133:7 143:18	129:14, 19	Swampoodle	202:11	19 57:22 59:6,	Thank 4:17
Subsection	130:1, 16, 22	164:19 168:11	TECH 123:21	13 61:12 62:1	11:19 15:7, 21
10:11 97:9, 18	131:7, 20, 22	swingman	124:1, 11	64:5, 21 66:7	17:2, 3 21:10,
subsidy 116:9	138:18, 22	191:24 201:12	128:24 149:15	72:21 82:21	12 23:13, 14
substantial	141:6, 22	swoop 136:17	152:9, 16, 24	90:23 91:15	24:14, 19, 21
111:24	143:20 144:11	SYKORA	153:4 160:1	92:10 94:16	27:15 29:11
suburbs	145:17 147:11	100:19, 20	technical 9:22	96:6, 13 97:25	30:9, 10, 13, 18,
104:19 107:14	148:23 149:15	system 79:8	11:14 22:22	98:9 100:22	20 31:3, 8, 10,
success 114:4	150:2, 12	80:19 129:21,	69:3 73:4	109:13 110:6	11, 24 34:6
successes 85:18	151:21, 24	23 130:12	98:19	118:10 122:21	36:3, 8 38:20
successful	152:9, 16, 24	131:16 148:25	tell 120:6	123:10 124:23	39:2 41:13, 21
93:8 94:7	153:4 160:1	Szczepanik	127:10	125:9 128:19	45:9, 22, 23
sue 117:22	165:4, 24	128:21, 23, 25	telling 151:13	133:23 134:6	47:22 48:9
120:7	supporting		temperatures	138:7 142:19	51:4, 5, 18, 22
suffer 82:13	31:9 76:22	< T >	132:3	145:22 146:11	52:1, 2, 9 53:5,
132:2	supportive	table 157:7	Temple 7:10	147:18 149:12	24 54:2 56:3,
suggest 15:12	89:14, 17	tabled 122:4	47:6, 11 48:2,	152:5 153:6,	12 57:19 58:5
89:9	130:25	take 2:25	7, 12 49:16	12 156:14	59:2, 3 61:6,
suggested	supports	28:4 29:6	50:24, 25	159:24 164:9	15 63:18, 20
128:13	42:13 45:11	74:24 107:21	51:19	169:4 171:1	66:4, 15, 16, 17
suggestions	73:10	121:12 123:12	Templeton	testifying	67:23 68:1
91:4, 6	Sure 13:14	134:25 136:19	46:14 48:1, 2	36:20 51:19	70:4, 7, 25
sum 159:13	77:25 78:24	148:22 151:3	Templeton's	74:15 92:4	72:3, 5, 7, 17
summarize	79:5, 18 80:2,	155:16 168:19	51:17, 24	118:20 143:8	74:12 75:7, 10,
96:18, 21 97:1	14 82:24 97:3	171:24 202:4	temporary	testimony	14 80:23 81:2,
132:14	118:19 157:12	taken 55:22	53:11, 21	2:17 11:21	4, 11 82:14, 16,
summary	166:6, 7 177:7	160:19 171:21	tend 139:24	17:13, 23	17, 18, 19 83:3
12:25 15:19	surface 97:17	203:1	Tender 76:8	20:23 28:12	90:13, 21 91:3,
21:17 52:13	99:7 108:11,	takes 42:16	80:1 85:4	31:22 34:8	8, 10, 11 92:8
58:3 66:12	16	44:5 89:12	129:13	38:21 41:14,	94:22 95:11,
summer 102:2	surge 104:22	163:25	Tenders 70:14	20 45:24 51:6,	23, 25 96:10,
119:15 121:14	surrounded	talk 122:12	85:2 88:8, 22	11, 18, 24 52:9	20 97:5, 19, 22
122:7	50:2	158:1, 4	Tender's 84:21	54:7 56:4, 12	100:12, 19
summertime	surrounding	talking 161:19,	tens 68:20	57:20 61:7	105:2, 3, 20
136:9	60:7 106:1	21	terms 5:21	63:21 64:18	109:3, 5, 7, 22
Sun 5:9, 11	survivability	tall 88:24	6:5 7:1, 8 8:3,	74:13, 19 75:7,	112:6 113:10
14:12, 14 23:7	88:16	138:1	22 9:23 10:7,	11 81:5 82:19,	115:5, 11, 13,
sundries 18:16	suspended	TANEHA	18 11:1, 15	23 83:4 91:7,	21 116:10
sunlight 159:9	174:24 175:12	203:12	37:13 39:20	22 92:1 94:23	117:10, 12, 14
Sunshine 12:14	177:18 178:6	targeted 19:3	62:10	95:11 96:1	118:6 119:5
superstar	179:1, 14	targeting 23:17	terrace 50:21	100:13, 18	122:7, 10, 23,
