

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON STREETS AND SERVICES

Room 400, City Hall
Philadelphia, Pennsylvania
Friday, April 5, 2024
10:20 a.m.

PRESENT:

COUNCILMAN JEFFREY YOUNG, JR., CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN KENDRA BROOKS
COUNCILMAN JIM HARRITY

ALSO PRESENT:

COUNCILWOMAN RUE LANDAU

BILLS: 240021, 240022, 240086, 240090,
240100, 240121, 240122, 240123,
240155, 240156, 240158, 240186,
240188, 240189, 240190, 240212,
240213, 240214, 240217, 240218,
240219
RESOLUTION: 240136

1 - - -

2 COUNCILMAN YOUNG: Hi.

3 Excuse me, everyone. Because of
4 what felt like an earthquake, we're
5 going to evacuate City Hall. They
6 were telling us we have to evacuate
7 City Hall, so we're going to pause.

8 (Recess.)

9 COUNCILMAN YOUNG: Good
10 morning, everyone. Sorry about
11 that delay. God had other plans
12 today. This is Philadelphia City
13 Council Committee on Streets and
14 Services. I note that the hour has
15 come. On the Committee, we have
16 Committee Vice-Chair Councilmember
17 Squilla, Councilmember Harrity,
18 temporarily appointed by the
19 Council President we have
20 Councilmember Rue Landau. So I
21 note that a quorum has been
22 established.

23 This is a public hearing of
24 the Committee of Streets and
25 Services considering testimony on

1 Bill Nos. 240021, 240022, 240086,
2 240090, 240100, 240121, 240122,
3 240123, 240155, 240156, 240158,
4 240186, 240188, 240189, 240190,
5 240212, 240213, 240214, 240217,
6 240218, 240219 and Resolution
7 240136.

8 Mr. Pullin, please read the
9 title of the first bill of the
10 bills.

11 THE CLERK: Thank you,
12 Chairman.

13 Bill No. 240021, titled
14 establishing parking regulations in
15 the vicinity of Gravers Lane and
16 Millman Street.

17 And also Bill No. 240022,
18 entitled establishing parking
19 regulations in the vicinity of
20 Rockland Street and North 2nd
21 Street; Lawrence Street and
22 Rockland Street; Ruscomb Street and
23 North 2nd Street; Ashdale Street to
24 North 3rd Street.

25 And also Bill No. 240090,

1 titled establishing parking
2 regulations in the vicinity of Old
3 York Road and Courtland Street and
4 Loudon Street.

5 And also Bill No. 240188,
6 titled establishing parking
7 regulations in the vicinity of:
8 Montrose Street between South 7th
9 Street and South 8th Street;
10 Montrose Street between South 9th
11 Street and South 10th Street;
12 Montrose Street between South 10th
13 Street and South 11th Street;
14 Beulah Street between Montrose
15 Street and Carpenter Street.

16 And also Bill No. 240189,
17 titled establishing parking
18 regulations in the vicinity of:
19 South 12th Street between Jackson
20 Street and Wolf Street; Emily
21 Street between South 6th Street and
22 South 5th Street; Winton Street
23 between South 5th Street and South
24 6th Street; Mercy Street between
25 South 5th Street and South 6th

1 Street; Sigel Street between South
2 5th Street and South 6th Street;
3 South 4th Street between Mifflin
4 Street and McKean Street; McKean
5 Street between South 5th Street and
6 South 6th Street; Sigel Street
7 between South 5th Street and South
8 4th Street; South 3rd Street
9 between Mifflin Street and McKean
10 Street.

11 And also Bill No. 240190,
12 titled establishing parking
13 regulations in the vicinity of
14 Jackson Street between South 12th
15 Street and South 13th Street;
16 Snyder Avenue between South 13th
17 Street and Juniper Street; Jackson
18 Street between South 6th Street and
19 South 7th Street; Mercy Street
20 between South 7th Street and South
21 8th Street; Watkins Street between
22 South 11th Street and South 12th
23 Street; South 7th Street between
24 Johnston Street and Oregon Avenue;
25 Moyamensing Avenue between South

1 5th Street and South 6th Street.

2 And also Bill No. 240212,
3 titled establishing a parking
4 regulation on Green Street and
5 North 40th Street; North 41st
6 Street and Spring Garden Street;
7 North 41st Street and Powelton
8 Avenue; North 32nd Street and
9 Haverford Avenue; Brandywine Street
10 and North 36th Street.

11 And also Bill No. 240214,
12 titled establishing parking
13 regulation on Hazel Avenue and
14 South 55th Street; Cedar Avenue and
15 South 51st Street; Cedar Avenue and
16 South 55th Street; Hazel Avenue and
17 South 46th Street; Hazel Avenue and
18 South 47th Street; Hazel Avenue and
19 South 48th Street; St. Bernard
20 Street and Pine Street; St. Bernard
21 Street and Spruce Street.

22 And also Bill No. 240155,
23 titled establishing parking
24 regulations in the vicinity of:
25 North 20th Street and Fairmount

1 Avenue; Tioga Street and Old York
2 Road; Westmoreland Street and 13th
3 Street.

4 And also Bill No. 240156,
5 titled establishing parking
6 regulations in the vicinity of:
7 North 30th Street and Master
8 Street; North 29th Street and
9 Master Street and Oxford Street;
10 Oxford Street and North 30th Street
11 and North 29th Street; North 15th
12 Street and Parrish Street; Swain
13 Street and North 17th Street.

14 And also Bill No. 240186,
15 titled establishing parking
16 regulations in the vicinity of:
17 Pacific Street and North Broad
18 Street; North 13th Street and
19 Allegheny Avenue; Marlborough
20 Street and Thompson Street; North
21 4th Street and Master Street.

22 And also Bill No. 240217,
23 titled establishing parking
24 regulations in the vicinity of:
25 Parrish Street between North 16th

1 Street and North 17th Street;
2 Perkiomen Street between Vineyard
3 Street and North 19th Street; Gratz
4 Street between Jefferson Street and
5 Harlan Street; Cambridge Street
6 between North 30th Street to a
7 dead-end; Jefferson Street between
8 North 18th Street and North 19th
9 Street; Newkirk Street between
10 Thompson Street and Stiles Street;
11 Brown Street between North 16th
12 Street and North 15th Street;
13 Seybert Street between North 24th
14 Street and North 25th Street; Flora
15 Street between North 29th Street
16 and North 30th Street; Olive Street
17 between Shirley Street and North
18 19th Street.

19 And also Bill No. 240218,
20 titled establishing parking
21 regulations in the vicinity of:
22 Watts Street between Cambria Street
23 and Rush Street; Camac Street
24 between Cambria Street and Glenwood
25 Avenue; Cambria Street between

1 North 13th Street to North 12th
2 Street; Silver Street between North
3 13th Street and Broad Street; Rush
4 Street between North 12th Street
5 and 13th Street; North 12th Street
6 between Cambria Street and Somerset
7 Street; Marvine Street between
8 Susquehanna Avenue and Diamond
9 Street; Thompson Street between
10 North 27th Street and North 28th
11 Street; Montgomery Avenue between
12 Uber Street and North 20th Street;
13 North 19th Street between
14 Montgomery Street and Berks Street.
15 And also Bill No. 240219,
16 titled establishing parking
17 regulations in the vicinity of:
18 Bailey Street between Poplar Street
19 and Parrish Street; North 20th
20 Street between Oxford Street and
21 Jefferson Street; North 27th Street
22 between Girard Avenue and Thompson
23 Street; Folsom Street between North
24 18th Street and North 19th Street;
25 Uber Street between Parrish Street

1 and Poplar Street; North 19th
2 Street between Master Street and
3 Jefferson Street; Herald Street
4 between North 22nd Street and North
5 23rd Street.

6 COUNCILMAN YOUNG: Thank
7 you, Mr. Pullin.

8 I note that Councilmember
9 Kendra Brooks, a member of the
10 Committee, is also present.

11 Mr. Pullin, can you please
12 call the first witness to testify.

13 THE CLERK: The first
14 witness to testify is Lester
15 Emerson, Deputy Manager of the
16 Philadelphia Parking Authority.

17 (Witness approached Witness
18 table.)

19 COUNCILMAN YOUNG: Good
20 morning, Mr. Emerson.

21 MR. EMERSON: Good morning.

22 COUNCILMAN YOUNG: Can you
23 please state your name and proceed
24 with your testimony.

25 MR. EMERSON: Good Day,

1 Council. My name is Lester
2 Emerson, Deputy Manager for the
3 Philadelphia Parking Authority.
4 Thank you for allowing me to
5 testify before Council regarding
6 Ordinances 240212, 240214, 240217,
7 240218, 240219, 240021, 240022,
8 240090, 240155, 240156, 240186,
9 240188, 240189 and 240190,
10 establishing parking regulations.

11 The Philadelphia Parking
12 Authority has no objection to the
13 ordinances previously read before
14 Council and recommends favorable
15 consideration. Thank you again for
16 your time.

17 COUNCILMAN YOUNG: Thank
18 you, Mr. Emerson.

19 Are there any questions or
20 comments from members of the
21 Committee for this witness?

22 (No response.)

23 COUNCILMAN YOUNG: Seeing
24 none thank you, Mr. Emerson, for
25 your time.

1 Mr. Pullin, could you
2 please call the next witness -- I'm
3 sorry, Mr. Pullin. I'm sorry.
4 Please read the title of the next
5 bills.

6 THE CLERK: Bill No.
7 240100, titled establishing parking
8 regulations, one-way regulations
9 and a closure of the public
10 right-of-way to motor traffic
11 regulation in the vicinity of
12 Washington Avenue from 4th Street
13 to Water Street, all under certain
14 terms and conditions.

15 COUNCILMAN YOUNG:
16 Mr. Pullin, please call the next
17 witness.

18 THE CLERK: The next
19 witness to testify is Noelle
20 Marconi, Legislative Affairs
21 Director for the Department of
22 Streets.

23 MS. MARCONI: Good morning,
24 Chairperson Young and members of
25 the Streets and Services Committee.

1 My name is Noelle Marconi and I'm
2 the Director of Legislative Affairs
3 for the Department of Streets. I'm
4 here today to offer testimony on
5 Bill No. 240100, introduced by
6 Councilmember Squilla.

7 This bill establishes
8 parking regulations, one-way
9 regulations and a closure of the
10 public right-of-way to motor
11 traffic regulation in the vicinity
12 of Washington Avenue from 4th
13 Street to Water Street. This work
14 on Washington Avenue consists of
15 upgrading the traffic signals from
16 4th Street to Christopher Columbus
17 Boulevard, including the Washington
18 Avenue side road on the south curb
19 in conjunction with the
20 reconstruction of the roadway
21 itself in order to create a side
22 path on the south side of
23 Washington Avenue.

24 The project aims to provide
25 improved pedestrian and cyclist

1 connectivity between the
2 neighborhoods abutting Washington
3 Avenue and the Delaware River
4 Trail. This Streets Department
5 project is being completed in
6 collaboration with the Delaware
7 River Waterfront Corporation and
8 furthers their efforts to improve
9 access to the Waterfront while
10 providing traffic signal, roadway
11 street lighting and landscaping
12 improvements to the segment of
13 Washington Avenue.

14 The Department of Streets
15 supports this bill. We hope to
16 start construction on this project
17 in the fall. This concludes my
18 testimony and I'm pleased to answer
19 any questions you may have.

20 COUNCILMAN YOUNG: Thank
21 you, Ms. Marconi.

22 Are there any questions for
23 this witness from members of the
24 Committee?

25 (No response.)

1 COUNCILMAN YOUNG: Seeing
2 none, are there any members of the
3 public wishing to testify on Bill
4 No. 240100?

5 (No response.)

6 COUNCILMAN YOUNG: Seeing
7 none, Mr. Pullin, could you please
8 read the title of the next bill.

9 THE CLERK: Bill No.
10 240213, titled authorizing Rekhaben
11 Patel, owner and operator of the
12 newsstand at the northwest corner
13 of 30th and Market Streets to
14 construct, use and maintain
15 conduits in, under and across the
16 northwest corner of 30th and Market
17 Streets for the purpose of
18 supplying electrical service to
19 said newsstand, under certain terms
20 and conditions.

21 COUNCILMAN YOUNG: Thank
22 you. Mr. Pullin, please call the
23 next witness to testify on this
24 bill.

25 THE CLERK: The next

1 witness to testify is Noelle
2 Marconi, Legislative Affairs
3 Director for the Department of
4 Streets.

5 MS. MARCONI: Good morning,
6 Chairperson Young and members of
7 the Streets and Services Committee.
8 My name is Noelle Marconi and I'm
9 the Director of Legislative Affairs
10 for the Department of Streets. I'm
11 here today to offer testimony on
12 Bill No. 240213 introduced by
13 Councilmember Gauthier.

14 This bill authorizes
15 Rekhaben Patel, owner and operator
16 of the newsstand at the northwest
17 corner of 30th and Market Streets
18 to construct, use and maintain
19 conduits in, under and across the
20 northwest corner of 30th and Market
21 Streets for the purpose of
22 supplying electrical services to
23 said newsstand.

24 The Department of Streets
25 is not opposed to this bill so long

1 as the owner meets all the
2 requirements of the appropriate
3 departments, boards, agencies or
4 commissions, including approval of
5 the site plan. This concludes my
6 testimony. I'm pleased to answer
7 any questions you may have.

8 COUNCILMAN YOUNG: Thank
9 you, Ms. Marconi.

10 Are there any questions for
11 this witness by members of the
12 Committee?

13 (No response.)

14 COUNCILMAN YOUNG: Seeing
15 none, are there any other witnesses
16 to testify on this bill?

17 (No response.)

18 COUNCILMAN YOUNG: Seeing
19 none, Mr. Pullin, could you please
20 call the next bill.

21 THE CLERK: Bill No.
22 240086, titled amending Sections 1
23 and 2 of an Ordinance (Bill No.
24 170086), approved May 22, 2017,
25 entitled "An ordinance authorizing

1 the revision of lines and grades on
2 a portion of City Plan No. 269 by
3 relocating portions of the
4 houselines and curblines of
5 Convention Avenue, from 34th Street
6 to Health Sciences Drive, and
7 placing on the City Plan two
8 rights-of-way for drainage purposes
9 within the vicinity of the
10 intersection of Convention Avenue
11 and Health Sciences Drive and
12 authorizing acceptance of the grant
13 to the City of the said
14 rights-of-way for drainage
15 purposes, all under certain terms
16 and conditions, including the
17 dedication to the City of the beds
18 of the areas proposed to be placed
19 on the City Plan as portions of
20 Convention Avenue," by adding
21 additional necessary City Plan
22 changes and revising the terms and
23 conditions stated therein.

24 COUNCILMAN YOUNG: Thank
25 you, Mr. Pullin. Please call the

1 next witness.

2 THE CLERK: The next
3 witness to testify are -- witnesses
4 to testify are Noelle Marconi,
5 Legislative Affairs Director for
6 the Department of Streets; and Ian
7 Hegary, Senior Environmental
8 Planner for the City Planning
9 Commission.

10 COUNCILMAN YOUNG: Thank
11 you. Good morning. Can you please
12 state your name for the record and
13 proceed with your testimony.

14 MS. MARCONI: Good morning,
15 Chairperson Young and members of
16 the Streets and Services Committee.
17 My name is Noelle Marconi and I'm
18 the Director of Legislative Affairs
19 for the Department of Streets. I'm
20 here today to offer testimony on
21 Bill No. 240086 introduced by
22 Councilmember Gauthier.

23 This is not an
24 Administration ordinance, but an
25 ordinance requested by Ira A.

1 Kauderwood, Esquire, Associate
2 General Counsel for the University
3 of Pennsylvania. The purpose of
4 this proposed ordinance is to amend
5 a previous ordinance, Bill No.
6 170086 previously amended by Bill
7 Nos. 190379, 210828 and 230652
8 approved on May 22, 2017, which
9 authorized the relocation of
10 portions of the houseline and
11 curblines of Convention Avenue from
12 34th Street to Health Sciences
13 Drive and the placing on the City
14 Plan of two rights-of-way for
15 drainage purposes in the vicinity
16 of the intersection of Convention
17 Avenue and Health Sciences Drive.

18 This action is part of the
19 development of the new Penn
20 Medicine Patient Pavilion Hospital
21 building. The purpose of this
22 action is to redesign Convention
23 Avenue to accommodate a
24 reconfigured streetscape and
25 enhance pedestrian access to better

1 serve patients and users of the new
2 facility.

3 During development of this
4 project, additional changes to the
5 City Plan not provided for in the
6 original ordinance became
7 necessary. The proposed amendment
8 will authorize an additional
9 right-of-way for drainage purposes
10 in an area for the public
11 pedestrian use. The Department of
12 Streets has no objections to this
13 proposed ordinance and recommends
14 it to the Committee for favorable
15 action. Thank you for the
16 opportunity to testify and I'd be
17 pleased to answer any questions you
18 may have.

19 COUNCILMAN YOUNG: Thank
20 you, Ms. Marconi.

21 Mr. Hegarty, will you
22 proceed with your testimony.

23 MR. HEGARTY: Thank you.
24 Good morning, Chair Young and
25 members of the Committee of Streets

1 and Services. I'm Ian Hegarty,
2 City Planner with the Philadelphia
3 City Planning Commission. I'm here
4 to testify on Bill No. 240086
5 introduced by Councilwoman Gauthier
6 on February 8, 2024.

7 As Ms. Marconi gave an
8 overview, this bill added drainage
9 right-of-way and a pedestrian
10 easement to the City Plan,
11 specifically to place on the City
12 Plan a right-of-way for drainage
13 purposes within the areas being
14 stricken. And two, to plot upon
15 the City Plan area for public
16 pedestrian use of the southwest
17 corner of Convention Avenue and
18 Health Sciences Drive.

19 This action is consistent
20 with the original Bill No. 107 --
21 excuse me, 170086, which was to
22 facilitate construction of Penn
23 Medicine's new pavilion building.
24 The additional drainage right-of-
25 way and pedestrian easement are

1 needed for this development. The
2 City Planning Commission approved
3 Bill No. 170086 on February 21,
4 2017, and this is another end of
5 series of subsequent bills to
6 extend the timeline for compliance.
7 Therefore, the City Planning
8 Commission at its meeting on
9 February 15, 2024 recommended Bill
10 No. 240086 for approval as an item
11 in accord with the previous policy.
12 I'll be happy to answer any
13 questions at this time.

14 COUNCILMAN YOUNG: Thank
15 you, Mr. Hegarty.

16 Are there any questions for
17 these witnesses by members of the
18 Committee?

19 (No response.)

20 COUNCILMAN YOUNG: Seeing
21 none, Mr. Pullin, could you please
22 read the title of the next bill.

23 THE CLERK: Bill No. 240121
24 titled, authorizing encroachments
25 in the nature of a sidewalk café in

1 the vicinity of 2401 East Norris
2 Street, all under certain terms and
3 conditions.

4 And also Bill No. 240122,
5 titled authorizing Norris Street
6 Holdings, LLC to install, own and
7 maintain a streetery in the right-
8 of-way adjacent to 2401 East Norris
9 Street, Philadelphia, Pennsylvania
10 19125-2913, under certain terms and
11 conditions.

12 COUNCILMAN YOUNG: Thank
13 you, Mr. Pullin. Can you please
14 read the names of the witnesses to
15 testify on these bills.

16 THE CLERK: The next
17 witnesses to testify are Noelle
18 Marconi, Legislative Affairs
19 Director for the Department of
20 Streets, and Ian Hegarty, Senior
21 Environmental Planner for the City
22 Planning Commission.

23 COUNCILMAN YOUNG: Thank
24 you. Good morning. Could you
25 please state your name again for

1 the record and begin your
2 testimony.

3 MS. MARCONI: Good morning,
4 Chairperson Young and members of
5 the Streets and Services Committee.
6 My name is Noelle Marconi and I'm
7 the Director of Legislative Affairs
8 for the Department of Streets. I'm
9 here today to offer testimony on
10 Bill No. 240121 introduced by
11 Councilmember Squilla.

12 This bill authorizes Norris
13 Holdings, LLC or a subsequent
14 owner, the owner, to install, own
15 and maintain encroachments in the
16 nature of a sidewalk café at 2401
17 East Norris Street, all under
18 certain terms and conditions.

19 A total of 8 tables and 32
20 seats for a sidewalk café will be
21 located adjacent to the building
22 line of 2401 East Norris Street.
23 The Department of Streets is not
24 opposed to this proposed sidewalk
25 café building as it will maintain

1 the 5 feet passable sidewalk spaces
2 required by the Code. This
3 concludes my testimony. I'm
4 pleased to answer any questions you
5 may have.

6 COUNCILMAN YOUNG: Are
7 there any questions for this
8 witness on this bill?

9 (No response.)