71:18, 20	180:8, 21	targets 25:24	terribly 112:18	105:4, 8 109:7,	24 123:7
supervise 80:5	181:15 182:3,	44:11	Terrific 53:5	25 112:7, 11	124:9, 13, 24
supervision	21 183:9	tax 128:1, 2	testified	113:3, 4, 6	128:14, 15
203:23	185:6, 20	147:10 161:3,	109:10 122:17	115:15 117:15	133:11, 12
supplying 42:6	187:16 188:1,	6, 8 162:18, 19,	123:8 169:14,	118:8, 18	138:2, 4
support 31:1	20 189:8	20, 21, 24	18	119:7 122:10,	142:16 143:4
42:10 45:19	190:13 191:13		testifiers 98:4	24 123:7	145:17, 19

146:8 147:13, 15 148:13 149:8, 9 152:2 153:19, 22, 23 156:6, 7, 11, 12 159:21 160:12 164:4, 5 168:24 169:1 170:20 171:9 173:9, 13 174:18 175:25 177:12 178:20 180:2 181:9 182:16 183:22 185:1 186:9 187:11 188:15 189:21 191:25 192:7 193:15 194:21 195:24 197:6 198:9 199:17 201:6, 23 202:2, 6, 7, 14 Thanks 21:19 88:12 90:19 142:15 191:23 Thematic 105:21 theory 104:14 thickly 136:6 thing 127:20 158:3, 25 169:21 things 22:21 79:2, 15 157:8 159:15 think 13:12 21:5 52:25 82:3, 5 105:6 107:6 116:4, 16 122:12 123:18 127:9 128:11 133:18 156:20, 25 157:6, 17, 24 158:2 159:14, 16 162:17 163:1 169:12 191:3, 4 thinking 104:11 thinks 156:3 thou 117:2 thought 80:21 thoughtful 93:16 101:20 thousands 68:20 120:20	threatened 86:6 three 58:10 81:25 82:3 99:20 133:18, 20 161:20 162:2 three-minute 44:3 133:16 three-story 144:16 threshold 131:10 thrive 78:15 thrown 63:19 Thursday 29:3 Tiffany 156:15 Tim 74:14 81:7 82:20, 25 time 12:9 15:6 19:16, 22 21:11 24:2 34:5 36:2, 10 38:19 41:10 44:5 45:22 47:21 56:2 57:18 61:5 63:17 64:14 66:3 68:22, 24 74:11, 25 77:1 90:14, 20 94:1 100:11 112:5 123:11 131:9 133:11, 16 138:3 140:9 147:2 151:2 156:4 163:24, 25 168:6 201:7 timeline 69:5 timely 49:3 times 88:13 158:18 166:14 Tinamarie 160:6, 10 Tioga 40:1 tired 26:23 27:3 Title 5:16, 23 6:18 9:17, 25 10:9, 21 11:12 32:5 34:18 37:5 titles 5:3 tobacco 28:21, 22 TOD 7:4 8:18 39:24 40:4, 7, 24	42:19, 22 44:1, 11 45:14 60:19 62:6, 14, 18 125:11 today 11:22 22:21 24:9 26:3 33:2 42:9 45:13 51:23 66:19 69:2 71:25 85:4 92:4, 11 113:11 115:23 119:7 123:2, 4 124:15 125:10 138:3 139:11 143:19 155:15 156:7 160:24 164:10 169:5 171:2, 11, 22 today's 15:23 TODs 39:20 44:8, 24 45:17 ton 122:1 tool 24:25 105:24 149:3 157:15 toolbox 24:25 top 103:8 166:3 topic 132:14 total 58:10 84:25 totally 160:17 tour 31:6 toured 28:7 tours 28:5 tower 50:1 tractor 137:21 trade 92:12 118:23 traffic 104:7, 11 tragic 29:19 trailer 137:22 trained 85:1 training 50:19 141:11 transcript 203:1, 21 transformation 50:10 Transit 7:7 8:21 39:18, 19 41:3 42:11, 23 43:2, 10 44:13, 20 45:4 60:19, 24 62:6, 9 108:2 125:14, 22 127:19	transit- accessible 55:9 Transit- Oriented 7:4, 6 8:18, 20 43:23 44:17 62:9 126:13 Transportation 40:1 104:15 travel 107:12 treatment 73:23 167:11 Tree 66:22, 23 67:10, 17 68:6, 8, 19 70:14 71:7 73:6, 11, 25 74:4 75:13, 25 76:6, 8, 17, 20 77:2 78:9, 21 79:13, 20, 25 81:13, 17 82:2, 8, 9 83:8, 22 84:21 85:2, 3, 13, 15 86:9 87:8, 12, 20, 21 88:7, 22 89:15, 18 