10 COUNCILMAN YOUNG: Seeing
11 none, Mr. Hegarty, can you please
12 proceed with your testimony.

13 MR. HEGARTY: Thank you.
14 Good morning, Chair and members of
15 the Committee of Streets and
16 Services. I'm Ian Hegarty, City
17 Planner with the City Planning
18 Commission. I'm here to testify on
19 Bill No. 240121, which was
20 introduced by Councilmember
21 Squilla. The bill will allow an
22 open air sidewalk café with 8
23 tables and 32 seats to be located
24 adjacent to the building line of
25 2401 East Norris Street. It will

1 leave a minimum of 5'0" clear
2 unobstructed footway on the
3 sidewalk.

4 The proposed encroachment
5 therefore meets the Complete
6 Streets policy of the City. City
7 Planning Commission at its meeting
8 on March 21, 2024 recommended Bill
9 No. 240121 for approval. I'll be
10 happy to answer any questions at
11 this time.

12 COUNCILMAN YOUNG: Are
13 there any questions for this
14 witness on this bill?

15 (No response.)

16 COUNCILMAN YOUNG: Seeing
17 none, Mr. Pullin, could you please
18 read the title of 240122 once more.

19 THE CLERK: Bill No.
20 240122, titled authorizing Norris
21 Street Holdings, LLC to install,
22 own and maintain a streeterly in the
23 right-of-way adjacent to 2401 East
24 Norris Street, Philadelphia,
25 Pennsylvania 19125-2913, under

1 certain terms and conditions.

2 COUNCILMAN YOUNG: Thank
3 you. Can you call the witnesses
4 please for this bill.

5 THE CLERK: The next
6 witnesses to testify are Noelle
7 Marconi, Legislative Affairs
8 Director for the Department of
9 Streets; and Ian Hegarty, Senior
10 Environmental Planner for the City
11 Planning Commission.

12 COUNCILMAN YOUNG: Thank
13 you, Ms. Marconi. Please proceed.

14 MS. MARCONI: Good morning,
15 Chairperson Young and members of
16 the Streets and Services Committee,
17 my name is Noelle Marconi and I'm
18 the Director of Legislative Affairs
19 for the Department of Streets. I'm
20 here today to offer testimony on
21 Bill No. 240122 introduced by
22 Councilmember Squilla.

23 This bill authorizes Norris
24 Holdings, LLC, the owner, to
25 install, own and maintain a

1 streeterly in the right-of-way
2 adjacent to 2401 East Norris
3 Street. The streeterly will occupy
4 the parking lane of the cartway.
5 It will be comprised of 2
6 structures, 6 tables and 20 seats
7 that will be located adjacent to
8 the curbline of 2401 East Norris
9 Street in the parking lane.

10 The Department of Streets
11 is not opposed to this proposed
12 streeterly as long as it complies
13 with the laws, rules and
14 regulations of the City, and
15 specifically those of the
16 Departments of Licenses and
17 Inspections, the Department of
18 Streets and the Art Commission.

19 This ordinance authorizes
20 the location of the streeterly
21 subject to those rules. This
22 concludes my testimony. I'm
23 pleased to answer any questions you
24 may have.

25 COUNCILMAN YOUNG: Thank

1 you. Mr. Pullin, please call the
2 next witness on this bill.

3 MR. HEGARTY: Thank you,
4 Chair Young. Good morning, Chair
5 and members of the Committee on
6 Streets and Services. I'm Ian
7 Hegarty, City Planner with the
8 Philadelphia City Planning
9 Commission. I'm here to testify on
10 Bill No. 240122, which was
11 introduced by Councilmember
12 Squilla.

13 This bill will allow a
14 streeterly in the right-of-way at
15 2401 East Norris Street. The
16 proposed encroachment meets the
17 Complete Streets policy of the
18 City. And therefore, the City
19 Planning Commission at its meeting
20 on March 21, 2024 recommended Bill
21 No. 240122 for approval. I'm happy
22 to answer any questions at this
23 time.

24 COUNCILMAN YOUNG: Thank
25 you, Mr. Hegarty.

1 Are there any questions for
2 these witnesses by members of the
3 Committee?

4 (No response.)

5 COUNCILMAN YOUNG: Seeing
6 none, Mr. Pullin, could you please
7 read the title of the next bill.

8 THE CLERK: Bill No.
9 240123, titled authorizing Pat
10 Olivieri doing business as Pat's
11 King of Steaks, to vend from a
12 location in the right-of-way
13 adjacent to the Pat's Steaks
14 location in the vicinity of 9th and
15 Wharton streets, under certain
16 terms and conditions.

17 COUNCILMAN YOUNG: Thank
18 you. Mr. Pullin, could you please
19 read the name of the next witness
20 to testify.

21 THE CLERK: The next
22 witness to testify is Sarah Adamo,
23 Legislative Affairs Manager for the
24 Department of Licenses and
25 Inspections.

1 COUNCILMAN YOUNG: Thank
2 you. Good morning, Ms. Adamo.
3 Will you please proceed with your
4 testimony.

5 MS. ADAMO: Good morning,
6 Chairperson Young and members of
7 the Committee on Streets and
8 Services. My name is Sarah Adamo
9 and I am the Legislative Affairs
10 Manager for the Department of
11 Licenses and Inspections. Today
12 I'm here to provide testimony on
13 Bill No. 240123 introduced by
14 Councilmember Squilla.

15 As amended, the bill would
16 authorize Pat's King of Steaks to
17 vend from a food truck, trailer or
18 similar facility located in the
19 roadway in the parking lane across
20 from the location of Pat's Steaks
21 on the west side of Passyunk Avenue
22 between 9th Street and Morton
23 Street for a period of six months
24 from the effective date of this
25 ordinance.

1 Considering its proposed
2 amendments, the Department has no
3 objection to this bill and is
4 prepared to enforce its provision
5 should it become law. Thank you
6 for the opportunity to provide the
7 Department's testimony. I'm happy
8 to answer any questions.

9 COUNCILMAN YOUNG: Thank
10 you, Ms. Adamo.

11 Are there any questions for
12 this witness by members of the
13 Committee?

14 (No response.)

15 COUNCILMAN YOUNG: Seeing
16 none, is there anyone else in the
17 chambers willing to testify on this
18 bill?

19 (No response.)

20 COUNCILMAN YOUNG: Seeing
21 none, Mr. Pullin, please read the
22 title of the next bill 240158.

23 THE CLERK: Bill 240158,
24 titled amending Chapter 12-900 of
25 The Philadelphia Code, entitled

1 "Parking Regulations and
2 Penalties," by providing for
3 parking prohibitions for motor
4 vehicles with sunscreening devices
5 and for penalties and enforcement,
6 all under certain terms and
7 conditions.

8 COUNCILMAN YOUNG:

9 Mr. Pullin, please call the next
10 witness for this bill.

11 THE CLERK: The next
12 witness to testify is Francis
13 Healy, Deputy Commissioner for the
14 Philadelphia Police Department.

15 (Witness approached Witness
16 table.)

17 COUNCILMAN YOUNG: Good
18 morning, Mr. Healy. Please state
19 your name for the record and begin
20 with your testimony.

21 DEPUTY COMMISSIONER HEALY:
22 Sure. Good morning, Councilmember
23 Young and Vice -- I don't see him,
24 Vice-Chairmember Squilla. My name
25 is Francis Healy and I'm Deputy

1 Commissioner Philadelphia of the
2 Police Department. First, on
3 behalf of Commissioner Bethel,
4 thank you for allowing the
5 Philadelphia Police Department the
6 opportunity to voice its opinion on
7 Bill No. 240158, providing for
8 additional parking regulations to
9 Chapter 12-900 of The Philadelphia
10 City Code.

11 As you know, the
12 Pennsylvania Vehicle Code Section
13 4524, Subsection 3 prohibits
14 driving motor vehicles with any
15 sunscreen device or other material,
16 which does not permit a person to
17 see or view inside the vehicle
18 through the windshield, side wing
19 or side windows of the vehicle.

20 While this bill
21 incorporates the terms and
22 conditions of the State Code, this
23 bill prohibits parking of any motor
24 vehicle on a public highway in
25 Philadelphia with such

1 sunscreening. Further, by
2 referencing the state statute, all
3 exemptions set forth at the state
4 level are hereby incorporated, and
5 that the appropriate exemptions are
6 provided, the Philadelphia Police
7 Department can support this
8 legislation. If the vehicle is
9 illegal to drive, then the similar
10 rationale exists to prohibit such
11 vehicles from parking on any public
12 highway.

13 In closing, I'd like to
14 thank Councilmembers Driscoll and
15 Squilla for introducing this
16 legislation. This is yet another
17 tool for law enforcement and this
18 concludes my testimony. I'd be
19 happy to answer any questions.

20 COUNCILMAN YOUNG: Thank
21 you, Mr. Healy. I do have one
22 question on this bill. So there
23 won't be any preemption issues with
24 this bill given what the state
25 holds, any conflicts?

1 DEPUTY COMMISSIONER HEALY:

2 Well, this bill is substantially
3 dissimilar from the state in the
4 fact that the state deals with the
5 operation of the vehicle. This one
6 is strictly a parked vehicle.

7 COUNCILMAN YOUNG: Okay.

8 DEPUTY COMMISSIONER HEALY:

9 So it's distinguishable from the
10 state. Therefore, it should not be
11 preempted.

12 COUNCILMAN YOUNG: Thank
13 you.

14 Are there any other
15 questions for the witness by
16 members of the Committee?

17 (No response.)

18 COUNCILMAN YOUNG: Seeing
19 none, are there any members of the
20 public wishing to testify on this
21 bill?

22 (No response.)

23 COUNCILMAN YOUNG: Seeing
24 none, Mr. Healy, thank you for your
25 time. I appreciate it.

1 DEPUTY COMMISSIONER HEALY:

2 Thank you. May I be excused?

3 COUNCILMAN YOUNG: Yes,

4 sir.

5 DEPUTY COMMISSIONER HEALY:

6 Thank you, sir.

7 COUNCILMAN YOUNG: I note

8 that we will now transition into

9 our public comment section.

10 Mr. Pullin, please call the first

11 witness.

12 THE CLERK: Chairman, I

13 don't believe there's anyone on the

14 public comment list.

15 COUNCILMAN YOUNG: So the

16 Chair now recognizes -- so I note

17 that we are -- thanks. So we will

18 now temporarily end the public

19 hearing and go into a public

20 meeting. I note for the record

21 that a quorum is still present.

22 And the Chair recognizes

23 Councilmember Brooks for a motion

24 on the amendment to Bill No.

25 240022.

1 COUNCILWOMAN BROOKS: Thank
2 you, Mr. Chairman.

3 I offer a technical
4 amendment to Bill No. 240022. A
5 copy of the amendment has been
6 circulated to all members of the
7 Committee, and I move that the
8 amendment to Bill No. 240022 be
9 adopted.

10 COUNCILMAN YOUNG: Is there
11 a second?

12 (Duly seconded.)

13 COUNCILMAN YOUNG: All
14 those in favor say aye.

15 (Aye.)

16 COUNCILMAN YOUNG: All
17 opposed?

18 (No response.)

19 COUNCILMAN YOUNG: The ayes
20 have it. It has been moved and
21 properly seconded that the
22 amendment to Bill No. 240022 be
23 adopted.

24 The Chair recognizes
25 Councilmember Brooks for a motion

1 on amendment to Bill No. 240213.

2 COUNCILWOMAN BROOKS: Thank
3 you, Chairman.

4 I offer a technical
5 amendment to Bill No. 240213. A
6 copy of the amendment has been
7 circulated to all members of the
8 Committee and I move that the
9 amendment to Bill No. 240213 be
10 adopted.

11 (Duly seconded.)

12 COUNCILMAN YOUNG: It has
13 been moved and properly seconded
14 that all those in favor of the
15 motion will signify by saying aye.

16 (Aye.)

17 COUNCILMAN YOUNG: All
18 opposed?

19 (No response.)

20 COUNCILMAN YOUNG: In the
21 opinion of the Chair, the ayes have
22 it and the motion carries.

23 Amendment to Bill 240213 has been
24 adopted.

25 The Chair recognizes

1 Councilmember Brooks for a motion
2 for an amendment on 240123.

3 COUNCILWOMAN BROOKS: Thank
4 you, Mr. Chair.

5 I offer a technical
6 amendment to Bill No. 240123. A
7 copy of the amendment has been
8 circulated to all members of the
9 Committee. And I move that the
10 amendment to Bill No. 240123 be
11 adopted.

12 COUNCILMAN YOUNG: Is there
13 a second?

14 (Duly seconded.)

15 COUNCILMAN YOUNG: It has
16 been moved and properly seconded
17 that the amendment to Bill 240123
18 be adopted.

19 All those in favor will
20 signify by saying aye.

21 (Aye.)

22 COUNCILMAN YOUNG: Those
23 opposed?

24 (No response.)

25 COUNCILMAN YOUNG: The ayes

1 have it. The motion for amendment
2 240123 has been adopted.

3 The Chair recognizes
4 Councilmember Brooks for a motion
5 on Bill Nos. 240021, 240022,
6 240086, 240090, 240100, 240121,
7 240122 as amended, 240123 as
8 amended, 240155, 240156, 240158,
9 240186, 240188, 240189, 240190,
10 240212, 240213 as amended, 240214,
11 240217, 240218 and 240219.

12 COUNCILWOMAN BROOKS: Thank
13 you, Mr. Chairman.

14 I move that Bill Nos.
15 240021, 240022, 240086, 240090,
16 240100, 240121, 240122 as amended,
17 240123 as amended, 240155, 240156,
18 240158, 240186, 240188, 240189,
19 240190, 240212, 240213 as amended,
20 240214, 240217, 240218 and 240219
21 be reported from this Committee
22 with a favorable recommendation and
23 further move that the rules of
24 Council be suspended to permit
25 first reading of this bill at the

1 next session of Council.

2 (Duly seconded.)

3 COUNCILMAN YOUNG: Thank

4 you. It has been moved and

5 properly seconded that Bill Nos.

6 240021, 240022, 240086, 240090,

7 240100, 240121, 240122 as amended,

8 240123 as amended, 240155, 240156,

9 240158, 240186, 240188, 240189,

10 240190, 240212, 240213 as amended,

11 240214, 240217, 240218 and 240219

12 be reported from this Committee

13 with a favorable recommendation and

14 further move that the rules of

15 Council be suspended to permit

16 first reading of these bills at the

17 next session of Council.

18 All those in favor of the

19 motion will signify by saying aye.

20 (Aye.)

21 COUNCILMAN YOUNG: Any

22 opposed?

23 (No response.)

24 COUNCILMAN YOUNG: The ayes

25 have it. Those bills will be

1 reported from this Committee with a
2 favorable recommendation with a
3 request that the rules of Council
4 be suspended to permit the first
5 reading at our next section of
6 Council.

7 This concludes the public
8 meeting of the Committee on Streets
9 and Services and we will now re --
10 and we will enter the public
11 hearing, excuse me.

12 Mr. Pullin, please read the
13 title of the resolution for the
14 public hearing.

15 THE CLERK: Resolution No.
16 240136 titled, authorizing
17 Philadelphia City Council to
18 conduct hearings to investigate the
19 efficiency, implementation and
20 enhancement of the outdoor dining
21 program and improve opportunities
22 for restaurants to operate
23 streeteries and sidewalk cafés.

24 COUNCILMAN YOUNG: Thank
25 you, Mr. Pullin. We will proceed

1 with panel testimonies.

2 But before we proceed with
3 calling witnesses, will any of the
4 members of the Committee have any
5 comments to make first?

6 (No response.)

7 COUNCILMAN YOUNG: Seeing
8 none, thank you.

9 Mr. Pullin, please call the
10 first witnesses to testify.

11 THE CLERK: The first
12 witness to testify is Michael
13 Carroll, Deputy Managing Director
14 of the Office of Transportation,
15 Infrastructure and Sustainability.

16 (Witness approached Witness
17 table.)

18 COUNCILMAN YOUNG: Good
19 morning, Mr. Carroll. Please
20 proceed with your testimony.

21 MR. CARROLL: Good morning,
22 Chairman. My name again is Michael
23 Carroll. I'm the Deputy Managing
24 Director for Transportation and
25 Infrastructure in the Managing

1 Director's Office. Good morning,
2 Chairperson Young and members of
3 the Streets and Services Committee.

4 My name is Mike Carroll. I
5 am here to offer testimony on
6 Resolution No. 240136 introduced by
7 Councilmember Landau. This
8 resolution authorizes Council to
9 conduct hearings to investigate the
10 efficiency, implementation and
11 enhancements of the outdoor dining
12 program and improve opportunities
13 for restaurants to operate
14 streeteries and sidewalk cafés.

15 The outdoor dining program
16 encompasses sidewalk cafés and
17 streeteries each defined separately
18 in The Philadelphia Code. Sidewalk
19 cafés are under Section 9-208,
20 streeteries are under Section
21 9-215. The Sidewalk Café
22 initiative predates COVID-19, while
23 the Streeteries program was
24 introduced during the peak of the
25 pandemic.

1 It's imperative to note the
2 distinction between these two
3 programs as each necessitates a
4 separate license. Nonetheless
5 enforcement of both programs is a
6 collaborative effort between the
7 Streets Department and the
8 Department of Licenses and
9 Inspections and I must mention the
10 role of the Health Department as
11 well.

12 Since March 2023, the
13 Streets Department has conducted
14 daily inspections of the right-of-
15 way in issuing notices of violation
16 for illegal streeteries, and in
17 2023 a total of 88 such notices
18 were dispatched leading to
19 compliance from 50 businesses while
20 36 remain noncompliant with fines
21 pending collection.

22 Since the fall of 2022, the
23 Streets Department has received 118
24 streeter applications, approving
25 36 to date. Of those 36 approved

1 for Streets Department review, only
2 14 have applied for L&I for actual
3 streeterly licenses under The
4 Philadelphia Code. Notably, all
5 applications are reviewed within 14
6 days for professionally rendered
7 drawings when they are received by
8 the Streets Department.

9 If individual restaurants
10 provide us with hand-drawn
11 sketches, those will take 30
12 business days for review.
13 Nonetheless delays in approvals
14 often result due to applications
15 failing to submit up-to-date
16 drawings when submissions are
17 subjected to comments.

18 When speaking of sidewalk
19 cafés, specific data on the
20 application process is not
21 available for us at this time.
22 However, L&I confirms the existence
23 of 244 active licenses under that
24 program. Businesses seeking
25 licenses for sidewalk cafés and/or

1 streeteries are advised to utilize
2 the eCLIPSE format, which is an
3 online e-permitting system and the
4 Streets Department uses the
5 Formstack application form online
6 for submissions for its review.

7 Detailed application
8 procedures are available on
9 phila.gov, both on L&I's website
10 and on Streets Department's
11 website. We recognize that
12 streeteries have been a lifeline to
13 struggling businesses whose bottom
14 line has been affected by and since
15 the COVID-19 pandemic.

16 The City has worked with
17 restaurants and other businesses to
18 streamline the process for applying
19 for streetery licenses and is
20 willing to continue to work to make
21 that process smoother for everyone.
22 At the same time, to maintain
23 functions of City infrastructure
24 and to make sure that we take
25 precedent in mind in terms of how

1 we manage the right-of-way, we must
2 maintain safety, accessibility,
3 have fire and emergency access and
4 allow for utility work, rubbish and
5 recycling collection for paving and
6 for City-approved special events.

7 We must also adhere to
8 state and federal regulations.
9 Streeteries are not allowed on
10 state and federal roadways
11 according to state statute and
12 federal guidelines. There have
13 been challenges with streeteries,
14 and we continue to seek cooperation
15 from restaurants and businesses to
16 make outdoor dining more enjoyable
17 for the community. Streeteries
18 have presented certain issues from
19 residents dealing with either the
20 level of noise going up and also
21 issues related to late night dining
22 activities. They've also taken in
23 some cases resident parking, which
24 has led to complaints.

25 In addition to this,

1 concerns have been raised because
2 streeteries have become in some
3 cases havens for homeless folks who
4 are seeking shelter. And we had at
5 least one instance where a fire was
6 created outside of one restaurant
7 causing a streetery itself to burn
8 down. Thankfully no one was hurt,
9 but the circumstances could have
10 been far worse.

11 Streeteries make it
12 difficult for the Fire Department
13 under some circumstances to address
14 the frontage of the adjacent
15 building if there's an emergency in
16 that location. So it is necessary
17 to make sure they are not blocking
18 fire hydrants, utilities or
19 manholes and that emergency access
20 can pass through the frontage to
21 access the frontage in case of an
22 emergency.

23 The City has had the utmost
24 consideration of the safety of
25 outdoor diners in mind when

1 instituting the regulations on
2 streeteries. Safety must be our
3 number one priority. There have
4 been several accidents where a car
5 has struck a streeter or a truck
6 has struck a streeter.

7 Several people have been
8 taken to the hospital in one
9 instance where a car struck a
10 streeter. Thankfully no one was
11 seriously hurt. That's not the
12 case as we've seen in other cities
13 however. With this in mind, we
14 require that streeteries have to be
15 accompanied by crashworthy
16 barriers. Streeteries must also
17 comply with the Americans with
18 Disabilities Act. There must be
19 clear pedestrian pathways.

20 They must also comply with
21 the Pennsylvania Vehicle Code and
22 must allow for sight lines of
23 neighbors, pedestrians and
24 vehicles. The Streets Department
25 strongly advises businesses that

1 there is a significantly easier
2 path for restaurants to apply to
3 set up only tables and chairs with
4 crashworthy barriers rather than
5 erecting a structure. This
6 approach requires no building
7 permit from L&I. It also requires
8 no Art Commission approval.

9 In terms of public safety,
10 we know that this approach also
11 significantly reduces the concerns
12 over traffic crashes, it eliminates
13 worries over emergency
14 responsiveness and decreases
15 concerns over fire hazards,
16 especially any risk of fire
17 starting in a streetery and
18 spreading to an adjacent building.

19 It eliminates the risk of
20 encampments forming if it's only
21 being applied for tables and
22 chairs, and problems we have seen
23 with unsecured structures being the
24 housing place for drugs and other
25 illegal activities outside -- I'm

1 sorry, off hours are also
2 eliminated.

3 It eliminates problems from
4 unresponsive businesses refusing to
5 move structures when it's time to
6 maintain our roads for water, gas
7 or electric lines underneath the
8 right-of-way where the streetery is
9 placed and we've seen from previous
10 experience that this has been an
11 issue in many cases.

12 The City has worked hard
13 over the past two years across many
14 departments to create a streetery
15 program essentially from scratch in
16 the middle of a pandemic. We
17 recognize that there's room for
18 improvement and we are committed to
19 make those improvements as long as
20 they keep safety as the number one
21 priority. We acknowledge that
22 there have been bumps in this road,
23 so to speak, but we're always open
24 to continuing the discussion on how
25 to make this program better.

1 We look forward to
2 continuing to work with
3 restaurants, businesses and with
4 Council to achieve that result.
5 This concludes my testimony and I'm
6 pleased to answer any questions.

7 COUNCILMAN YOUNG: Thank
8 you, Mr. Carroll. I do have one
9 question. I frequent New York and
10 I like to eat outside. My family
11 and I like to sit outside to eat.
12 And I've noticed that they don't
13 require those large barriers that
14 we require. For the most part,
15 they're planters they have. So
16 could you describe to us some of
17 the rationale behind why we have a
18 little bit more onerous regulations
19 and requirements than peer cities?

20 MR. CARROLL: Yeah. So New
21 York has a different setup in some
22 respects, but we do allow planters.
23 Those planters just need to be
24 crashworthy. So they have to be
25 inspected either by a professional

1 engineer who establishes that
2 they're crashworthy of if they meet
3 guidelines that already exist, and
4 PennDOT has looked at crashworthy
5 planters on other roads and we've
6 looked at crashworthy planters. So
7 in terms of the aesthetics, there's
8 really no difference in our opinion
9 as long as they're crashworthy.

10 I'd also mention that New
11 York has seen fatalities where
12 folks have really plowed directly
13 into planters -- I'm sorry, into
14 streeteries and they have been
15 killed. And so, part of our
16 emphasis on safety reflects making
17 sure that whatever is put in place
18 around a streetery, whether it's a
19 planter or not, is able to
20 withstand the force of a crash.

21 COUNCILMAN YOUNG: Now,
22 when there are injuries,
23 essentially who is at fault, who
24 takes that risk? Is that on the
25 business owner? Is that on the

1 City? Who bears that risk?

2 MR. CARROLL: That would be
3 determined in the case, and we
4 cannot as a City assume that we
5 wouldn't be held liable. In
6 similar circumstances if we're
7 involved in an approval process and
8 plaintiffs make the case, make a
9 claim that the City's approval led
10 to damages to their client, we
11 can't guarantee that we wouldn't be
12 in a situation where we would have
13 to settle or a judgment would come
14 in against us.

15 COUNCILMAN YOUNG: As a
16 part of the approval process, could
17 the City ask for the applicants to
18 indemnify the City or add the City
19 as an additional insured for their
20 policies in order to try to
21 mitigate that issue?

22 MR. CARROLL: So in the
23 current law, that isn't something
24 that we require. There was a
25 proposal that that would be

1 incorporated, but that was not
2 incorporated in the legislation
3 that Council passed. And I would
4 just offer that in the conversation
5 it seemed like that was too onerous
6 and that certain businesses would
7 not be able to meet that standard.

8 COUNCILMAN YOUNG: Thank
9 you.

10 Are there any questions for
11 this witness from members of the
12 Committee?

13 Chair recognizes
14 Councilmember Landau.

15 COUNCILWOMAN LANDAU: Thank
16 you. Thank you so much for your
17 testimony.

18 Can you tell me what other
19 agencies you collaborate with on
20 streeteries and sidewalk cafés?

21 MR. CARROLL: So Commerce
22 Department, I mentioned Licenses &
23 Inspections, I mentioned Health
24 Department, also the Planning
25 Department. In particular, we

1 coordinate since the Planning
2 Department provides staff with the
3 Arts Commission.

4 COUNCILWOMAN LANDAU: And
5 are --

6 MR. CARROLL: I should also
7 mention the Fire Department has
8 been a partner in this process and
9 in terms of representing the
10 emergency responsiveness.

11 COUNCILWOMAN LANDAU: And
12 are members of all of those
13 departments here today?

14 MR. CARROLL: I believe so.
15 I think the Planning Department may
16 have had other commitments. So we
17 can certainly get any feedback you
18 want from them.

19 COUNCILWOMAN LANDAU: So
20 you said there were 39 approved
21 streeteries, but only 14 approved
22 licenses. What's the difference
23 between those two numbers? Why
24 don't the 25 people who are
25 approved not have licenses?

1 MR. CARROLL: Well, I'll
2 offer my theories. I mean,
3 ultimately it's the responsibility
4 of the business itself to get that
5 license. The Streets Department in
6 reviewing those 39 was satisfied
7 for the things that we look at,
8 that they met all the right
9 criteria. Some of those may have
10 been required to get a building
11 permit. They may have got stuck in
12 the process of getting a building
13 permit. There's also I feel like a
14 tendency for certain operations to
15 feel like once they got the streets
16 approval they didn't need to come
17 back and get the license. There's
18 a fee involved in terms of actually
19 getting the license. And so, some
20 businesses may have felt like they
21 didn't want to pay the fee or they
22 couldn't afford the fee.

23 And to be honest, one of
24 the issues even going back to the
25 pandemic is that we've tried to

1 show some restraint in terms of
2 enforcing and there's some legal
3 thresholds that we have to pass
4 before we can actively enforce
5 let's say in terms of removing a
6 streeteries from the street and some
7 businesses I feel have taken the
8 position that they're going to wait
9 until they're absolutely compelled
10 for one reason or another to be
11 taken out of the street before they
12 comply with what the law requires.

13 COUNCILWOMAN LANDAU: So
14 you named about seven different
15 departments that you coordinate
16 with for both streeteries and
17 sidewalk cafés. Can you describe
18 what kind of outreach or one-on-one
19 assistance has been done to help
20 support the restaurants through the
21 process? And does anyone ever come
22 in person from the City to the
23 restaurant to help them through
24 that process?

25 MR. CARROLL: So we do

1 daily inspections. That daily
2 inspection doesn't necessarily
3 occur at every restaurant but we're
4 out there every day. And in those
5 inspections in terms of enforcing
6 the rules, our first option is not
7 to cite people when there's a
8 conversation we're trying to have
9 with the business owners to explain
10 what's wrong. And if people can
11 commit and we come back and they've
12 addressed the situation, we're not
13 writing citations in that. So that
14 face-to-face interaction happens in
15 the street.

16 I'll say that during the
17 pandemic we weren't meeting face-
18 to-face, but there were regular
19 Zoom meetings and online meetings
20 with folks who represented the
21 industry, individual restaurants.
22 I also want to say, I mean we've
23 got guidance that we worked on
24 several years online. And in the
25 application form, it's linked on

1 phila.gov. It's linked from the
2 Streets Department's website, L&I's
3 website.

4 And I was just going back
5 and speaking with folks from the
6 Commerce Department, we've never
7 received one question from anyone
8 about the guidance. So the main
9 thing is that we hope that the
10 businesses are doing research. But
11 if there's an issue they're
12 confused about something, we would
13 expect the businesses to call the
14 Commerce Department and ask what
15 does this mean, what does that
16 mean. And we speak with Council a
17 lot, we speak with Council staff a
18 lot, but we're not seeing that
19 there's this uptick in the
20 materials that we're putting out
21 there for the businesses to look at
22 and to help us get where we need to
23 be.

24 COUNCILWOMAN LANDAU: I
25 love the piece that you created.

1 COUNCILMAN YOUNG: It's
2 nice.

3 COUNCILWOMAN LANDAU: It
4 looks nice, but it's still
5 complicated and there's so many
6 steps and so many departments
7 involved. And so, even when I
8 asked about if there was one person
9 or one way in which there could be
10 contact between the restaurant and
11 all of the entities, you were
12 talking about citing the entity,
13 but I'm talking about helping them
14 through the process and
15 streamlining the process to make it
16 as easy as possible.

17 You spoke that you use both
18 eCLIPSE and Formstack applications
19 for the licenses, it's two
20 different systems maybe with two
21 different online processes. Have
22 any efforts been undertaken to help
23 walk applicants who might not be
24 particularly tech-savvy through the
25 process to help navigate the

1 applications?

2 MR. CARROLL: Well, I am
3 open to suggestions on that.
4 Businesses in general that are
5 working in Philadelphia are going
6 to end up working with eCLIPSE.
7 Anyone who's built anything
8 requiring a building permit is
9 going to end up working with
10 eCLIPSE, which is L&I's online
11 permitting system.

12 So there is a presumption
13 that at a minimum folks who are
14 engaged in these types of
15 activities have to understand at
16 some point in time how to work with
17 the eCLIPSE. The Formstack process
18 is something we had to put together
19 because eCLIPSE is an enterprise
20 system. And as an enterprise
21 system, we have certain commitments
22 where we have to pay for
23 improvements or changes in that
24 system. And in the middle of the
25 pandemic, the determination was

1 that this should basically be
2 incorporated into eCLIPSE. But we
3 needed to have the funds in order
4 to pay for in the sequence of
5 working through that software
6 upgrade. And Formstack felt like
7 it was a good way for us to give
8 people an opportunity before all
9 that was set up. And we can
10 revisit that, but we have to go
11 through a technical process in
12 order to do that work.

13 And again, if we have not
14 received specific complaints about
15 what steps aren't working, it just
16 seems like in general people are
17 not satisfied that they have to go
18 through these steps. And I'm
19 certainly open to hear that. We're
20 certainly open to work on improving
21 it. But when we get the specific
22 issues where people are stuck, we
23 can work with them. We can help
24 them get unstuck, but we're not
25 hearing the specific issues. We're

1 hearing the general frustration,
2 and there's a difference in what we
3 can do with that.

4 COUNCILMAN YOUNG: Thanks.
5 For the record, the Chair notes
6 that Michelle Brisbon and Keisha
7 Duckett from the Streets Department
8 are also here to testify as a
9 witness.

10 MR. CARROLL: So I'm going
11 to turn it over to Keisha Duckett
12 and Michelle Brisbon both with the
13 Streets Department to talk about
14 the appointment process that we
15 have stood up with.

16 (Witnesses approached
17 Witness table.)

18 MS. BRISBON: Good morning.
19 My name is Michelle Brisbon. I'm
20 the Assistant Chief Engineer for
21 Streets Department.

22 MS. DUCKETT: Good morning.
23 Keisha Duckett, Assistant Chief
24 Engineer of Streets Department.

25 MS. BRISBON: So I know

1 y'all question about if there's
2 assistance, so Deputy Director
3 Carroll, he mentioned the several
4 agencies. But for intake, it's
5 just Streets Department. So
6 Streets Department is bringing in
7 the applications and reviewing it.
8 And when there are questions, we
9 offer appointments and they can
10 come in and we'll review the plans
11 with them.

12 COUNCILMAN YOUNG: Chair
13 recognizes Councilmember Brooks.

14 COUNCILWOMAN BROOKS: On
15 the same -- so what issues have
16 emerged during this time regarding
17 the streeteries and their
18 operations during the pandemic and
19 how can we learn from those
20 experience? Like from the pandemic
21 to now, I know you say that too
22 many people don't reach out. But
23 from what you have experienced
24 around regulations and fines and
25 having closure, have we found a way

1 to kind of be proactive in
2 supporting streeteries and not
3 making these violations or making
4 not just the process of applying
5 easier but to maintain licensure
6 easier based on frequently asked
7 questions or frequently fined
8 issues or however to describe it?

9 MS. BRISBON: Okay. So
10 from I guess you're saying during
11 the pandemic up to now?

12 COUNCILWOMAN BROOKS: Yes.

13 MS. BRISBON: So I guess
14 some of the initial things were the
15 width of them. So some of them
16 were beyond the parking lanes. So
17 for the most part, I believe all of
18 them that were beyond the parking
19 lanes are now either within the
20 parking lane or they've been
21 removed completely. But I mean --

22 MS. DUCKETT: (Inaudible).

23 MS. BRISBON: Right. I
24 guess during the pandemic they were
25 allowed to operate beyond their

1 property, so they could get
2 permission from the adjacent
3 properties. Now, they can only
4 solely be in front of their own
5 property. I think --

6 MR. CARROLL: So there's
7 been, you know, during the pandemic
8 some evolution in the guidance as
9 we learn things, and I think maybe
10 that goes to your question as well.
11 And so, in the beginning we tried
12 to make it clear that we expected
13 folks to exercise judgment in terms
14 of how they heated them, in terms
15 of whether electrical was added to
16 them so they could be lit up.

17 We in particular had a lot
18 of concerns about the use of
19 propane in the right-of-way because
20 that could lead to a real
21 catastrophe if those were struck by
22 a vehicle and there was a
23 combustion. And so, that type of
24 interaction I think we've got to a
25 point where we're not seeing as

1 many issues from those
2 perspectives.

3 You can't run a line across
4 the sidewalk or have a cord coming
5 across and have high-powered
6 lights. We don't want heating
7 elements in the streeteries. These
8 things are made out of timber and
9 some of them have had scorch marks
10 you see the next morning. And like
11 we said, there's been a couple
12 fires that have taken place.

13 Securing streeteries, I
14 think we're trying to be out there
15 consistently. Not only do you have
16 people who open the streeteries go
17 into them overnight and kind of
18 encamp there, you have folks who
19 stash things in the streeteries.
20 You've had incidents where we
21 couldn't guarantee there was
22 prostitution, but you see evidence
23 of things like that taking place in
24 the streeteries, in terms of vermin
25 being in the unsecured streeteries,

1 which is sometimes a function of
2 the cleanliness of them.

3 In some instances,
4 restaurants will sort of abandon a
5 streeterly and just let it be there
6 and not really maintain it at all
7 and sometimes it's because the
8 business itself is going out of
9 business, but we don't always get
10 notification of that. So you've
11 got this object in the right-of-way
12 that nobody's really taking care of
13 and eventually we need to find out
14 and then address that type of
15 situation.

16 So over time these things
17 are improving. There's still
18 instances of pretty much everything
19 I just said that's out there, but
20 I think the communication with
21 responsible businesses has been
22 improved over time.

23 COUNCILMAN YOUNG: Thank
24 you --

25 COUNCILWOMAN BROOKS: I

1 have one other question. And
2 another thing, I enjoy streeteries.
3 So like Councilmember Young, I
4 enjoyed that experience during the
5 pandemic and I've noticed the
6 decrease in that availability since
7 things have opened back up.

8 So I was wondering with the
9 eye on economic development, what
10 type of support do you think
11 smaller restaurant owners could use
12 in order to make sure the
13 opportunities as is available in
14 other parts of the City, because we
15 see a lot popping up in Center City
16 or -- what's the new area, North
17 Central or whatever they call it.
18 But past that, there are other
19 smaller eateries that could benefit
20 from this. But if the guidelines
21 are so intense and the regulation
22 isn't clear as to how the booklet
23 is nice, but --

24 MR. CARROLL: Well, I'll
25 say --

1 COUNCILWOMAN BROOKS:

2 Because people open up restaurants
3 because they like food and can
4 cook, not necessarily business-
5 savvy and techy. So how can we
6 provide support to expand this
7 opportunity to new smaller up-and-
8 coming Black and Brown businesses
9 around the City?

10 MR. CARROLL: Well, what
11 makes this guide so thick, and I'll
12 take what words you guys are using,
13 complicated, the majority of it is
14 about structures. The roads
15 weren't built with the idea people
16 were going to build little
17 buildings in them so there's a
18 reason for all of that complexity
19 because we're dealing with a
20 complex situation that nobody
21 expected 20 years ago, right.

22 So I really want to
23 emphasize this gets a lot simpler
24 if we start from the perspective
25 that when somebody wants to try it

1 out we have some standards around
2 the barriers. Look, we'll come up
3 with some templates about what
4 planters could look like that you
5 can take in, roll in or roll out.
6 But if we just start from a basic,
7 you know, put some tables out, put
8 some chairs there, accommodate
9 people in wheelchairs and then when
10 you're done, just get it out of the
11 street, then that is infinitely
12 simpler than trying to figure out
13 how to fit a square peg into these
14 round holes that all the laws,
15 state laws, City laws, City code,
16 building code, fire code were
17 written not anticipating this. And
18 trying to make it simpler, make it
19 more streamlined certainly has a
20 benefit until we see something goes
21 wrong and then suddenly we feel
22 like we went too far, and finding
23 that middle ground is part of what
24 makes it so complicated.

25 COUNCILWOMAN BROOKS: Thank

1 you.

2 COUNCILMAN YOUNG: Thank
3 you, Councilwoman.

4 I have a couple of
5 questions. Why was the requirement
6 or the ability to get permission
7 from the neighbor removed from the
8 regulations if a streetery wanted
9 to expand into that neighbor's
10 property if the neighbor is okay
11 with that? Why is that no longer
12 an option?

13 MR. CARROLL: Yeah, we're
14 just talking it over. There were a
15 couple arguments and one of them
16 had to do with the distance in the
17 health code for food to travel from
18 the kitchen to wherever the table
19 is. So for any form of outdoor
20 dining, there are some health
21 standards that the food not be
22 exposed. I don't think that was it
23 though.

24 I think what it came down
25 to was disputes that we were seeing

1 which the City was sort of being
2 put in the role of adjudicating
3 between neighbors, between
4 landlords and tenants, and we don't
5 have a way of verifying if we see a
6 signature, is that person
7 necessarily responding owner-to-
8 owner, are they responding tenant-
9 to-tenant, are they responding
10 owner-to-tenant, one way or the
11 other.

12 And so, if the adjacent
13 building owner gets a request to
14 sign off on the streetery that's
15 next door and he lives in Detroit
16 or Chicago and then we get a
17 complaint from the person he's
18 renting to here in Philadelphia, I
19 did not approve this and now my
20 business is impacted by people
21 can't load and unload to my bridal
22 shop because the restaurant next
23 door, we're getting drawn in to try
24 sorting that out and we weren't set
25 up to do that. There was an

1 expectation that all the parties
2 involved would agree, and we just
3 didn't have the capacity to sort
4 through these four-way fights that
5 were cropping up.

6 COUNCILMAN YOUNG: Yeah.
7 So I think that that is a private
8 matter between that particular
9 tenant and their building owner. I
10 don't think the Streets Department
11 should get into that. I think if
12 the property owner allows that,
13 then their tenant should have to,
14 you know, that's something they
15 need to take up with their
16 landlord, right, and that's
17 something they need to work out in
18 the private landlord-tenant matter.

19 You mentioned having just
20 tables and chairs just set up in
21 the street. But from what I've
22 noticed is that our streets aren't
23 level, right. And so, a lot of our
24 restaurateurs may need to build
25 some kind of platform to keep it

1 level because if you sit a glass of
2 water on a table, the table's going
3 to get wobbly, it's going to spill.

4 So are there ways that we
5 can I guess create a more simple
6 method of just creating or allowing
7 restaurateurs to provide just a
8 level platform in order to have
9 that --

10 MR. CARROLL: Absolutely.
11 So that actually was an option or
12 is an option that's in the guidance
13 as well. Because we even before
14 the pandemic had a parklet program
15 we called it. And basically this
16 is something we saw other cities
17 were doing, and this goes back two
18 Administrations ago, where we had a
19 standard designed for people to
20 build a platform and some seating
21 on that platform.

22 That was not intended for
23 commercial purposes. That was sort
24 of give people in more built-up
25 neighborhoods a little tiny bit of

1 open space. It worked pretty well,
2 and there was an expectation that
3 Streets Department will give it a
4 quick engineering review. They
5 were really supposed to use the
6 template that we supplied them
7 with. It went in, in the spring.
8 It came out in the fall so we could
9 plow and that worked pretty well.