90:4, 5 92:16, 17, 22 94:19 129:12, 20 130:2, 4, 12, 14 131:18 132:7, 13 134:10, 15 135:1 136:16, 18 139:3, 21 140:15 141:7 142:5 165:5 trees 67:3, 14, 20 68:10, 15, 18 69:10 74:3 76:3, 9, 23, 24 77:1 78:4, 13 80:9 83:1 84:6, 14, 17, 24 85:6, 10, 18, 20 86:5, 22 87:1, 17 88:3, 7, 11, 12, 15 89:23, 24 90:2, 10 92:18, 23 129:18 131:14 132:16, 18 134:18 135:5, 11, 22 139:4, 7, 15, 24 140:6, 8 141:5, 25 158:2, 3, 6, 10 159:4, 8, 16, 18 165:4, 7, 10, 19	tremendous 92:18 trimmers 139:22 trouble 19:14 truck 104:7 true 104:16 130:6 148:5 truly 71:16 76:20 77:22 94:15 trunk 132:17 trust 130:23 truth 120:24 truthful 167:5 try 71:19 133:19 163:8 trying 148:22 turn 43:1 105:14 151:19 153:9 turned 167:7 turns 24:10 two 16:24 22:21, 25 44:3 45:16 55:11 58:17 81:24 82:2 103:10 133:19 156:21 161:19 162:2 201:1, 2 two-phase 109:1 two-story 103:22 type 26:13 31:1 135:20 157:23 158:24 types 25:20 26:1 typical 69:15 Tyson 5:9 14:12 < U > U.S 92:3 Ultimately 147:7 unanimous 48:21 uncertainty 19:8 unclear 111:13 unconscionable 128:11 underage 20:19 underscore 101:21	underserved 75:21 understand 2:3 76:2 137:11 151:20 understanding 136:23 undoubtedly 19:9 unemployment 140:1 unfortunately 29:19 unfunded 114:23 unit 37:25 99:15 United 138:17 142:6 150:8 units 38:3 40:25 44:12 87:15, 16 99:16 103:3, 12, 16 106:8 107:6 108:24 141:20, 24 145:9 University 7:10 9:4, 7, 10 47:12 48:2, 3, 7, 8, 9, 24 49:17, 21 50:24, 25 60:10 65:3, 5, 12 University's 47:7 65:14 unnecessarily 116:15 unnecessary 16:25 131:16 unplanted 86:23 unpleasant 169:22 unprecedented 139:19 Unruh 5:12 14:15 unsafe 53:20 unsure 88:24 unwise 116:19 upcoming 86:9 updated 108:4 updates 94:14 updating 66:23 upgrades 50:8 upstairs 158:12
--	--	---	---	--	--

urban 43:22 45:7 83:24 88:9 89:4 90:19 134:12 139:3, 4, 13, 15, 20, 23 140:3, 4 141:2, 10, 11 142:12 165:21 urge 86:11 143:19 urges 145:16 usage 43:13 use 12:10 16:17 18:23 43:8 83:13 87:9 88:6 89:3 99:1 104:15 108:3 129:23 134:20 uses 14:19 19:2 37:18 38:6 60:15 63:11 73:20 99:4 134:19 137:20 usually 168:2 utility 159:11 utilize 146:19 163:13 utilized 126:15 < V > Vagelos 65:22 vague 93:13 valid 136:24 value 89:1 129:25 161:18 171:11 values 140:7 variance 16:25 161:25 170:11 variances 113:18 various 11:12 29:17 vast 131:11 vehicles 137:22, 24 138:1 Vernon 23:10 version 33:1 vett 165:20 VICE-CHAIR 1:1 3:7 172:6 201:11 202:7 Vice-president 48:6	view 2:16 107:8 158:12 viewers 12:2 viewer's 13:3 viewing 52:17 violation 28:22 virtual 123:15 virtually 107:19 visitor 38:5 vital 27:16 50:23 84:9 104:21 139:13 142:10 voice 27:17 42:3 145:6 149:4, 8 150:16, 17 155:8, 24, 25 160:14 voices 27:20 76:16 134:13 145:11 volume 22:17 voluntarily 155:20 volunteer 117:17 129:12 volunteer- driven 85:3 volunteers 84:23 114:5 161:4 163:14 vote 101:2 149:6 168:22 voted 55:19 voters 150:10 < W > Wadsworth 23:12 wait 52:21 waiver 68:12 69:7, 24 93:25 waivers 69:20 Wakefield 154:10 Walk 7:13 44:3 47:9 walkable 43:4, 17, 20 45:7 