10 So something similar to
11 that does exist in the guidance,
12 and we feel like, yeah, that's a
13 reasonable compromise for people
14 who do want to have a surface. One
15 of the other benefits of that is
16 that for wheelchair access it makes
17 it easier because you don't have
18 the curb to contend with, but we
19 want to be careful that if we give
20 you this template, you follow the
21 template. And kind of what we saw
22 in the pandemic is people would
23 sort of start with that and then
24 suddenly there would be a structure
25 that was up there and we weren't

1 always getting notified when those
2 structures were going up. But I
3 think there is something to work
4 with there.

5 COUNCILMAN YOUNG: But even
6 with that, right, so in a prior
7 life I represented a restaurateur
8 applying for one of these
9 streeteries and that took forever.
10 The issue that we're seeing is that
11 when there is I guess an agreement
12 between the restaurateurs,
13 engineer, architect and the Streets
14 Department on certain I guess
15 placing of the streetery, again you
16 mentioned it goes back to the
17 queue, takes another 30 days for
18 review, right.

19 And for the most part,
20 these restaurateurs need this for
21 the warm weather months. And so,
22 there's two issues. You're losing
23 the summer right there. So is
24 there a way when an application is
25 submitted to kind of have a more

1 quicker process? What is the delay
2 that creates that 30-day window or
3 review process?

4 MR. CARROLL: So the 30
5 days has to do with just someone
6 takes a napkin out and draws what
7 they're thinking and gives it to us
8 because we have to kind of go out
9 in the street and see if this kind
10 of sketch works in that space. And
11 if we get a professional drawing,
12 it should be 14 days.

13 Now, we're going to give
14 comments back and we can't just
15 give the comments back and walk
16 away. We need to see another
17 submission, so that restaurant is
18 going to have to re-engage somebody
19 unless they feel like they can
20 draft something that looks
21 professional and bring it and get
22 it stamped by somebody. They have
23 to respond to the comments. And
24 so, that starts the new clock when
25 we get the comments back. And that

1 sometimes is what makes it become
2 an extensive thing.

3 But we feel like if folks
4 really, you know, if you have a
5 professional, that professional
6 should be able to deal with these
7 guidelines. And if they're
8 faithful to the guidelines, then we
9 don't see a lot of resubmission.
10 And it's the same as anything else
11 that gets approved in the right-of-
12 way. The closer people stick to
13 the standard that we're comfortable
14 with, the less repetitive
15 interaction there's going to be.

16 COUNCILMAN YOUNG: Yeah. I
17 mean, I'm an attorney, right. We
18 had a professional engineer. It's
19 still going through that pamphlet,
20 right. I think it's a little bit
21 more onerous even for folks who are
22 licensed professionals in this
23 particular area.

24 MR. CARROLL: Yeah. If I
25 could just make one more comment.

1 One of the issues we had when we
2 talked with some third-party
3 engineers and we asked them to try
4 and work with us to come up with a
5 template, and I also expect a lot
6 of the restaurants have when they
7 go to an architect or engineer and
8 they try to engage them is that
9 these professionals are often
10 feeling some nervousness about
11 their own liability. And so, again
12 this is the inherent issue that
13 comes up when you're building
14 buildings in the right-of-way.

15 And any engineer or
16 architect who says, oh, that's
17 going to work isn't really
18 thoughtful and thorough and isn't
19 trying to make sure that they're
20 dotting all the I's and T's and
21 exposing themselves to liability if
22 they sign off and stamp on it. And
23 so, I don't want to minimize that,
24 but that nervousness and that extra
25 attention to detail on their part

1 and that back and forth that gets
2 initiated isn't from nowhere.

3 They're trying to protect
4 themselves, right. They're trying
5 to protect themselves from being
6 sued because they came up with a
7 design that led to something bad.
8 And the restaurant that engaged
9 them may not appreciate that, but
10 we certainly do appreciate that
11 because we have to protect
12 ourselves too. So that's some of
13 the tension and that's one of the
14 reasons why we want to move people
15 away from the instinct to always go
16 for that sort of Taj Mahal and just
17 try to moderate a little bit more
18 what they're trying to do, at least
19 out of the gate.

20 And maybe when we see it
21 works well at this location,
22 there's no issues, the neighbors
23 have no complaints, we can start to
24 look at something that's a little
25 bit more elaborate once the

1 pattern's been set.

2 COUNCILMAN YOUNG: Thank

3 you.

4 Chair recognizes

5 Councilmember Landau.

6 COUNCILWOMAN LANDAU: Thank

7 you. And thanks so much for all of

8 the testimony you're giving us to

9 explain the process. I want to

10 shift for just a second to sidewalk

11 cafés because I just want to first

12 clear something up. Sidewalk

13 cafés, they don't go through

14 Streets for intake, right?

15 MR. CARROLL: You're --

16 MS. BRISBON: Yes, they go

17 through Streets.

18 COUNCILWOMAN LANDAU: They

19 do go -- everybody goes through

20 Streets for intake?

21 MS. BRISBON: Yes.

22 COUNCILWOMAN LANDAU: Okay.

23 Can you talk about the current

24 regulations surrounding sidewalk

25 cafés, in particular how the

1 permitting process differs from the
2 streetery process and any efforts
3 that have been taken to coordinate
4 between those two processes?

5 MS. BRISBON: Yeah, it's
6 not really different. So sidewalk
7 cafés only allow tables and chairs.
8 We don't allow structures at all.
9 Of course, the locations. Some
10 locations require you to get an
11 encroachment ordinance. If it's
12 not by-right, then you have to
13 basically go through I guess two
14 processes. So you have to get an
15 encroachment ordinance and then you
16 also have to submit the plans,
17 but -- we create it in eCLIPSE,
18 correct?

19 MS. DUCKETT: Yes.

20 MS. BRISBON: Yeah, so we
21 create the project in eCLIPSE for
22 the applicant once they submit the
23 drawings to us for the sidewalk
24 café.

25 COUNCILWOMAN LANDAU: And I

1 think one of the things that I'm
2 hearing here today is, and that's
3 what I think you'll hear from some
4 of the restaurant owners, again
5 they just feel there's a lot of
6 steps and a lot of different
7 entities to talk to. I didn't
8 think it was Streets that was
9 overseeing sidewalk cafés too. I
10 thought Streets was just overseeing
11 streeteries and sidewalk cafés had
12 a little different back and forth.

13 But I think having one
14 point of contact, and I brought
15 this up to Commerce during their
16 budget testimony this week too,
17 having one point of contact of
18 somebody who is your person who
19 might have a docket of new
20 restaurants or something like that,
21 would be so helpful for our small
22 businesses in Philadelphia so that
23 they know who their point person
24 is, who's checking in with them as
25 well.

1 MR. CARROLL: Yeah, I think
2 that does make sense to have one
3 person who can be the concierge for
4 this. The challenge I think is
5 that we had the expectation that
6 this program was essentially going
7 to pay for itself. And throughout
8 the pandemic, we were all just
9 doing what we needed to do. We
10 understood folks were under a lot
11 of duress. We were seeing a lot of
12 restaurants go out of business, all
13 kinds of businesses going out of
14 business.

15 But as we were coming out
16 of the pandemic, some clear
17 direction we got in the Mayoral
18 Administration under Kenney but
19 also from Council because there was
20 a diversity of opinions on City
21 Council is that this should be
22 something where the revenue
23 generated by it pays for the extra
24 support, and that just hasn't
25 panned out frankly. It's a

1 function of the lower number of
2 folks than we expected who were
3 getting through the process, paying
4 the fees and moving on.

5 So I think there is a
6 calculation that we need to make,
7 you know, how much we invest and
8 how much we put on the table in
9 order to make it work as smoothly
10 as I think I understand you guys
11 would want it to.

12 COUNCILWOMAN LANDAU: So
13 one of the things that I expect
14 we're going to hear today is
15 concerns about the Art Commission's
16 review being required to put up a
17 streeter. Can you speak to why
18 that's necessary, part of the
19 process or any efforts that are
20 being undertaken to streamline that
21 process to simplifying the design
22 review?

23 MR. CARROLL: Well, I'm
24 going to stray a little bit away
25 from the efforts that could be made

1 to streamline it, but I think it's
2 worth recognizing that the Art
3 Commission stands independent of
4 the Administration. And for
5 anything that goes on in the right-
6 of-way, there's always this
7 dialogue with the Art Commission as
8 to whether or not they have purview
9 and what form that purview takes
10 for them to provide recommendations
11 or if you look at the other end of
12 the spectrum, you know, kind of
13 issue findings that require changes
14 in something.

15 And for streeteries, there
16 was no formal process. We sort of
17 had to kind of come up with what we
18 thought was going to be defensible.
19 And the Art Commission's take on
20 that was that they did. And if you
21 think about other things in the
22 right-of-way, I think they have
23 some good precedence to work with.
24 So bus shelters require Art
25 Commission review. You see these

1 kiosks that come up, they require
2 Art Commission. The newsstands I
3 believe also have to go through the
4 Art Commission. And so, what would
5 make this different so that it
6 wouldn't require the Art Commission
7 to weigh in. There was not a
8 strong argument that there was
9 something distinct here.

10 COUNCILMAN YOUNG: I do
11 think that the low numbers that
12 you're seeing is just because of
13 the process, right. I think it's
14 not allowing more restaurateurs to
15 engage in the process. So I do
16 look forward to working with you on
17 working on regulations to
18 streamline this process because I
19 do think that this is something
20 that could benefit our entire City
21 and we can expand it where more
22 restaurateurs can benefit from
23 having this experience as
24 Councilmember Brooks said, because
25 again my fiancée and I, we choose

1 restaurants based on who has
2 outdoor seating. And if you don't
3 have it during the summertime,
4 we're probably not coming. And so,
5 I want every restaurant in our City
6 to be able to experience that
7 opportunity to attract more
8 customers.

9 I do have a question on the
10 regulations regarding the lift of
11 feet from stop signs, right. I
12 believe it's like 30 feet from stop
13 signs. I mean, that's a lot of
14 space and we have a lot of
15 restaurants that are on corner
16 properties. And so, that 30 feet
17 is essential space where they can
18 use that streetery. So can you
19 explain the rationale behind why
20 it's 30 feet versus 15, 10,
21 something like that?

22 MR. CARROLL: So it's in
23 the vehicle code, Pennsylvania
24 Vehicle Code, that there be a
25 clearance in front of a stop sign

1 or a crosswalk basically back from
2 the intersection. And I can
3 appreciate what's frustrating for
4 the average citizen or especially a
5 restaurant that if you go around
6 the City, you will see parked cars
7 in that space, which is illegal. I
8 mean, those cars aren't supposed to
9 be there. So naturally the next
10 question is, well, why aren't those
11 cars being cited.

12 And where we have installed
13 signage or basically provide an
14 indication for a driver, those cars
15 are being cited. But we've got
16 about 70,000, 80,000 corners in the
17 City and we don't have signs at all
18 of those corners. Now, what makes
19 this different is we're creating
20 something from scratch and we
21 wouldn't want to take something
22 that's already wrong and make it
23 worse by allowing for obstructions
24 to the lines of sight. So when
25 drivers are driving up and

1 someone's crossing the crosswalk,
2 they're kind of ducking out right
3 into a traffic crash. And that's
4 the rationale behind the
5 Pennsylvania Vehicle Code, but
6 that's where we're put in the role
7 of enforcing the vehicle code.

8 COUNCILMAN YOUNG: So
9 that's something that we would have
10 to work with our state partners to
11 try to see if we can get some
12 relief from that. Because I do
13 think something we could do is just
14 require that the height of certain
15 streeteries is just lower so the
16 stop sign remains visible.

17 And even when there isn't
18 an actual structure, even if
19 there's a platform that a
20 restaurateur is trying to put
21 there, they're still not allowed to
22 do it even though that sign will
23 remain visible through the entire
24 block. So I think that's something
25 that we should work on with our

1 state partners to see if we can get
2 some relief from the code.

3 But I recognize
4 Councilwoman Landau.

5 COUNCILWOMAN LANDAU: Okay.
6 A little bit of commentary and then
7 one last question for you.
8 Although I would like to know are
9 you going to stay through all the
10 other testimony in case we have
11 more questions for you?

12 MR. CARROLL: I will.

13 COUNCILWOMAN LANDAU:
14 Great. The commentary I wanted to
15 talk about is ADA disability
16 access, because I know we often
17 talk about having enough space on
18 the sidewalk so wheelchairs can get
19 by. But I also even from my own
20 life experience can say that
21 sidewalk cafés and some streeteries
22 are the way to make restaurants
23 accessible for people in
24 wheelchairs.

25 And I had spent many days

1 and nights wheeling my dad up to
2 certain places where he would never
3 be able to get into the building or
4 it was just too cumbersome to get
5 him in, and we loved being outside.
6 So I'm a huge fan of the outdoor
7 dining as well and that is one of
8 the reasons.

9 I had just one more
10 question about streeteries with
11 roofs versus streeteries without
12 roofs, because we've heard from the
13 Admin, and thank you so much for
14 all the time you've given to us
15 before now to try to understand
16 this process. We've heard that a
17 streetery without a roof is easier
18 and quicker to get, but we've heard
19 people tell us that it's just as
20 long of a process to get a
21 streetery approved with a roof
22 versus without a roof.

23 MS. ADAMO: Hello again.
24 Sarah Adamo. So essentially if
25 there is no roof, you cut L&I's

1 building permit out of that
2 process. So L&I is still included
3 in the process when it comes to
4 issuing the license. However, we
5 don't need to issue a building
6 permit. So I can't give specific
7 timelines for one without or one
8 with, but I would assume that in
9 almost all cases it would be a lot
10 quicker of a process and simpler
11 without a structure involved.

12 COUNCILWOMAN LANDAU:

13 Without a roof involved.

14 MS. ADAMO: Yes. I'm
15 sorry. When I say structure, I
16 mean something with a roof as
17 opposed to a platform.

18 COUNCILWOMAN LANDAU: Thank
19 you.

20 COUNCILMAN YOUNG: Are
21 there any other questions for these
22 witnesses by members of the
23 Committee?

24 (No response.)

25 COUNCILMAN YOUNG: Seeing

1 none, thank you for your time and
2 your testimony today.

3 MR. CARROLL: I apologize.
4 I want to ask if we can have Palak
5 Raval-Nelson from the Health
6 Department come to clarify some of
7 our testimony.

8 (Witness approached Witness
9 table.)

10 COUNCILMAN YOUNG: Thank
11 you. Please state your name for
12 the record.

13 DR. RAVAL-NELSON: Sure. I
14 don't know if this is on -- hello.
15 Good afternoon. My name is
16 Dr. Palak Raval-Nelson. I'm the
17 Deputy Health Commissioner for the
18 Health Department and I just wanted
19 to clarify regarding the question
20 about streeteries using space
21 adjacent to their properties and
22 that it was a health issue. It is
23 not. It is only a Health
24 Department issue if the streetery
25 location is across the street

1 because it becomes a food safety
2 issue.

3 As you're carrying a meal
4 across the street, pigeons and
5 other things can get into the food,
6 so that is where the food safety
7 lies and the food safety issue
8 comes into play. We do not have a
9 role if the streetery wants to
10 expand to the location adjacent to
11 the property. So I just wanted to
12 clarify for the record that the
13 Health Department only has an issue
14 when the place is across the
15 street.

16 COUNCILMAN YOUNG: Thank
17 you.

18 COUNCILWOMAN BROOKS: Wait,
19 wait --

20 COUNCILMAN YOUNG:
21 Councilwoman Brooks.

22 COUNCILWOMAN BROOKS: So
23 you're just clarifying across the
24 street, not on the same --

25 DR. RAVAL-NELSON: Exactly,

1 the adjacent property issues -- and
2 again, we worked tirelessly during
3 the pandemic. So the adjacent
4 property issues came into play. It
5 was more of a Law Department issue
6 where the properties next to the
7 restaurant and Deputy Managing
8 Director Carroll mentioned this,
9 had issues with the streeterly
10 expanding without permission. So
11 the Health Department issue is if
12 the streeterly is going to locate
13 itself across the street and won't
14 have a way to cover the plates of
15 food practically as they walk them
16 across the street dealing with
17 oncoming vehicle traffic and
18 everything else as well as -- not
19 to be gross before lunch, but
20 pigeons and other things flying in
21 and adding to the food.

22 COUNCILWOMAN BROOKS: Okay.

23 COUNCILMAN YOUNG: Thank
24 you.

25 Mr. Carroll, I'm sorry. I

1 do have one more question while
2 you're up there. So right now
3 streeteries are only allowed I
4 guess by-right in Center City,
5 certain parts. Does the
6 Administration have a position on
7 expanding, allowing the
8 streeteries, allowing sidewalk
9 cafés to be by-right in other parts
10 of the City versus just Center
11 City?

12 MR. CARROLL: I want to be
13 careful. I don't believe that the
14 Parker Administration has had a
15 chance to develop a position. I
16 can talk a little bit about the
17 thinking in the Kenney
18 Administration, which was
19 essentially that they wanted to
20 make sure that City Councilmembers
21 and more outlying districts had an
22 opportunity to weigh in.

23 And so, the sort of
24 compromise between the one
25 objective to make sure that there

1 was equity for people who weren't
2 in the usual neighborhoods where a
3 lot of the activity is, and on the
4 other hand making sure that
5 Councilmembers who represented more
6 residential areas in the City
7 weren't kind of blindsided by
8 streeteries appearing and creating
9 different types of conflicts within
10 those neighborhoods was that there
11 would be a process, which actually
12 we undertook a couple times today
13 where Council could introduce an
14 ordinance that would allow those
15 steeteries to come to be.

16 COUNCILMAN YOUNG: Yeah. I
17 only say that because that just
18 adds again for our neighborhood-
19 based businesses, the ones who
20 aren't getting as much foot traffic
21 as Center City, it just adds more
22 time to their application process
23 and they can lose the summer,
24 right.

25 MR. CARROLL: Yeah.

1 COUNCILMAN YOUNG: And then
2 that's revenue that our City is
3 losing essentially. So just want
4 to see ways that we can explore
5 adding a more by-right nature,
6 particularly on commercial
7 corridors that already have a lot
8 of commercial foot traffic and
9 activity. So again, I thank you
10 for your testimony today. Thank
11 you for your patience.

12 MR. CARROLL: All right.
13 Thank you.

14 COUNCILMAN YOUNG:
15 Mr. Pullin, can you please call the
16 next witnesses to testify.

17 THE CLERK: The next
18 witness to testify, witnesses to
19 testify are Ben Fileccia, Senior
20 Vice-president of Strategy and
21 Engagement at the Pennsylvania
22 Restaurant and Lodging Association;
23 Jason Evans, founder and Chief
24 Executive Officer of JD Evans
25 Solutions; and Sean McGranaghan,

1 Director of Operations for Winnie's
2 Manayunk.

3 (Witnesses approached
4 Witness table.)

5 COUNCILMAN YOUNG: Good
6 morning, gentlemen or afternoon
7 now, right. I'm sorry. Please
8 state your name for the record.
9 And if you submitted written
10 testimony, please just summarize
11 your testimony and we will have
12 questions for you. Thank you.

13 MR. FILECCIA: Great. My
14 name is Ben Fileccia. I'm the
15 Senior Vice-president of Strategy
16 and Engagement for the Pennsylvania
17 Restaurant and Lodging Association.

18 MR. EVANS: Good afternoon.
19 My name's Jason Evans, owner and
20 operator of JD Evans Solutions.

21 MR. McGRANAGHAN: Good
22 afternoon. Sean McGranaghan. I'm
23 the Director of Operations for
24 Winnie's Manayunk.

25 COUNCILMAN YOUNG: Thank

1 you. Please proceed with your
2 testimony, gentlemen.

3 MR. FILECCIA: Great. Good
4 morning, Chairperson Young, Vice-
5 Chairperson Squilla wherever he may
6 be, and esteemed Councilmembers.
7 As I said, my name is Ben Fileccia,
8 and I'm with the PRLA. The PRLA
9 represents over 400 operators in
10 Philadelphia and more than 5,000
11 members statewide.

12 Today on behalf of the
13 Pennsylvania's vibrant hospitality
14 industry, I'm here to share
15 insights and recommendations
16 regarding Philadelphia's streetery
17 and sidewalk café programs. You'll
18 also hear today from many op
19 owners, operators and other
20 stakeholders who are enthusiastic,
21 passionate and in some cases
22 frustrated with the program.

23 There are many
24 misconceptions out there about who
25 we are in hospitality. And so, I

1 want to share with you some
2 background on the industry. 9 out
3 of 10 restaurants have fewer than
4 50 employees. 7 out of 10
5 restaurants are single unit
6 operations. 8 out of 10 restaurant
7 owners started their industry
8 careers in entry-level positions.
9 I'm one of them.

10 Nearly 63 percent of adults
11 have worked in a restaurant making
12 it the nation's training ground.
13 41 percent of restaurant firms are
14 owned by minorities compared to 30
15 percent of businesses in the
16 private sector. Prepandemic nearly
17 40 percent of all Pennsylvania
18 restaurants were women-owned.
19 Restaurants employ more minority
20 managers than any other industry.
21 Hospitality is and always will be
22 an industry of opportunity.

23 I want to thank City
24 Council for their efforts in
25 formalizing the permanent Outdoor

1 Dining program. Special
2 recognition goes to Councilmember
3 Rue Landau for her leadership in
4 advancing the resolution
5 authorizing these hearings.

6 While outdoor dining has
7 become a beloved aspect of
8 Philadelphia life, it's essential
9 to recognize that this program is
10 still in its relative infancy.
11 With recent changes in
12 Administration and City Council,
13 it's pressing that Philadelphia
14 comprehensively evaluates the
15 current program, identifying what
16 works well and what requires
17 improvement.

18 It's important to note that
19 there's an urgency to this
20 conversation. There's a pressing
21 need for improvements considering
22 the upcoming spring and summer
23 seasons as well as the anticipated
24 influx of visitors in 2026.

25 We've identified four

1 overarching themes for
2 consideration: clarity,
3 efficiency, fairness and
4 investment. Clarity is paramount.
5 Transparent and predictable
6 guidelines are essential for
7 program success. Complex
8 regulations hinder participation
9 and innovation, necessitating
10 clearer directives that move at the
11 speed of business.

12 Efficiency is key.
13 Philadelphia's government should
14 align with the pace of Commerce,
15 streamlining processes to support
16 the industry effectively. Mayor
17 Parker has been a champion already
18 in the space. With her leadership,
19 we're confident that government is
20 more aware than ever before of the
21 cadence and pace in which business
22 moves.

23 Fairness and equity ought
24 to be non-negotiable. The program
25 should not favor those with

1 extensive resources but should be
2 accessible to all, including small
3 businesses of all sizes.
4 Investment is essential. Rather
5 than solely regulating the City,
6 the City should invest in the
7 industry's growth and
8 sustainability.

9 Similar to other
10 jurisdictions in Pennsylvania,
11 Pittsburgh is a golden example of a
12 city that has proactively invested
13 in its outdoor dining program,
14 mostly using federal ARPA funding.
15 We've seen similar efforts in local
16 jurisdictions throughout the
17 Commonwealth.

18 I'd ask you to imagine a
19 partnership where both business and
20 government have skin in the game.
21 I promise you there will be a
22 positive return on your investment
23 to achieve these goals. We propose
24 the following changes: Streamline
25 permitting processes to reduce

1 bureaucratic hurdles, provide
2 flexibility in design while
3 ensuring safety and accessibility,
4 consider additional geographic
5 flexibility as it relates to both
6 programs, establish rules and
7 regulations to allow for outdoor
8 heating and lighting, enable and
9 authorize the use of adjacent
10 property, especially for operations
11 located in unique spaces like
12 corner properties and historic
13 neighborhoods, consider offering
14 financial incentives for expansion,
15 particularly in underserved areas.

16 We encourage the City to
17 consider providing applicants with
18 a direct liaison they can
19 communicate with throughout the
20 permitting process. We've been
21 eager to have this conversation and
22 I'm excited for you to hear from
23 other stakeholders who are much
24 more familiar with the ins-and-outs
25 of this program than I am.

1 The Streetery and Sidewalk
2 Café programs have enriched our
3 city without compromising its
4 essence. As representatives of
5 Pennsylvania's hospitality and
6 tourism sectors, PRLA is committed
7 to collaborating with the City
8 Council and the Administration to
9 enhance these programs. PRLA
10 stands ready to support the City as
11 we collectively move forward. And
12 I should note there are many other
13 stakeholder groups like the BIDS in
14 Philadelphia, the diverse Chambers
15 and others that would all be
16 willing to engage and help as a
17 group as this Committee continues
18 navigating this important
19 conversation.

20 I'll add that countless
21 others would have loved to have
22 been here. However, due to time
23 constraints, earthquakes, they
24 could not be. We will all be
25 available for questions today as

1 well as in the future as City
2 Council continues to explore and
3 navigate this conversation. Thank
4 you, Councilwoman Landau and
5 Council, for initiating this
6 crucial dialogue.

7 COUNCILMAN YOUNG: Thank
8 you for your testimony. Please
9 proceed.

10 MR. EVANS: Thank you.
11 Good morning -- good afternoon,
12 excuse me. Good afternoon,
13 Chairperson Young, Vice-Chairperson
14 Squilla and fellow Councilmembers.
15 My name is Jason Evans. I own and
16 operate JD Evans Solutions, a
17 consulting firm that provides
18 services to bars and restaurants in
19 the City.

20 I've represented the Tavern
21 Group, owners of Tavern on Camac, U
22 Bar and Otto's. In addition to
23 other bars and restaurants in the
24 Gayborhood, I worked with
25 Councilperson Allan Domb's office

1 creating the original streetery
2 bill and represented the Tavern
3 Group participating in the City's
4 pilot program for outdoor dining
5 during the pandemic.

6 This collaborative effort
7 brought businesses together along
8 with multiple departments of
9 Philadelphia government, including
10 Commerce, Streets, Licensing and
11 Inspection, Health and OTIS or the
12 Office of Transportation,
13 Infrastructure and Sustainability
14 to identify and resolve any
15 outstanding issues during the
16 weekly calls.

17 That system worked. The
18 process worked and it all worked
19 well. The City gave feedback and
20 helped businesses succeed. I
21 appreciate the opportunity to share
22 our successes and challenges in
23 navigating Philadelphia's Streetery
24 and Sidewalk Café programs.

25 We were pleased when City

1 Council passed the Streetery bill
2 to make permanent changes
3 supporting small business. Many of
4 these changes came about as part of
5 the pandemic reopening and
6 recovery, and several bars and
7 restaurants were able to remain in
8 business as part of these programs.
9 Given these successes, we hope
10 today is a helpful conversation to
11 inform and rectify the challenges
12 businesses face with navigating the
13 Outdoor Dining program process,
14 specifically the application.

15 I would like to talk about
16 the application process and what
17 follows. The process seems to be
18 decentralized and can be quite
19 challenging for those who do not
20 have experience in navigating
21 multiple City departments all at
22 once. For example, I have this
23 email chain here which has over 32
24 messages between myself and the
25 City over the course of one year

1 trying to complete a sidewalk café
2 in Brewerytown. It's outside of
3 the overlay so there's a different
4 process.

5 I had to chase down
6 departments for receipts,
7 documents, et cetera, all that need
8 to be uploaded into the eCLIPSE
9 system. In addition, after my
10 first meeting with L&I at the MSB
11 Building, I found out that many of
12 the instructions on some of the
13 City websites, not all of them,
14 were incorrect. There was a
15 listing where you had to make eight
16 different copies that you had to
17 bring in person and that was all
18 incorrect. The process has moved
19 into eCLIPSE, but the instructions
20 on the website still remained.
21 That's a challenge.

22 Many businesses do not have
23 the resources to not only make
24 appointments to sit at the MSB
25 Building for hours to let alone the

1 tons of emails to find out the
2 appropriate information or the
3 correct department. Business
4 owners have been focused on
5 pandemic recovery and following the
6 rules while frustration grows as
7 the process has become more of a
8 hardship than it may be worth.

9 We need support. So today
10 I have a few asks: Clarity, I ask
11 for clearer instructions and for
12 uniformity of instructions on all
13 websites the City posts information
14 regarding outdoor dining.
15 Efficiency, I ask for an office of
16 one to three individuals, employees
17 dedicated to the entire Outdoor
18 Dining program, whether it's a
19 streetery, a sidewalk café or other
20 to help minimize the need for the
21 business owner to be responsible to
22 bring all the City departments
23 together. I suggest a weekly or
24 monthly call would be helpful or
25 online office hours.

1 Fairness, I ask for equity
2 in this process. Many businesses
3 do not have the resources to build
4 a huge structure or even the
5 resources to spend weeks, months or
6 maybe even a year trying to apply
7 for a permit that may never come.
8 An investment, I ask the City
9 invest in this program by
10 designating staff and resources to
11 this process to better assist
12 applicants.

13 Lastly, bring back a form
14 of the outdoor dining pilot. I ask
15 because we had online meetings. I
16 was on these calls every week. It
17 was Tuesday at 11 o'clock, and it
18 really worked. It brought all the
19 different City departments
20 together. We were all there. They
21 asked us questions. We could ask
22 them questions and there was that
23 form of communication instead of
24 having to chase down each
25 individual department.

1 This system really worked.
2 I understand there will be
3 challenges with that just based on
4 the number of people applying for
5 these different permits and
6 applications, but I think a system
7 could be developed, whether Week
8 No. 1, it's the beginning of the
9 process, Week No. 2 is the L&I,
10 Week No. 3 is the Streets part.
11 There's a million ways we could go
12 about it and we're all here today
13 to offer our help to make sure we
14 have a process that works for
15 everyone.

16 Philadelphia has a lot to
17 offer. We've proved our
18 willingness and resilience during
19 the pandemic. And in 2026, we
20 could show the world how great this
21 city is once more. Won't you help
22 us. Thank you again, Councilmember
23 Landau, for your assistance and
24 bringing the light to this matter.
25 A big thanks to the entire

1 Committee for inviting us to
2 participate today. We look forward
3 to helping you however we can
4 moving forward. And I'm happy to
5 answer any questions you might
6 have. Thank you.

7 COUNCILMAN YOUNG: Thank
8 you, Mr. Evans. Please proceed
9 with your testimony.

10 MR. McGRANAGHAN: Good
11 afternoon, Chairperson Young, Vice-
12 Chairperson Squilla and fellow
13 distinguished Councilmembers. My
14 name is Sean McGranaghan. I'm the
15 Director of Operations for Winnie's
16 Manayunk located on Main Street in
17 the Manayunk section of
18 Philadelphia.

19 I appreciate the invitation
20 and opportunity to join you today
21 to share some of my thoughts and
22 feedback on Philadelphia's
23 Streeterly and Sidewalk Café
24 programs. When the pandemic
25 happened, restaurants were one of

1 the most vulnerable and yet
2 essential industries affected.

3 At the time through the
4 leadership of several
5 Councilmembers, including the
6 current Mayor, Mayor Cherelle
7 Parker, and getting feedback from
8 the PRLA, we were permitted to
9 expand our opportunities,
10 collectively think out of the box
11 for solutions to support our team
12 members, our guests, our operators
13 and our communities.

14 We all did whatever we
15 could to keep our team employed and
16 our doors open. Then coming out of
17 the pandemic, the program was
18 documented and outlined to formally
19 normalize a streetery license.
20 What we found was a confusing and
21 arduous process that was extremely
22 expensive and burdensome.

23 At Winnie's, we were one of
24 the first locations in the City to
25 be approved. We worked tirelessly

1 for months going back and forth
2 with multiple City departments for
3 the simplest of available options,
4 the pavement streetery. For months
5 we went back and forth with reviews
6 from the Streets Department, which
7 did not acknowledge the difference
8 between the pavement streetery and
9 other versions.

10 We were able to get
11 approved through persistence. Many
12 face the same challenge and gave up
13 the idea of continuing a strategy
14 or simply kept doing what they
15 wanted to do ignoring the law and
16 willing to deal with the
17 repercussions being fined as
18 opposed to submitting to the
19 process. As a result, I feel the
20 participation level in acquiring a
21 streetery license was far below the
22 actual streeteries in operation.

23 At Winnie's, we are a
24 pillar of our community. We are a
25 cheerleader, not just for

1 ourselves, not just for Manayunk
2 and Roxborough and the
3 neighborhoods we serve, but for
4 Philadelphia as a whole. Winnie
5 has spent the past 20 years
6 cultivating an environment of
7 inclusivity and caring for both the
8 community and her team.

9 The team at the PRLA
10 highlighted many of the issues and
11 challenges facing the industry as
12 it relates to Philly's outdoor
13 dining and rules and regulations.
14 To expand on some of what Ben
15 mentioned, I wanted to emphasize a
16 point of concerns that affect us
17 personally.

18 Creating a fair playing
19 field for all operators regardless
20 of who they know or how many
21 resources they have is critical to
22 support an industry that is still
23 struggling to get back to
24 pre-pandemic levels. Those who had
25 the resources or connections were

1 able to get more done. While those
2 without resources were given a
3 mountain to climb. This created an
4 unfair disadvantage and does not
5 help those who need the help of the
6 additional space to serve their
7 communities.

8 Once we passed, I worked
9 with several other operators to
10 help them put forward their plans
11 to help them through the process.
12 We want a system that helps
13 everyone, a system that creates
14 opportunities for our teams, our
15 guests and our communities. We
16 want to know that the City we all
17 love will help create
18 opportunities, not create
19 additional barriers to grow for our
20 communities.

21 What we're looking for
22 today is fairness and equity for
23 everybody, creating a level playing
24 field. Thank you, Councilwoman
25 Landau, for bringing this forward.

1 Big thanks to the entire Committee
2 for inviting us to participate
3 today. We look forward to helping
4 however we can to move forward.
5 Happy to answer any questions you
6 might have.

7 COUNCILMAN YOUNG: Thank
8 you so much for your testimony.

9 Are there any questions for
10 these witnesses by members of the
11 Committee?

12 (No response.)

13 COUNCILMAN YOUNG: I just
14 have one general question. You all
15 have said that during the pandemic
16 the process seemed to be better
17 than it is now, right. And just
18 describe to us what you think the
19 City can be doing in order to --
20 because that was emergency rules,
21 right. But what can we do as a
22 City to really, really streamline
23 the process?

24 I understand you said have
25 someone dedicated to the outdoor

1 dining experience. You mentioned
2 the onerous monthly-long process of
3 getting the applications through
4 which frustrates many small
5 business owners. But what really
6 is the most simplest thing you
7 think we can do today that will
8 make this process less burdensome?

9 MR. FILECCIA: I think
10 having a liaison, Councilman, would
11 be the best option.

12 COUNCILMAN YOUNG: Okay.

13 MR. FILECCIA: You talked
14 about how easy it was during the
15 pandemic. It was also the Wild
16 West. Nobody knew what they were
17 doing. We really had to be
18 creative and you saw restaurants
19 being creative.

20 However, this -- I mean,
21 Philadelphia should really be
22 patting itself on the back. I
23 mean, it's one of the most robust
24 outdoor dining programs in the
25 country, and these guys have worked

1 their butt off in the
2 Administration to get that moving
3 along. So I said this is in its
4 infancy. We want this to last for
5 a long time.

6 So during the pandemic we
7 were just really trying to help the
8 restaurants, help the guests of the
9 restaurants, help employees, make
10 sure we were keeping employees
11 employed. But moving forward, we
12 understand that regulations are
13 required. We understand that
14 processes have to be played out,
15 but there's no one that cares about
16 the safety of their guests and
17 their employees more than
18 restaurant operators, one of the
19 regulated sectors in our City and
20 these guys are prepared to work
21 hard to make sure they're doing the
22 right thing.

23 All they want to do is the
24 right thing. They want this
25 permit, whether it be for café

1 seating, for sidewalk seating,
2 structured streetery or normal
3 streetery. What we've seen over
4 and over again that these
5 processes, as you hear now and
6 you're going to hear from, could be
7 months to years.

8 I mean, I talked to some
9 restaurant owners that have been
10 waiting two years for a café
11 permit. So again, we just want
12 to -- and I have to say some of the
13 departments have been really
14 fantastic. Commerce has been
15 giving a lot of our members White
16 Glove treatment to go through this
17 process. And if we can kind of
18 formalize that and say, hey, listen
19 if you're having a problem, here's
20 where you go to or let's get
21 somebody to come out to your
22 streetery instead of going back and
23 forth for six months in an email,
24 which takes up a lot of time for
25 the operators and the City

1 official.

2 How much easier would it be
3 to go out to the restaurant and
4 say, you know what, we just need
5 you to move that 12 inches, we need
6 you to get off that manhole, we
7 need one last chair here, we want
8 to make sure this is ADA
9 accessible, we want to make sure
10 there's not a fire hazard, we want
11 to make sure that that's not
12 blocking traffic, and let's get
13 this all cleaned up right now
14 instead of going back and forth for
15 six months to a year. And again,
16 we have a lot of people that are
17 passionate here and they love the
18 City of Philadelphia, so we'll do
19 what it takes. But I think a
20 direct liaison would be the easiest
21 and simplest solution.

22 And to get back to one
23 other point that you had asked,
24 Councilmember, is about adjacent
25 used property. And you asked a

1 very great question about why can't
2 you put a streetery within 30 feet.
3 And we saw time and time again, I
4 would go to operators and say, you
5 have to take this down. And they
6 said, but there's a PPA sign that
7 says you can park there. And PPA
8 goes right up to 5 feet to the
9 corner.

10 And it was very difficult
11 for me to explain to them, listen,
12 this rule is for you, not for them.
13 And unfortunately, we can't we
14 create a regulation that goes
15 against state guidelines. However,
16 we can find a solution because we
17 are a smart city and a smart
18 industry.

19 And adjacent property use
20 is a great solution to that. If
21 you can't have a streetery in a
22 corner property with what, 78,000
23 corners in Philadelphia, many of
24 them do have bars, pubs and
25 restaurants in them, let's come up

1 with a solution.

2 Good Dog on 15th Street,
3 it's a standard 16 foot-wide
4 restaurant. During the pandemic
5 and up until last year, they had a
6 streetery that extended a couple
7 stores down because it's just the
8 side of a parking lot there. All
9 of a sudden they went from having a
10 beautiful streetery that had about
11 11 tables to now having 3, 4 orange
12 crash barriers with two picnic
13 benches.

14 So we want to be a part of
15 the community in a meaningful way,
16 not just serving our guests, but to
17 make the City stronger and to
18 welcome all these guests that are
19 coming in. I mean, in 2026 we're
20 expecting millions of folks, many
21 of them from Europe. Europe has
22 not had a problem with outdoor
23 seating. South America has not had
24 a problem with outdoor seating.
25 Many of our cities in the country

1 have not had a problem with outdoor
2 seating. So as we welcome all
3 these folks from all over the
4 world, let's show them that we are
5 just as great as they are and
6 providing not only the restaurants
7 with opportunities, but the
8 citizens of Philadelphia with the
9 opportunity as well.

10 COUNCILMAN YOUNG: Thank
11 you. In your interactions with the
12 different departments regarding
13 outdoor dining, where do you think
14 this liaison should be housed at?

15 MR. FILECCIA: That's a
16 tough question because they all
17 have very, very specific roles. I
18 see most of the permitting process
19 ends up in streets. But I also
20 know Commerce with their Nighttime
21 Economy Department now, that may be
22 a better fit but I would love to
23 have the conversation.

24 COUNCILMAN YOUNG: Thank
25 you so much. Thank you gentlemen

1 for your testimony. I appreciate
2 your time today.

3 MR. FILECCIA: Thank you.

4 (Applause.)

5 COUNCILMAN YOUNG:

6 Mr. Pullin, could you please call
7 the next panel.

8 THE CLERK: The next
9 witness to testify, witnesses to
10 testify, are Nate Ross, owner of
11 New Wave Café; Joshua Otto, owner
12 of Otto Architects; and William
13 Reed, owner of Johnny Brenda's and
14 the International.

15 (Witnesses approached
16 Witness table.)

17 COUNCILMAN YOUNG: Thank
18 you gentlemen. In any order, just
19 state your name and proceed with
20 your testimony.

21 MR. ROSS: Hi. My name is
22 Nate Ross. I'm the owner of the
23 New Wave Café. Thank you for
24 having us. And I think it's
25 finally going to be time that you

1 actually hear from people that
2 actually do this for a living, so
3 thank you.

4 I'm happy to report that
5 I'm about to start my 40th year in
6 business at 3rd and Catherine, so
7 I've been doing this for more than
8 a minute. And I survived COVID for
9 two reasons: New Wave survived
10 because of my partner and I's
11 tenacity and the fact that we had
12 sidewalk dining.

13 Now, I've had sidewalk
14 dining first on 3rd Street and then
15 on Catherine Street for almost 30
16 years. But the streetery is the
17 single reason why we survived. And
18 until this day I have customers
19 that still won't come inside.
20 We're a neighborhood spot. We get
21 mom and dad, the kids and the
22 family dog.

23 We get as Councilwoman
24 Landau says, we get plenty of
25 handicapped or senior citizens,

1 it's just easier for them. I don't
2 begrudge the City and Mr. Carroll
3 and everyone in their department
4 for doing their job. That's not
5 going to get us anywhere, bashing
6 anyone. But through Mr. Carroll's
7 testimony himself, he basically
8 told you that we have seven
9 different agencies to do business
10 with. I mean, it's preposterous.

11 Give us one entity and
12 everyone in this room, we're all
13 rule-followers, we're all serious
14 people, we will get it done, you
15 know. So I mean, that's kind of my
16 personal story. I've been in
17 this -- first off, I was one of the
18 100 people that had the original
19 license that you had when it came
20 out. There are only about 113 of
21 us I believe that had the original
22 streetery license. I had that,
23 which expired December 31st of '23.

24 And I was also one of the
25 operators that met the new deadline

1 for the new application, which was
2 the first week of January of '23 --
3 I'm sorry, end of '22 to then
4 January of '23 was the new
5 application. I hired the architect
6 and the drawings and the engineer
7 and figured out the tech, and we
8 got our application in.