walking 44:23 158:14, 15 Walnut 7:25 33:10, 24 54:23 55:5 want 23:15 29:12 31:14 32:4 51:17, 22	67:23 68:1 70:4, 25 71:9 78:23 80:2 86:17 92:8 94:25 98:1 100:16 105:6 109:23 115:14 116:13 119:4 126:3 127:8 129:13 130:15 151:17 153:18 154:2 155:1 156:3, 20, 24 158:1, 4 159:7, 13 165:2, 6 171:9 177:2, 4 200:22 201:6, 9, 16 wanted 12:18 24:23 30:20 31:2 81:10, 23 82:13 91:2, 8, 14 95:11 115:23 116:22 163:22 169:21 wants 81:6 90:24 135:19 Ward 25:7 warehouses 135:8, 20 137:21 warrant 169:25 watershed 107:9 way 63:8 108:6, 15 126:22 127:1 157:11 163:2 164:2 ways 107:20 167:20 wealthy 84:8 Wednesday 1:1 2:9 welcome 90:15 107:4 170:23 202:9 Well 26:12 30:11 38:12 41:11 42:5 45:15 48:14 60:24 69:3 72:14 81:10 83:3 86:14 88:16 92:25 107:11 119:19 121:18 138:24 140:23 141:3,	12 158:22 162:16 163:20 165:20 170:9 201:18 well-attended 113:19 well-being 67:7 83:15 138:25 well-funded 119:20 well- maintained 139:7 well-planned 106:20 well-planted 92:23 went 21:23 63:24 we're 17:9 79:4 81:21 88:24 89:14 101:1 106:22 117:21 121:24 122:3 150:20 151:6 161:4, 10, 11, 19, 20 162:5, 19 163:3 165:10 166:23 we've 70:21 81:18 139:11 149:24 158:7 163:23 Wharton 37:16 White 84:8 wholeheartedly 151:9 widely 88:21 Width 33:16, 23 widths 33:13 Williams 149:18, 19, 21 willing 94:17 157:8 wind 158:23 windows 26:11, 13 Winn 138:8, 12, 16 wish 12:12 101:19 wishes 93:5 137:5 wishing 112:19 Wissahickon 105:13 107:18	witness 32:8 34:21 39:7 125:1 128:20 129:1 154:2, 4 156:14 159:23 164:12 witnesses 11:21 12:8 171:10, 12 wonderful 83:11 Woodland 8:8 57:1 word 97:10, 11 worded 135:6 words 3:4 172:3 work 20:20, 21 27:25 30:22 36:8 67:24 70:2, 21 71:11, 17 72:1, 7, 18 76:14 77:11 79:13, 20, 25 80:17 81:11, 21 85:12 91:9 95:22 101:8 104:13, 19 117:17 121:13 122:5 156:5 157:8 161:11 202:12 worked 68:4 71:1, 22 80:24 84:21 143:11 workforce 139:17 140:3 working 13:5 52:24 71:4 73:13 81:21 85:4 92:14 95:13 101:13, 23 102:1, 7 109:2 118:25 153:19 worry 88:5 161:7 162:22 worsen 131:25 worst 127:22 written 22:3 93:23 121:16 122:3 136:20 wrongs 132:9 wrote 150:4 Wynnefield 147:22	< Y > y'all 174:9 yard 89:15 140:6 141:4 Yeah 63:25 75:4 81:8 129:5 153:17 169:15 year 59:24 63:6 80:18 85:6, 8 114:6, 12 116:2 117:3 147:7 154:23 169:23 years 20:14 75:19 77:3 85:23 98:19 102:24 106:9 114:13 125:13, 21 136:18 158:8 York 44:14 York-Dauphin 125:17 young 82:12 145:8 < Z > Zachary 125:1, 6, 7 ZBA 110:25 119:23, 24 120:10, 12, 20 121:4 128:3 146:21 148:8 163:4 167:13, 14, 16 170:2, 9, 18 zip 84:12 zone 58:18 90:9 127:14 zones 60:14 Zoning 5:5, 6, 17, 24 6:4, 7, 8, 19, 21 7:18 8:5, 6, 11, 12, 24, 25 9:18 10:1, 10, 17, 22 11:3, 4, 8, 13 14:8, 9, 18, 22, 25 16:1, 5, 9, 11, 16 18:7 19:16 22:19 27:6 32:20, 25 35:8, 9, 18 37:6, 9 39:17 42:12 54:16 56:23, 24 57:8, 11 59:17, 18
--	--	---	---	--	--

60:4 62:6
63:1, 2, 7
64:25 65:1, 7
66:25 70:10
73:1 98:13
110:11, 12, 18
111:3, 9
113:18, 21
114:14, 22
119:11 127:6,
25 134:20
148:10 157:19
158:9 166:4
169:24