9 The original response I got
10 was thank you, but this is not the
11 correct application for sidewalk
12 dining. Now, I didn't make a
13 mistake. I filed for the right
14 license. Politely wrote back that
15 I had what I -- sidewalk, I was
16 applying for streetery. 14 months
17 later I'm still waiting for my
18 appeal to be heard.

19 So the good news is that
20 I'm licensed, I'm permitted, I'm
21 insured and I'm doing my -- and
22 instead of letting that time go by,
23 I went proactively and got 250 of
24 my neighbors to sign a petition. I
25 then went to my neighborhood group,

1 Queen Village Neighborhoods
2 Association, and they held a
3 hearing on our place, and they
4 unanimously endorsed us.

5 We've forwarded all of that
6 to my Councilman, Mr. Squilla. And
7 at some point when we finally get
8 our license being that this is
9 Philadelphia, I still have to go
10 through another step because I'm
11 not in the automatic approval zone.
12 I still need to have an ordinance
13 written by my City Councilman. So
14 that's kind of my story. Thank you
15 for listening. And if you have any
16 questions, please.

17 COUNCILMAN YOUNG: No,
18 thank you for your testimony. I
19 really appreciate hearing about
20 your experience.

21 MR. OTTO: Good afternoon
22 and thank you for the opportunity
23 to come today. My name is Josh
24 Otto. I'm the owner and principal
25 of Otto Architects located in

1 Jenkintown. For more than 15 years
2 I've worked with local restaurant
3 owners on design approvals and
4 construction of over 50
5 restaurants.

6 I've had the opportunity to
7 work with various City agencies,
8 including L&I, the Streets
9 Department, Department of Health,
10 Commerce as well as the historical
11 Art Commission. Resulting projects
12 contributed greatly to
13 Philadelphia's vibrant dining
14 scene. When the COVID-19 pandemic
15 hit and lockdown started in March
16 of 2020, my business like many
17 others faced an uncertain future.
18 The majority of my projects
19 involved the public-facing
20 restaurant industry.

21 As lockdowns began to ease
22 and restaurants were slowly
23 permitted to reopen, we pivoted to
24 help them address concerns and the
25 safety of their staff and

1 customers. One of the biggest
2 opportunities at that moment were
3 the newly created regulations for
4 expanded outdoor dining in the form
5 of sidewalk cafés and the
6 streeteries.

7 We helped restaurants plan
8 and document these streeteries, and
9 City agencies worked quickly to
10 allow implementation. This became
11 a lifeline to the restaurants and
12 the only way most of them could
13 provide onsite dining experience.
14 The initial outdoor regulations
15 were rolled out quickly and were
16 straightforward to understand.

17 The application and
18 approval process for sidewalk cafés
19 was streamlined for fast approvals
20 and the Streets Department worked
21 swiftly to review the new
22 streeteries. The resulting
23 streeteries took many forms, from
24 tables and chairs set in parking
25 spaces to more robust structures

1 with integrated heating and
2 lighting.

3 While the streetery program
4 was well-intentioned, it was
5 inequitable. Many businesses could
6 not create a street due to
7 constraints, including the physical
8 location of the restaurants and
9 their financial resources. They
10 may not have had the available
11 parking lots, lanes in front, and
12 some properties are too narrow to
13 effectively install dining and the
14 width of the boundaries of their
15 storefront property lines.

16 Additionally, streeteries
17 were and are not permitted by-right
18 for most restaurants outside the
19 Center City boundaries. New
20 streetery-related challenges began
21 at the end of 2022 when regulations
22 were updated. At that time, three
23 sources regulated the design, the
24 updated City Code Section 9-215,
25 the Streetery license guide and an

1 L&I code bulletin.

2 Unfortunately, the three of
3 these were not carefully
4 coordinated which caused confusion
5 to both restaurant owners and
6 design professionals. Reviewing
7 these rules at the time, I found
8 over a dozen discrepancies between
9 them, many relating to dimensional
10 and construction issues. Since
11 there was no single resource
12 outlining the submission approval
13 process, submitting streetery
14 applications became frustrating.

15 While understanding the
16 Streets Department was given this
17 new and additional burden, learning
18 the status of applications has been
19 difficult, review responses are
20 varied and multiple submissions are
21 typically required. The process
22 from application to approval has
23 often spanned many months.

24 If a restaurant wants to
25 build a structured streetery, one

1 that is enclosed with a roof, there
2 are additional required submissions
3 to the Art Commission and L&I for
4 building permits. These approvals
5 extend the process with some
6 lasting over a year as the City
7 moves forward allowing restaurants
8 to construct streeteries. I
9 believe changes can be made to
10 streamline the submission and
11 review processes, such as taking
12 action to clearly define the
13 application review requirements. A
14 restaurant owner should be able to
15 easily understand the process and
16 timeline without relying even on
17 design professionals or attorneys.

18 Formalize the initial
19 submission to the Streets
20 Department. Currently the
21 information is sent to a central
22 email address. Once this is
23 submitted, there's no ability to
24 track these applications. Review
25 the by-right location requirements

1 that impede outdoor dining outside
2 of the established Center City
3 boundaries. These restaurants are
4 required to obtain City Council
5 ordinances before they may apply
6 for a license. This a month-long
7 process that is difficult to
8 understand and navigate, especially
9 for the typical small business
10 restaurant owner.

11 Philadelphia's renowned
12 restaurant scene is recognized both
13 near and far. The outdoor dining
14 opportunities the City provides,
15 both animate and discrete scape and
16 make this a vibrant city. Any
17 efforts made to support this should
18 continue to be encouraged.

19 I would like to thank
20 Councilmember Landau and the entire
21 Committee for initiating this
22 important conversation. Look
23 forward to help to encourage and
24 strengthen outdoor dining
25 opportunities throughout

1 Philadelphia and be happy to answer
2 any questions you may have. Thank
3 you.

4 COUNCILMAN YOUNG: Thank
5 you so much for your testimony.

6 Mr. Reed, please proceed
7 with your testimony.

8 MR. REED: Thank you, City
9 Council. I really appreciate the
10 good faith effort that's really
11 apparent here in trying to help out
12 the hospitality sector. My name is
13 William Reed. I'm co-owner of
14 three restaurants in Fishtown and
15 Northern Liberties, Standard Tap,
16 Johnny Brenda's and the
17 International. We employ about 125
18 people today, all residents of
19 Philadelphia. I mention that
20 because pre-COVID it was about 20
21 percent higher.

22 Many people are under the
23 impression now that the hospitality
24 sector has come out of the
25 pandemic. The restrictions have

1 lifted, but it's not in our
2 rearview mirror. Many restaurants
3 are really struggling. Last year
4 was terrible for most of us. We've
5 been taking the opportunity during
6 our earthquake break, I don't know
7 what you call that, we were talking
8 to each other and 2023 was terrible
9 for us. Revenue is up a little bit
10 but our costs are way up.

11 And I mention that because
12 the outdoor dining program during
13 the pandemic was really a lifeline
14 for many of us. I supported the
15 restrictions that were in place for
16 public health and all that kind of
17 thing, but it was great to have
18 somewhere where the restaurant
19 industry we could help ourselves,
20 right. We were not asking for a
21 handout. We were asking for a way
22 to do what we do, and it saved many
23 of our businesses, very important.

24 We are looking forward to
25 2026, right. We're looking at the

1 world coming here to Philadelphia
2 and we really want to put our best
3 foot forward, our best foot. I
4 don't think there's any reason that
5 we shouldn't be as good as Paris or
6 other places, right, that have this
7 outdoor vibrancy. I'm not full of
8 myself. I don't know if
9 Philadelphia is Paris, but that's
10 what we're striving for.

11 And I heard a lot of sort
12 of compromise suggestions from
13 earlier testimony that why don't
14 you just put a couple chairs out,
15 and that's not the best we can do
16 and that's why. We creatively
17 solved a lot of problems during the
18 pandemic, and we've adapted and
19 rebuilt and done stuff to try to
20 make our outdoor experience as good
21 as it can be.

22 The new legislation when it
23 became permanent, I get that it's
24 easier to be more restrictive to
25 try to make everywhere compliant as

1 much as you can. But there's a lot
2 of the restrictions that we find in
3 the permanent version that just
4 don't really make sense.

5 The one where you're not
6 allowed to get permission from an
7 adjacent property has been cited
8 many times, that's huge. All three
9 of my properties are corner, right.
10 Most of the bars and restaurants in
11 Philadelphia that's not -- I'm not
12 going to say most, but many of
13 them. I don't have the statistics,
14 but many of them. But just that
15 one simple thing can really allow a
16 viable outdoor dining scene that
17 isn't allowed in the current
18 things.

19 Not allowing lighting of
20 any kind or electricity, I mean
21 what year is this? We know how to
22 do this according to code and
23 safely. So the idea that it's
24 safer to not have lighting in an
25 outdoor dining area is just insane

1 to me. It's not only inviting in a
2 hospitality way, but it's needed,
3 right.

4 You wouldn't allow a
5 business to operate without
6 lighting in an employee zone, and
7 yet somehow this is cited as a
8 safety concern --

9 MR. ROSS: Can I also add
10 something?

11 MR. REED: Sure.

12 MR. ROSS: We're also
13 probably the safest corners in the
14 City that have streeteries in our
15 restaurants because we are well-
16 lit. I have many, many, many women
17 in my neighborhood that cross the
18 street to walk on my side of the
19 street when they're walking down
20 with their children, not crossing
21 the street away, crossing over to
22 be in front.

23 MR. REED: Yeah, that's a
24 really good point. I have personal
25 anecdotes to where people have

1 sought safety in our place. Yeah,
2 eyes on the street, some lighting,
3 all those things is great. You've
4 noticed -- the earlier testimony
5 also mentioned illegal activities
6 that could somehow take place or
7 something like that. Restaurant
8 owners are, it's all -- we sweep
9 our sidewalks, we clean, we provide
10 security at night. We do all those
11 things and it's important to us
12 more than anybody that our corners
13 are safe. So, yeah, actually
14 lighting's a big one.

15 And it wasn't even a
16 commonsense solution like, oh, you
17 could do low voltage lighting or
18 something like that, like landscape
19 lighting. I have no idea what the
20 objection is to the safety of that.
21 We actually at Johnny Brenda's came
22 up with heated seats that used
23 minimal electricity during the
24 pandemic because we were forced to
25 be a four-season outdoor dining,

1 right.

2 We came up with a heated
3 seat that used very little energy
4 at all. We shared it immediately
5 on YouTube for other restaurants
6 across the country. People have
7 implemented it in ski areas,
8 everything, right. It worked, you
9 know, but we had to pull all of our
10 electric out of our streeteries to
11 comply and it's really just a step
12 backwards.

13 The public loves outdoor
14 dining. I applaud you guys, men
15 and women, for bringing this
16 forward. It's amazing to see a
17 partner in Philadelphia government
18 rather than just a bureaucracy that
19 is stopping us from doing what we
20 need to do. Thank you.

21 COUNCILMAN YOUNG: Thank
22 you so much for your testimony.
23 With the changes in regulations,
24 how much does it cost you to comply
25 with all these changes?

1 MR. ROSS: Well, the
2 license fee alone they want \$1,750
3 for.

4 MR. REED: Yeah, it's a lot
5 and the time is really more
6 expensive than anything, right.
7 And keeping -- we basically had
8 architects on retainer at this
9 point to be able to get through
10 this. I mean, it is very
11 expensive.

12 MR. ROSS: And I for one
13 have about 25,000 invested in my
14 streeterly.

15 MR. REED: Yeah.

16 MR. ROSS: I mean, the
17 customer tells you what you can and
18 cannot do, I mean, whether they
19 come or not. It's really
20 elementary. I mean, I'm in a
21 neighborhood where a house will
22 sell for \$1 million. I mean, of
23 course my sidewalk's swept. Of
24 course, I hose it down. Of course,
25 my streeterly is well-lit. Of

1 course, it's clean. I mean, it
2 would be incompatible with success
3 to not be any other way.

4 COUNCILMAN YOUNG: Thank
5 you.

6 Are there any questions
7 from members of the Committee?

8 (No response.)

9 COUNCILMAN YOUNG: Seeing
10 none, thank you gentlemen for your
11 testimony. I really appreciate
12 your time.

13 MR. REED: Thank you.

14 MR. ROSS: Thank you.

15 COUNCILMAN YOUNG:
16 Mr. Pullin, can you please call the
17 next panel of witnesses.

18 THE CLERK: The next
19 witnesses to testify are Nate
20 Hommel, Director of Planning and
21 Design at University City District;
22 and Cassidy Martin, Executive
23 Director of Northern Liberties
24 Business Improvement District.

25 (Witnesses approached

1 Witness table.)

2 COUNCILMAN YOUNG: Thank
3 you all. Will you please state
4 your name for the record and begin
5 your testimony.

6 MS. MARTIN: Thank you.
7 Good afternoon, Chair Young,
8 Councilmembers. My name is Cassidy
9 Martin. I'm the Executive Director
10 of the Northern Liberties Business
11 Improvement District. Thank you
12 for giving me the opportunity to
13 speak today.

14 My colleague Nate and I are
15 here to provide testimony on
16 Resolution 240136 on behalf of our
17 organizations and representing the
18 BID Alliance as well, which
19 includes the 16 Business
20 Improvement Districts of the City,
21 those being Aramingo, Center City
22 District, Chestnut Hill, City
23 Avenue, East Passyunk, Fishtown,
24 Manayunk, Mayfair, Mount Airy,
25 North Broad Renaissance, Northern

1 Liberties, Old City, Passyunk
2 Avenue Revitalization Corporation,
3 Roxborough, South Street and
4 University City.

5 The outdoor dining
6 requirements as they currently
7 stand clearly do not work for the
8 restaurants in the City. At its
9 peak there were over 800 outdoor
10 dining establishments in
11 Philadelphia, and now only a
12 handful remain. Specifically
13 Northern Liberties used to be over
14 a dozen streeteries. Today there's
15 only one which is licensed under
16 the current requirements.

17 The other dining
18 regulations are also inequitable,
19 which I believe Councilmember
20 Brooks brought up earlier.
21 Streeteries and sidewalk cafés are
22 only by-right in selected
23 neighborhoods. Most of these
24 neighborhoods have a Business
25 Improvement District. And Section

1 9-215 defines by-right boundaries
2 using the specific boundaries of
3 these BIDS.

4 By definition, BID
5 boundaries have wealthier residents
6 as well as businesses with greater
7 access to capital, as they are
8 created on corridors where the
9 commercial property values can
10 support the additional assessments
11 issued by BIDS. This is inherently
12 inequitable because the BIDS played
13 a major role in advocating for
14 their corridors during the outdoor
15 dining conversations, and many
16 neighborhoods and restaurants do
17 not have the same voice at the
18 table.

19 Every restaurant on a
20 commercial corridor in Philadelphia
21 should have the same process and
22 opportunity to utilize outdoor
23 dining for their business, whether
24 they are located in a corridor with
25 a BID or not.

1 The BID Alliance published
2 its policy agenda at the beginning
3 of 2023 and recommends the City
4 make outdoor dining on every
5 commercial corridor by-right.
6 Businesses should have access to
7 use of the parking lane in front of
8 their space for seating by-right
9 and use of the adjacent parking
10 lane by-right with permission of
11 that property owner.

12 The process for obtaining a
13 streeter license should also be
14 streamlined as much as possible.
15 As we've heard, businesses must
16 obtain professional drawings, have
17 architects on retainer, meet with
18 several City departments, pay
19 various fees. But in many cases,
20 businesses must also obtain an
21 ordinance from City Council and
22 engage in a lengthy legislative
23 process. Based on the lack of
24 businesses who are licensed, it is
25 clear these requirements are

1 burdensome.

2 We also recommend sidewalk
3 café seating be by-right in all
4 commercial corridors. Every
5 restaurant in Philadelphia should
6 have the right to place a few
7 tables and chairs in front of their
8 establishment without needing a
9 City ordinance. Outdoor dining,
10 specifically sidewalk seating, adds
11 significant revenue for little
12 investment for small restaurants.

13 To tell a story about a
14 restaurant in my neighborhood, this
15 is especially critical for first-
16 time restaurant owners often who
17 are many new Americans. Pera
18 Turkish Cuisine located on 2nd and
19 Laurel Streets in Northern
20 Liberties has worked for almost a
21 year on getting their sidewalk café
22 permit, which they need prior to
23 getting Council approval.

24 Pera is owned by Mehmet and
25 Eric, who both moved to

1 Philadelphia over 10 years ago and
2 opened the restaurant in 2022.
3 Pera is highly successful, but
4 still operates in only a little
5 over 1,000 square feet of space.
6 Pera's sidewalk café will add four
7 tables to their dining space which
8 will bring in significant
9 additional revenue, especially on
10 weekends when the restaurant is
11 often completely booked.

12 The dozens of requirements
13 needed for the sidewalk café
14 license, including several
15 revisions to their plan by an
16 architect and still waiting to get
17 on the Council calendar, will mean
18 Pera will have spent over a year
19 just to place four tables on their
20 sidewalk. The current regulations
21 are incredibly difficult and
22 complex for most restaurant
23 operators, but are specifically an
24 added burden for small new American
25 restaurants. Thank you for

1 allowing me to share this and I
2 welcome any questions.

3 MR. HOMMEL: I'm Nate
4 Hommel, Director of Planning and
5 Design for University City
6 District. Chair Young,
7 Councilmember Landau and members of
8 the Committee of Streets and
9 Services, thank you for allowing me
10 to provide this testimony regarding
11 steeteries and the necessary
12 regulatory reforms.

13 As representative of
14 University City District, I'm
15 honored to speak on this critical
16 matter that significantly impacts
17 our City's vitality and vibrancy.
18 My organization University City
19 District was founded in '97, by
20 partnering with the world-renowned
21 anchor institutions, small
22 businesses and residents to improve
23 economic vitality and quality of
24 life in Philadelphia's University
25 City.

1 Our primary mission is
2 community revitalization. We work
3 within a place-based data-driven
4 framework to invest in world-class
5 public spaces, address crime and
6 public safety, support small
7 businesses along our commercial
8 corridors, connect low-income
9 Philadelphians to careers and
10 employer partners and promote job
11 growth and innovation. Every day
12 we work to change places and change
13 lives.

14 Before delving into
15 specifics, I want to thank Chair
16 Young, Councilmember Landau and all
17 Committee members for their
18 dedication to addressing this issue
19 and facilitating this critical
20 discussion. My organization
21 University City District has been
22 at the forefront of urban
23 revitalization efforts. With
24 experience ranging from large-scale
25 public space projects like the

1 Porch at 30 Street Station, Trolley
2 Portal Gardens on Baltimore Avenue
3 to neighborhood safety and
4 commercial corridor activation
5 projects like parklets and
6 pedestrian plazas.

7 Of particular note for this
8 Streeteries's hearing was that we
9 introduced parklets to Philadelphia
10 in 2011. A parklet is a pure
11 public space that is a simple
12 seating platform with protective
13 barriers that showed on average a
14 20 percent increase in sales to our
15 restaurants. With the onset of the
16 pandemic, we collaborated with the
17 City to strategize the activation
18 of public spaces, leading to the
19 emergence of streeteries, a concept
20 derived from our previous
21 experience with parklets in West
22 Philadelphia from 2011 to 2022.

23 The design of streeteries
24 or parklets is intricate and often
25 necessitates the involvement of

1 costly design professionals. We
2 propose pre-approved, standardized
3 modular options to democratize
4 access to streeteries as an
5 economic development tool for
6 restaurants. This approach will
7 streamline the process and
8 alleviate financial burdens for
9 restaurant owners.

10 Standardized options will
11 promote fairness and equality among
12 restaurants, particularly
13 benefiting establishments owned by
14 individuals from marginalized
15 communities. By reducing the need
16 for hiring design professionals,
17 these standardized options empower
18 restaurant owners to focus on their
19 businesses, saving valuable time
20 and resources.

21 Reflecting on our
22 experience with parklets, we
23 recognize the importance of an
24 iterative approach to streeteries.
25 Learning from the evolving needs

1 and preferences of the community,
2 we envision a phased implementation
3 that allows for adjustments and
4 enhancements over time. This
5 iterative process proved successful
6 with parklets and is essential for
7 effectiveness of streeteries.

8 While promoting the
9 activation of public spaces, we
10 must prioritize pedestrian safety,
11 especially for corner restaurants.
12 Similar to our previous parklet
13 designs, we propose leaving the
14 portions nearest to corners
15 uncovered to ensure visibility and
16 mitigate potential hazards.

17 Drawing from past successes
18 in Philadelphia's right-of-way
19 activation projects, I urge the
20 Committee to embrace innovation and
21 flexibility in regulating
22 streeteries. We can create dynamic
23 inclusive public spaces that
24 benefit our communities by
25 fostering collaboration and

1 adaptability.

2 In conclusion, I sincerely
3 thank the Committee on Streets and
4 Services for their commitment to
5 advancing urban development
6 initiatives. By working together,
7 we can establish a regulatory
8 framework for streeteries that
9 fosters innovation, equity and
10 safety. Thank you for your time
11 and consideration.

12 COUNCILMAN YOUNG: Thank
13 you so much for your testimony. I
14 just have one question. Since
15 majority of the BIDS that we have
16 are outside of the Center City
17 zone, I guess can you reiterate
18 your position on allowing a more
19 by-right process for sidewalk cafés
20 and streeteries in areas where
21 there are BIDS that are created by
22 the City?

23 MR. HOMMEL: For sidewalk
24 cafés or for streeteries?

25 COUNCILMAN YOUNG: For both

1 essentially.

2 MR. HOMMEL: For us because
3 I'm in the 3rd Council District, we
4 are all approved. We're the only
5 one that has a blanket approval
6 outside of Center City. But
7 sidewalk cafés remain onerous and
8 requires the restaurants to get
9 involved in the legislative
10 process. The sidewalk cafés are
11 certainly more of a challenge, but
12 actually that's what most
13 restaurants in our district have
14 been asking me for because of the
15 streeteries. Even though they're
16 by-right, because of the
17 difficulties of all the design
18 professionals and the reviews and
19 other things, they say you know
20 what, I'll just get a couple tables
21 and chairs.

22 But even in that getting in
23 ordinance, they have to hire an
24 architect. They again have to have
25 an architect on retainer because it

1 lasts for months and months and
2 months even though I'm there
3 holding their hand the whole time
4 saying, this is what you need to
5 do, here's who you can talk to,
6 here's who the City officials are
7 that you need to speak with. Even
8 with that, it takes many months for
9 one or two tables.

10 And so, it seems like that
11 could be a by-right situation very
12 easily. You just don't block a
13 fire hydrant, don't block the
14 emergency, et cetera, et cetera,
15 and boom, you can just have these
16 things. So the safety is number
17 one. Safety has to be considered.
18 We don't want to jeopardize
19 anything like that, but the ease of
20 access to get these items having
21 by-right options certainly makes it
22 easier for people that don't have
23 the resources, don't know the
24 Councilmember, don't know City
25 officials, don't know people in the

1 Business Improvement District.

2 They should be able to just get
3 these items because we've proven
4 with our parklets it increases
5 business by 20 percent just with
6 parklets, and during streeteries it
7 saved the restaurant industry.

8 Our argument is you pay for
9 the infrastructure, that 20 percent
10 increase in sales continues year
11 after year after year, and that
12 parklet or streeteries has paid for
13 itself. So this is clearly an
14 economic development tool. Again,
15 with new Americans, with Black and
16 Brown businesses, there aren't a
17 lot of resources. There aren't as
18 many options for them to go out for
19 these things.

20 And so, I think the more we
21 can have a standardized set of
22 like, hey, pick from Option A, B
23 and C, if you're deep-pocketed and
24 you don't want those, great, you
25 can still go through the process.

1 But for those that don't have that,
2 it would be a lifeline to say,
3 boom, I can just get this, I can
4 save up that money and I can get
5 this maybe in Year 2 or 3 of this
6 process.

7 COUNCILMAN YOUNG: Thank
8 you so much.

9 Any questions from members
10 of the Committee?

11 (No response.)

12 COUNCILWOMAN LANDAU: Thank
13 you so much.

14 MS. MARTIN: Thank you.

15 COUNCILMAN YOUNG: Thank
16 you so much for your testimony. I
17 really appreciate your time today.

18 Mr. Pullin, are there any
19 other witnesses to testify?

20 THE CLERK: Yes, there are.
21 The next witnesses to testify are
22 Cassie Tomkins, Senior Director of
23 Government and Civic Affairs at
24 Visit Philly and Ashley Misceovich,
25 Manager of Local Government

1 Advocacy and Engagement at the
2 Philadelphia Chamber of Commerce.
3 (Witness approached Witness
4 table.)

5 COUNCILMAN YOUNG: Thank
6 you. Proceed with your testimony.

7 MS. TOMKINS: Thank you so
8 much for having me this afternoon.
9 I'm here to testify in support of
10 Resolution 240136, introduced by
11 Councilmember Landau. My name is
12 Cassie Tomkins and I'm the Senior
13 Director of Government and Civic
14 Affairs at Visit Philadelphia.

15 As you know, Visit Philly
16 is the official destination
17 marketing organization of the
18 Philadelphia five-county region.
19 Our mission is to build Greater
20 Philadelphia's image, attract
21 leisure visitors and boost the
22 local economy. Culinary
23 experiences are a key marketing
24 pillar for Visit Philadelphia.
25 Meaning, that we are often leaning

1 into this when we're advertising to
2 folks outside of the region as a
3 reason to come to Philadelphia.
4 And food and beverage is the
5 largest category of direct visitor
6 spending, accounting for over a
7 quarter of all visitor spending in
8 the City. So when they come, what
9 they're wanting to spend their
10 money on is food.

11 And we know from perception
12 studies that we commissioned from
13 Ipsos research firm that
14 restaurants and dining are key
15 motivators for getting people to
16 travel, not just to Philadelphia
17 but across all destinations. And
18 when restaurants thrive, there's
19 increased foot traffic and more
20 visitors, residents and regional
21 residents spend time and money in
22 our commercial corridors.

23 Not only did the pandemic
24 negatively impact restaurants, it
25 also showed us how crucial the

1 dining scene is to the vitality of
2 our communities. We encourage City
3 Council to adopt this resolution
4 and look into ways to make the
5 process for gaining and maintaining
6 streeteries easier for restaurants,
7 equitable across neighborhoods and
8 beneficial for residents and
9 visitors alike. Thank you.

10 COUNCILMAN YOUNG: Thank
11 you so much. Just one question I
12 have. I know Philadelphia is known
13 for our restaurant scene, as our
14 Center City. We don't have a lot
15 of the large chain restaurants
16 here. So could you talk about how
17 the regulations, if any, has it
18 suppressed any visitation or have
19 you had any issues from visitors
20 when trying to navigate our
21 restaurant scene here?

22 MS. TOMKINS: Well, one
23 point I just wanted to make, you
24 reminded me, Philadelphia actually
25 has more restaurants per capita

1 than New York City, so we are known
2 for having a lot of restaurants,
3 small restaurants, as you said not
4 owned by chains.

5 I don't actually have any
6 data on the regulations impacting
7 travel, but I will say as we can
8 all anecdotally say we enjoy eating
9 out, and I think having a lively
10 street scene would be actually a
11 draw to come to Philly, especially
12 for our day trippers, people who
13 are coming from the regions who
14 might want to come in for a meal
15 with their families. If you know
16 there's a vibrant outdoor scene,
17 you might want to come more often.

18 COUNCILMAN YOUNG: Yes.
19 Just anecdotally, I'm going to New
20 York this weekend for a day, right.
21 And as we're walking around whoever
22 has somewhere outside, that's
23 probably where we're going to go
24 because it catches our attention.

25 MS. TOMKINS: Yeah,

1 especially with the spring weather.

2 COUNCILMAN YOUNG: Yes.

3 Any questions from members of the
4 Committee?

5 (No response.)

6 COUNCILMAN YOUNG: Seeing
7 none, thank you so much for your
8 testimony, I appreciate it, today.

9 MS. TOMKINS: Thank you.

10 COUNCILMAN YOUNG:
11 Mr. Pullin, please call our last
12 witnesses to testify please.

13 THE CLERK: The next
14 witnesses to testify are Eli
15 Storch, Chair of the Design
16 Advocacy Group. I believe Ariel
17 Ben-Amos, founder of StreetBoxPHL
18 is not here anymore. It's just
19 Mr. Storch.

20 COUNCILMAN YOUNG: And was
21 there anyone who signed up to
22 testify today as well for public
23 comment?

24 THE CLERK: Yes. We have
25 one, Paul Lipton, if he's still

1 available. You can feel free to
2 come up and testify on the panel.

3 COUNCILMAN YOUNG: Thank
4 you. Please come up to the panel.

5 (Witnesses approached
6 Witness table.)

7 COUNCILMAN YOUNG: Please
8 state your name and begin your
9 testimony please.

10 MR. STORCH: Sure thing.
11 My name is Eli Storch. I chair the
12 Design Advocacy Group. Chairperson
13 Young, Councilmember Landau,
14 members of the Streets and Services
15 Committee, it's a pleasure to
16 testify before you today on the
17 opportunity to revisit streeteries
18 after the program languished since
19 pandemic regulations were lifted.

20 This program can and should
21 work. Philadelphia's restaurants,
22 as have been stated again and
23 again, are world renowned and a
24 source of pride for our citizens.
25 And at the same time when retail's

1 struggling and commercial corridors
2 need a boost, a successful outdoor
3 dining program can provide many
4 solutions.

5 What is required to revise
6 and implement such program is
7 leadership, leadership to navigate
8 the City's agencies. We've heard
9 all about the many boundaries
10 there, bringing them together to
11 find solutions that are more than a
12 mere agglomeration of various
13 agency requirements but coordinated
14 commonsense regulations that
15 represent best practice.

16 Leadership to coordinate
17 meaningfully with PennDOT to
18 provide peace of mind to restaurant
19 owners so that they're not under
20 that constant threat of an outside
21 authority, and leadership to make
22 this program a priority.

23 We thank Councilmember
24 Landau for taking the first step,
25 but it's critical that other

1 members of Council and the Mayor's
2 Office get on board and prioritize
3 the streeteries program. Outside
4 of City Hall, that the will is
5 there, not just from restaurant
6 owners looking for additional
7 seating, but from communities eager
8 for greater foot traffic, active
9 street culture which provides more
10 safety and a higher quality of
11 living while supporting other local
12 businesses. And frankly, people
13 like it. Folks enjoy it.

14 The design community is
15 prepared to support these efforts
16 as well, whether the goal is
17 standardizing design options as
18 Nate was talking about, evaluating
19 and modifying regulations to
20 achieve best practice outcomes or
21 designing the most beautiful
22 interesting and welcoming
23 structures for dining that meet the
24 various regulatory criteria.

25 As with any design

1 development and construction
2 project, clarity and certainty lead
3 to better more consistent outcomes.
4 The Design Advocacy Group is
5 excited to offer our support and
6 assistance with the review of both
7 the design and regulatory
8 requirements for the Streeteries
9 Program, DAG's Philadelphia
10 Streeteries Visioning Guide, which
11 was published in August of 2022
12 represents months of research,
13 outreach and public meetings and
14 design studies with City officials,
15 restaurant owners, design
16 professionals, community
17 representatives, commercial
18 corridor managers and others. And
19 throughout that process, it was
20 reinforced again and again how much
21 momentum was behind the program.

22 Sadly, we as a city have
23 squandered that momentum. But with
24 the leadership of Council and the
25 Mayor's Office, we look forward to

1 joining in a rejuvenated process
2 that studies best practice
3 precedence from other cities, both
4 domestically and abroad, and
5 combines them with all the elements
6 that make Philadelphia special and
7 challenging to yield an actionable
8 outcome that benefits the City.

9 Thank you for your time. It's a
10 privilege to be here.

11 COUNCILMAN YOUNG: Thank
12 you so much for your testimony.

13 Please proceed with your
14 testimony. Do you have any --

15 MR. LIPTON: Yes. Thank
16 you for your time and for this
17 opportunity to speak to the
18 Councilmembers. Today I'm speaking
19 as a member of the public. I don't
20 represent or have any affiliation
21 with any restaurateurs or the
22 industry as a whole or any of its
23 related vendors for that matter.

24 COUNCILMAN YOUNG: Please
25 state your name for the record,

1 sir. I'm sorry.

2 MR. LIPTON: Yes. My
3 apologies. My name is Paul Lipton.
4 I'm a citizen in Philadelphia. I
5 live in the Graduate Hospital area.
6 Do you need more specific
7 information or is that adequate?

8 COUNCILMAN YOUNG: No, sir,
9 that's adequate.

10 MR. LIPTON: Okay. So I
11 wanted to take this opportunity to
12 speak in support of some of what
13 we've heard today and what Member
14 Council Landau has been
15 encouraging, which is streamlining
16 and improvement in the process.
17 I'm speaking personally from a
18 handful of perspectives.

19 My wife has some medical
20 issues and also she is hearing-
21 impaired. So the streeteries for
22 us -- we've all seen, for example,
23 people pull up a wheelchair at a
24 streeteries or a sidewalk café and
25 certainly people with those

1 disabilities are served and we see
2 people with dogs and all that, but
3 there are many other constituencies
4 with medical problems that are
5 dependent upon these sidewalk cafés
6 and streeteries if we wish to dine.

7 So in the case of hearing
8 disability, my wife uses hearing
9 aids. Just to make that clear, a
10 lot of people wear hearing aids.
11 If you look for them, you can see
12 them. I know there was a gentleman
13 here I saw had one on. According
14 to the National Council on Aging,
15 there are 28.8 million Americans
16 who have hearing disability that
17 would significantly benefit from
18 hearing aids. That's expected to
19 double by 2060 because we're
20 getting older, because we use
21 earbuds for if we go to concerts.
22 There's a lot of reasons, but it is
23 inevitable. We have an aging
24 population. It's inevitable that
25 more and more people will have

1 these disabilities.

2 For my wife who can't be
3 here today, she is unable to dine
4 indoors because almost all
5 restaurants are too noisy for her
6 to do what we really do when we
7 wish to dine which is to socialize.
8 It's one of the things that makes
9 Philadelphia great, is these
10 restaurants, and certainly she is
11 largely unable to take advantage of
12 that now. Even though we're
13 fortunate to have the disposable
14 income and ability to go to these
15 restaurants, there are quite a few
16 that we can't.

17 She also has in addition to
18 a hearing deficiency, she has
19 something that's actually
20 relatively common for people who
21 have hearing damage and you may not
22 have heard of it before, it's
23 called hyperacusis which means even
24 though she can't easily understand
25 what people are saying in noisy

1 environments, and as we know some
2 restaurants for better or worse,
3 they use words like lively, but for
4 those of us who see the word lively
5 or exciting, we know that means
6 loud as a jet engine, so we just
7 don't give our money or go to those
8 places. You could tell a little
9 frustration there. I'm sorry if I
10 let that show.

11 But when you have
12 hyperacusis, it's physically
13 painful for you to hear a loud
14 noise. So you can imagine how
15 difficult that is for people who
16 suffer from that particular hearing
17 disability. And it often
18 accompanies other hearing loss to
19 varying degrees. So for us as
20 people who have chosen to live in
21 Greater Center City, this is a real
22 issue. And we all know -- you can
23 see I'm wearing a mask. That
24 relates to the other medical
25 issues. We all know that this

1 isn't the only pandemic we're going
2 to have. We know that RSV or other
3 things will happen because of
4 climate change or all that.

5 I'm an engineer by
6 background, so the first thing I
7 think is are we resilient or are we
8 going to go into panic mode when we
9 have to all dine outside again.
10 And the charm of this City is also
11 its resilience in terms of its
12 restaurants and that academic base,
13 if I may speak that opinion.

14 And also, in my own nature
15 of work as an engineer, I've had to
16 travel from Prague to Tokyo. And
17 I've been fortunate enough to go to
18 a lot of cities, and the only ones
19 you want to go back to are the ones
20 that have the outdoor dining, the
21 charm, that European feel. And
22 Philadelphia which is in so many
23 ways a European city. I can't see
24 economically, I can't see in terms
25 of our quality of life as citizens

1 why we aren't leaning into that
2 more.

3 Why it isn't the easiest
4 thing in the world in a city like
5 this, especially if you're a small
6 restaurateur to at least jumpstart
7 into a small café with three or
8 four tables, but also easier for
9 people to offer streeteries that
10 can support three- or four-season
11 dining, which of course means some
12 kind of electrification or heat.

13 Because what we do now to
14 be honest is in January we don't
15 dine out. And if there are
16 restaurants that we could go to and
17 support with our dollars and our
18 enthusiasm, they're completely
19 close to us, if they don't have the
20 ability to properly heat and with
21 proper ventilation -- guys, please
22 still have those outdoor dineries.
23 So I guess I shouldn't really take
24 much more of your time.

25 I very much appreciate that

1 you've listened to me so far. And
2 again, I apologize for the
3 extemporaneous nature of what I'm
4 saying. I have no notes or
5 preparation. I literally saw
6 Councilmember Landau's tweet --
7 well, my wife showed me. I don't
8 tweet or X last night. I did send
9 you an email. But I just want to
10 thank you for your time and
11 attention. And I'd be perfectly
12 comfortable answering any questions
13 you might have.

14 COUNCILMAN YOUNG: Thank
15 you both for your testimony.
16 Mr. Lipton, thank you for your
17 testimony specifically coming down
18 here as just a common citizen of
19 our City who just wants to enjoy
20 the benefits of living in the City.
21 So again, thank you so much.

22 I do have a question for
23 Mr. Storch. Can you describe to us
24 some of the materials that are
25 required to design some of these

1 streeteries? And is there a way
2 where you think we can offer more
3 lightweight materials, a little
4 more cheaper materials to help some
5 of these restaurant owners out?

6 MR. STORCH: So New York
7 City's doing some interesting work
8 with prototyping, and inevitably
9 those prototypes cost a little bit
10 more. But once they can make them
11 and begin to standardize them, the
12 cost comes down considerably and
13 they're using lighter gauge
14 aluminums and things that either
15 allow you to move the whole device
16 easily or lift up panels. So if
17 you are over any sort of
18 underground utilities, you could
19 fully expose those for maintenance
20 without having to deconstruct the
21 streeteries.

22 The nice thing is when we
23 started studying this in 2022, we
24 were out front with everybody else
25 trying to figure it out. There's

1 been a lot of work done so there
2 are a lot of really good precedence
3 around the country. And that's
4 just one off the top of the head.
5 So I think with some research, the
6 focus on resilient materials and
7 lightweight materials is a really
8 critical one, whether it is that
9 aluminum or fiberglass or some
10 other lightweight materials that
11 can be prefabricated going back to
12 the standardization approach.

13 COUNCILMAN YOUNG: Thank
14 you.

15 Are there any questions
16 from members of the Committee?

17 Councilmember Harrity.

18 COUNCILMAN HARRITY: Not
19 really questions. I'd just like to
20 thank everybody who came out today
21 and actually thank Rue for putting
22 the legislation in. I grew up in
23 the restaurant business. I dropped
24 out of high school at 16 and was
25 able to make a living and then

1 actually support a family from
2 working in the restaurant business.

3 And I know how important it
4 would have been to have three extra
5 tables with 36 extra covers if we
6 can make three turns, you know, the
7 restaurant business. That's money
8 for restaurant and it's also money
9 for the employees working there.

10 So I commend Rue on putting this up
11 because I too love the outdoor
12 cafés. And if I had a choice and I
13 was going out and it's nice out, I
14 want to eat outside. I want to sit
15 around, enjoy the atmosphere and
16 people watch, you know, watch
17 everybody going by and all that
18 stuff that you do.

19 So I'd just like to commend
20 it. And we really do need to make
21 it easier. And like you said,
22 there's other kinds of stuff that
23 we can use now. They have plastic
24 that's stronger than steel now.
25 You know, it's very lightweight.

1 So I appreciate it and I thank you,
2 Rue.

3 COUNCILMAN YOUNG:

4 Councilmember Landau.

5 COUNCILWOMAN LANDAU: Thank
6 you. No specific questions, but I
7 also just want to take a second to
8 thank everybody. We are so
9 appreciative of our small
10 businesses here in Philadelphia,
11 our small restaurants, for
12 everything that you've already gone
13 through in this process.

14 I've talked to many
15 restaurateurs who spent a lot of
16 money to create structures that
17 they just had to take down, and
18 we're now saying -- hopefully we'll
19 open up the avenue for you to do it
20 again. But hopefully they will
21 also last this time.

22 We are going to all take in
23 everything that you've told us, and
24 I know that especially Chair Young
25 and I are going to sit down and see

1 what solutions we can come up with
2 in working with the Administration
3 who we appreciate so much. 2026 is
4 just around the corner and we do
5 want to make sure that Philly's got
6 such a vibrant, sometimes quiet and
7 vibrant, restaurant scene and want
8 to make sure it's accessible to
9 everybody. So thank you again for
10 your time and coming out, and we
11 want to support you in every way
12 that we can.

13 COUNCILMAN YOUNG: Thank
14 you.

15 Councilmember Brooks.

16 COUNCILWOMAN BROOKS: I
17 think I want to jump on the thank-
18 you train too. Once again I love
19 outdoor eating and dining. And
20 just being in the hearing just
21 hearing some of the restaurants
22 that are represented reminded me
23 like, I need to make reservations.
24 As the weather changes and we want
25 to be able to get out and enjoy the

1 weather, I am with my colleagues to
2 make sure that we can work as hard
3 as possible with the restaurateurs
4 and the City to make sure this
5 opportunity is made available as
6 soon as possible into the summer
7 and spring, but even more so
8 everyone's talking about 2026. We
9 have a big opportunity in the City
10 and we just need to get it right.

11 So thank you to the City
12 representatives for the work that
13 they're doing to move this forward.
14 Thank you to the restaurateurs.
15 And thank you so much,
16 Councilmember Landau, for bringing
17 up this issue.

18 COUNCILMAN YOUNG: Thank
19 you.

20 Being no more questions, I
21 appreciate your time -- sorry.
22 There's one more coming to testify.

23 (Witness approached Witness
24 table.)

25 COUNCILMAN YOUNG:

1 Mr. Carroll.

2 MR. CARROLL: Thank you,
3 Chairman and members. I don't want
4 to prolong this. I just wanted to
5 clarify a couple things from
6 previous testimony. First, I just
7 want to be clear that lighting is
8 allowed in streeteries. The
9 question I think that comes up is
10 how the power is provided to those
11 lightings. So it is correct that
12 we do prohibit lines being extended
13 from the building to the streetery,
14 whether it's overhead or
15 underground, and the reasoning it
16 has to do with compliance with
17 code, also not creating tripping
18 hazards and not creating excavation
19 for these. But what we expect is
20 for people to use portable power.
21 So powerpacks for lighting is
22 perfectly acceptable. That's not a
23 problem at all.

24 The second thing, I want to
25 clarify my own comments about the

1 questions that have come up or have
2 not come up on the guidelines. So
3 in the process of issuing the
4 latest round of guidance which came
5 out in February, getting from the
6 end of the pandemic to here, there
7 were an abundance of questions and
8 comments that have come in around
9 that guidance. But since these
10 guidelines were put out February of
11 this year, we have not heard any
12 questions from anybody through the
13 Commerce Department, which has been
14 the main department focused on the
15 guidance.

16 And specifically, what
17 we're looking for is confusion
18 about things. We understand that
19 people don't like some of the
20 things that are on the guidance.
21 And so, we certainly want to do our
22 best to make sure people are
23 accommodated. But we're also very
24 much concerned in the clarity. And
25 I think you guys have been

1 explicit, you want things to be
2 clear and understandable. And so,
3 that was what my comment was
4 directed to.

5 But of course, we look
6 forward to making improvements and
7 making this easier for people all
8 around. So thank you for allowing
9 me to correct those two things.

10 COUNCILMAN YOUNG: Okay.
11 Thank you so much.

12 Now, that will conclude our
13 public --

14 COUNCILMAN SQUILLA: One
15 question.

16 COUNCILMAN YOUNG: Oh,
17 sorry. Councilman Squilla.

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

20 You stated the guidelines
21 and folks have rolled into trying
22 to comply to those guidelines.
23 What is the process and policy to
24 help people comply to what we have
25 now and how can we make it so that

1 we --

2 MR. CARROLL: So as we're
3 listening to testimony, I think
4 it's worth also stating that we do
5 have a system for appointments.
6 Streets Department takes
7 appointments for folks to address
8 any issues that they have, with
9 coming into compliance, with
10 filling out the applications, with
11 getting to the point where they
12 have a license. And they do have
13 staff within Streets Department
14 that is dedicated to outdoor
15 dining.

16 Now, I think one of the
17 things we need to look at is why
18 people either don't feel like
19 that's adequate, why they may not
20 know about it and whether those
21 folks need to have more visibility
22 across the whole spectrum of, you
23 know, I think we listed seven
24 departments that are involved. And
25 so, we can work to improve that, I

1 think.

2 COUNCILMAN SQUILLA: I
3 think the other concern is that
4 when they do apply, it takes long
5 to get the comments back, right.
6 And then they have to -- the way we
7 notify them is we put it up in
8 eCLIPSE, right. And then if they
9 don't look at their eCLIPSE
10 account, they don't know. So now,
11 there's comments, they're waiting,
12 you're waiting, we're waiting,
13 right. Everybody's waiting, but
14 there's got to be a way to notify
15 and say, hey, these two things need
16 to be changed.

17 MR. CARROLL: Yeah.

18 COUNCILMAN SQUILLA: Do we
19 contact them just through putting
20 that up in eCLIPSE? Do you send
21 them an email?

22 MR. CARROLL: I will have
23 to take a closer look at that, and
24 that may be something we need to
25 push out, like you say a little bit

1 more robustly so they can see and
2 then be told to check eCLIPSE and
3 come back to us, so that's
4 something that we need to improve
5 as well.

6 COUNCILMAN SQUILLA: Okay.
7 Thank you. Because the goal is to
8 get people to have it open and
9 comply and do the best we can,
10 whatever the rules and regulations
11 are or whatever we change them to.
12 And this way just notifying them by
13 putting it up in eCLIPSE, I don't
14 think it's the best way to do that
15 because they would have to go into
16 their eCLIPSE account look and say,
17 hey, do I have any comments yet and
18 I already applied and not getting
19 something back.

20 And so, we go back and
21 forth. And your staff is great.
22 We harass the hell out of them when
23 we're trying to get people up and
24 running, because a lot of these are
25 outside certain areas, are done

1 through ordinance, right. So the
2 ordinance has to be in compliance
3 before we could then move forward
4 with that.

5 MR. CARROLL: Yeah.

6 COUNCILMAN SQUILLA: So
7 hopefully there's a path that's a
8 little quicker and that no
9 notification is sent back and
10 forth. So when we call, the
11 Streets Department will say, oh, we
12 sent the comment in; oh, we didn't
13 know there was a comment; oh, we
14 sent that back, Streets is
15 reviewing it now; we didn't get it
16 back, and it goes back and forth.

17 MR. CARROLL: Yeah.

18 COUNCILMAN SQUILLA: I
19 don't know if Keisha wants to
20 say --

21 MS. DUCKETT: I was just
22 going to add, if this is still on,
23 one more comment. So for folks
24 that do have --

25 COUNCILMAN SQUILLA: Just

1 state your name.

2 MS. DUCKETT: Keisha

3 Duckett, Streets Department. So

4 for those that do have an

5 application in with eCLIPSE, a lot

6 of times they don't add a co-

7 applicant. Typically what we

8 encourage is that the applicant be

9 whoever is the person who prepared

10 the drawing and then the co-

11 applicants can be the owner,

12 owner/representative, anyone else,

13 and then they will all receive a

14 notification. Because a lot of

15 times it may be the owner who's

16 reaching out for the status, but

17 they're not the one who was

18 actually the applicant. By adding

19 the co-applicants, they will all

20 receive the same notifications, and

21 that's an email.

22 COUNCILMAN SQUILLA: They

23 would get an email notification?

24 MS. DUCKETT: Yes, the

25 email goes into eCLIPSE and then

1 they will all receive the
2 notifications.

3 COUNCILMAN SQUILLA: And
4 that's on your initial application?

5 MS. DUCKETT: Yes.

6 COUNCILMAN SQUILLA: So we
7 would need to inform them to put
8 both the co-applicant on there?

9 MS. DUCKETT: Yes.

10 COUNCILMAN SQUILLA: Okay.
11 That's good to know. Thank you.

12 COUNCILMAN YOUNG: Thank
13 you. That concludes our public
14 hearing. But I note there was an
15 error when amending one of the
16 bills, so we would have to enter
17 back into the public meeting for an
18 amendment to Bill No. 240122.

19 For the record, we stated
20 that there was amendment to Bill
21 No. 240022. However, the correct
22 number is 240122. So I --

23 THE CLERK: No, the --

24 (Brief pause.)

25 COUNCILMAN YOUNG: Never

1 mind. So with that, Mr. Pullin,
2 can you please read the names of
3 folks who have provided a written
4 testimony to be added to the public
5 record.

6 THE CLERK: Entering into
7 the public record will be written
8 testimony from Job Itzkowitz, Old
9 City District; Jennifer Rodriguez,
10 Philadelphia Hispanic Chamber of
11 Commerce; Ashley Thomas, Royal
12 Restaurant Group; Katrina Johnston-
13 Zimmerman, Think Urban; Owen
14 Kamihara, El Camina Real; and
15 nearly 100 survey responses from
16 constituents provided to us by the
17 Office of Councilmember Rue Landau.

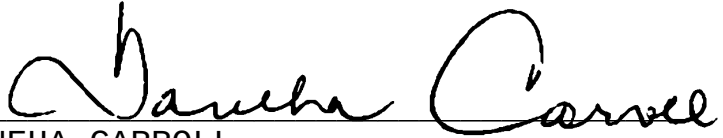
18 COUNCILMAN YOUNG: Thank
19 you so much, Mr. Pullin.

20 This concludes the business
21 before the Committee on Streets and
22 Services today. Thank you very
23 much for your attendance.

24 (Committee on Streets and
25 Services concluded at 2:46 p.m.)

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

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

A handwritten signature in black ink, reading "Taneha Carroll". The signature is fluid and cursive, with the first name "Taneha" and the last name "Carroll" clearly distinguishable.

TANEHA CARROLL
Court Reporter - Notary Public

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

	136:16	138:16	23rd	28:21
\$	15	2022	10:5	30:10, 21
\$1	23:9 93:20	47:22	240021	42:7, 16
151:22	138:1	140:21	11:7 42:5,	43:7
\$1,750	15th	158:2	15 43:6	200:18, 22
151:2	131:2	161:22	240022	240123
	16	177:11	11:7 38:25	31:9 32:13
1	131:3	186:23	39:4, 8, 22	41:2, 6, 10,
1	153:19	2023	42:5, 15	17 42:2, 7,
17:22	187:24	47:12, 17	43:6	17 43:8
119:8	170086	145:8	200:21	240136
1,000	17:24 20:6	156:3	240086	44:16 46:6
158:5	22:21 23:3	2024	17:22	153:16
10	190379	22:6 23:9	19:21 22:4	169:10
93:20	20:7	27:8 30:20	23:10	240155
107:3, 4, 6	19125-2913	2026	42:6, 15	11:8 42:8,
158:1	24:10	108:24	43:6	17 43:8
100	27:25	119:19	240090	240156
135:18	19th	131:19	11:8 42:6,	11:8 42:8,
107	10:1	145:25	15 43:6	17 43:8
22:20		190:3	2401	240158
11	2	191:8	24:1, 8	33:22, 23
118:17	2	2060	25:16, 22	35:7 42:8,
131:11	17:23 29:5	180:19	26:25	18 43:9
113	119:9	21	27:23	240186
135:20	168:5	23:3 27:8	29:2, 8	11:8 42:9,
118	20	30:20	30:15	18 43:9
47:23	29:6 74:21	210828	240100	240188
12	123:5	20:7	12:7 13:5	11:9 42:9,
129:5	144:20	22	15:4 42:6,	18 43:9
12-900	161:14	17:24 20:8	16 43:7	240189
33:24 35:9	167:5, 9	136:3	240121	11:9 42:9,
125	2011	22nd	23:23	18 43:9
144:17	161:10, 22	10:4	25:10	240190
14	2017	23	26:19 27:9	11:9 42:9,
48:2, 5	17:24 20:8	135:23	42:6, 16	19 43:10
59:21	23:4	136:2, 4	43:7	240212
82:12	2020	230652	240122	11:6
		20:7	24:4	42:10, 19
			27:18, 20	

43:10				
240213	3	4	7	A
15:10	3	4	7	abandon
16:12	35:13	131:11	107:4	72:4
40:1, 5, 9,	119:10	40	70,000	ability
23 42:10,	131:11	107:17	94:16	76:6
19 43:10	168:5	400	78,000	142:23
240214	30	106:9	130:22	181:14
11:6	48:11	40th		184:20
42:10, 20	81:17 82:4	134:5	8	abroad
43:11	93:12, 16,	41	8	178:4
240217	20 107:14	107:13	22:6 25:19	absolutely
11:6	130:2	4524	26:22	61:9 79:10
42:11, 20	134:15	35:13	107:6	abundance
43:11	161:1	4th	80,000	193:7
240218	30-day	12:12	94:16	abutting
11:7	82:2	13:12, 16	800	14:2
42:11, 20	30th		154:9	academic
43:11	15:13, 16	5	88	183:12
240219	16:17, 20	5	47:17	acceptable
11:7	31st	26:1 130:8		192:22
42:11, 20	135:23	5'0"	9	acceptance
43:11	32	27:1	9	18:12
244	25:19	5,000	107:2	access
48:23	26:23	106:10	9-208	14:9 20:25
25	115:23	50	46:19	50:3
59:24	34th	47:19	9-215	51:19, 21
25,000	18:5 20:12	107:4	46:21	80:16
151:13	36	138:4	140:24	96:16
250	47:20, 25		155:1	155:7
136:23	188:5	6	97	156:6
269	39	6	159:19	162:4
18:2	59:20 60:6	29:6	9th	166:20
28.8	3rd	63	31:14	accessibili
180:15	134:6, 14	107:10	32:22	ty
2nd	165:3			50:2 111:3
157:18				accessible
				96:23
				110:2

129:9	activation	199:6	adds	190:2
190:8	161:4,17	added	103:18,21	Administrat
accidents	163:9,19	22:8 70:15	157:10	ions
52:4	active	158:24	adequate	79:18
accommodate	48:23	adding	179:7,9	adopt
20:23 75:8	176:8	18:20	195:19	171:3
accommodate	actively	101:21	adhere	adopted
d	61:4	104:5	50:7	39:9,23
193:23	activities	199:18	adjacent	40:10,24
accompanied	50:22	addition	24:8 25:21	41:11,18
52:15	53:25	50:25	26:24	42:2
accompanies	65:15	113:22	27:23	adults
182:18	149:5	116:9	29:2,7	107:10
accord	activity	181:17	31:13	advancing
23:11	103:3	additional	51:14	108:4
account	104:9	18:21	53:18 70:2	164:5
196:10	actual	21:4,8	77:12	advantage
197:16	48:2 95:18	22:24 35:8	99:21	181:11
accounting	122:22	57:19	100:10	advertising
170:6	ADA	111:4	101:1,3	170:1
achieve	96:15	124:6,19	111:9	advised
55:4	129:8	141:17	129:24	49:1
110:23	Adamo	142:2	130:19	advises
176:20	31:22	155:10	147:7	52:25
acknowledge	32:2,5,8	158:9	156:9	Advocacy
54:21	33:10	176:6	adjudicatin	169:1
122:7	97:23,24	Additionall	g	173:16
acquiring	98:14	y	77:2	174:12
122:20	adaptabilit	140:16	adjustments	177:4
Act	y	address	163:3	advocating
52:18	164:1	51:13	Admin	155:13
action	adapted	72:14	97:13	aesthetics
20:18,22	146:18	138:24	Administrat	56:7
21:15	add	142:22	ion	Affairs
22:19	57:18	160:5	19:24	12:20 13:2
142:12	112:20	195:7	89:18 91:4	16:2,9
actionable	148:9	addressed	102:6,14,	19:5,18
178:7	158:6	62:12	18 108:12	24:18 25:7
	198:22	addressing	112:8	
		160:18	127:2	

28:7, 18	agreement	aluminum	and/or	118:12
31:23 32:9	81:11	187:9	48:25	199:11
168:23	aids	aluminums	anecdotally	application
169:14	180:9, 10,	186:14	172:8, 19	48:20
affect	18	amazing	anecdotes	49:5, 7
123:16	aims	150:16	148:25	62:25
affected	13:24	amend	animate	81:24
49:14	air	20:4	143:15	103:22
121:2	26:22	amended	answering	115:14, 16
affiliation	Airy	20:6 32:15	185:12	136:1, 5, 8,
178:20	153:24	42:7, 8, 10,	anticipated	11 139:17
afford	align	16, 17, 19	108:23	141:22
60:22	109:14	43:7, 8, 10	anticipatin	142:13
afternoon	alike	amending	g	199:5
99:15	171:9	17:22	75:17	200:4
105:6, 18,	Allan	33:24	anymore	application
22 113:11,	113:25	200:15	173:18	s
12 120:11	alleviate	amendment	apologies	47:24
137:21	162:8	21:7 38:24	179:3	48:5, 14
153:7	Alliance	39:4, 5, 8,	apologize	64:18 65:1
169:8	153:18	22 40:1, 5,	99:3 185:2	68:7 119:6
agencies	156:1	6, 9, 23	apparent	126:3
17:3 58:19	allowed	41:2, 6, 7,	144:11	141:14, 18
68:4 135:9	50:9 69:25	10, 17 42:1	appeal	142:24
138:7	95:21	200:18, 20	136:18	195:10
139:9	102:3	amendments	appearing	applied
175:8	147:6, 17	33:2	103:8	48:2 53:21
agency	192:8	America	applaud	197:18
175:13	allowing	131:23	150:14	apply
agenda	11:4 35:4	American	Applause	53:2 118:6
156:2	79:6 92:14	158:24	133:4	143:5
agglomerati	94:23	Americans	applicant	196:4
on	102:7, 8	52:17	87:22	applying
175:12	142:7	157:17	199:7, 8, 18	49:18 69:4
aging	147:19	167:15	applicants	81:8 119:4
180:14, 23	159:1, 9	180:15	57:17	136:16
agree	164:18	anchor	64:23	appointment
78:2	194:8	159:21	111:17	67:14
				appointment
				s

68:9	23:2 47:25	argument	137:2	108:5
116:24	59:20, 21,	92:8 167:8	assume	automatic
195:5, 7	25 83:11	arguments	57:4 98:8	137:11
appreciative	97:21	76:15	atmosphere	availability
189:9	121:25	Ariel	188:15	73:6
approach	122:11	173:16	attention	avenue
53:6, 10	165:4	ARPA	84:25	12:12
162:6, 24	approving	110:14	172:24	13:12, 14,
187:12	47:24	Art	185:11	18, 23
approached	Aramingo	29:18 53:8	attorney	14:3, 13
10:17	153:21	90:15	83:17	18:5, 10, 20
34:15	architect	91:2, 7, 19,	attorneys	20:11, 17,
45:16	81:13	24 92:2, 4,	142:17	23 22:17
67:16 99:8	84:7, 16	6 138:11	attract	32:21
105:3	136:5	142:3	93:7	153:23
133:15	158:16	Arts	169:20	154:2
152:25	165:24, 25	59:3	August	161:2
169:3	architects	Ashley	177:11	189:19
174:5	133:12	168:24	authority	average
191:23	137:25	asks	10:16	94:4
approval	151:8	117:10	11:3, 12	161:13
17:4 23:10	156:17	aspect	175:21	aware
27:9 30:21	arduous	108:7	authorize	109:20
53:8 57:7,	121:21	assessments	21:8 32:16	aye
9, 16 60:16	area	155:10	111:9	39:14, 15
137:11	21:10	assist	authorized	40:15, 16
139:18	22:15	118:11	20:9	41:20, 21
141:12, 22	73:16	assistance	authorizes	43:19, 20
157:23	83:23	61:19 68:2	16:14	ayes
165:5	147:25	119:23	25:12	39:19
approvals	179:5	177:6	28:23	40:21
48:13	areas	Assistant	29:19 46:8	41:25
138:3	18:18	67:20, 23	authorizing	43:24
139:19	22:13	Associate	15:10	
142:4	103:6	20:1	17:25	B
approve	111:15	Association	18:12	back
77:19	150:7	104:22	23:24 24:5	60:17, 24
approved	164:20	105:17	27:20 31:9	62:11 63:4
17:24 20:8	197:25		44:16	

73:7 79:17	147:10	behalf	155:3,11,	10,17
81:16	base	35:3	12 164:15,	42:5,14,25
82:14,15,	183:12	106:12	21	43:5 114:2
25 85:1	based	153:16	big	115:1
88:12 94:1	69:6 93:1	beloved	119:25	200:18,20
118:13	103:19	108:7	125:1	bills
122:1,5	119:3	Ben	149:14	12:5 23:5
123:23	156:23	104:19	191:9	24:15
126:22	bashing	105:14	biggest	43:16,25
128:22	135:5	106:7	139:1	200:16
129:14,22	basic	123:14	bill	bit
136:14	75:6	Ben-amos	12:6 13:5,	55:18
183:19	basically	173:17	7 14:15	79:25
187:11	66:1 79:15	benches	15:3,8,9,	83:20
196:5	87:13	131:13	24 16:12,	85:17,25
197:3,19,	94:1,13	beneficial	14,25	90:24 96:6
20 198:9,	135:7	171:8	17:16,20,	102:16
14,16	151:7	benefit	21,23	145:9
200:17	bears	73:19	19:21	186:9
background	57:1	75:20	20:5,6	196:25
107:2	beautiful	92:20,22	22:4,8,20	Black
183:6	131:10	163:24	23:3,9,22,	74:8
backwards	176:21	180:17	23 24:4	167:15
150:12	beds	benefiting	25:10,12	blanket
bad	18:17	162:13	26:8,19,21	165:5
85:7	began	benefits	27:8,14,19	blindsided
Baltimore	138:21	80:15	28:4,21,23	103:7
161:2	140:20	178:8	30:2,10,	block
Bar	begin	185:20	13,20	95:24
113:22	25:1 34:19	Bethel	31:7,8	166:12,13
barriers	153:4	35:3	32:13,15	blocking
52:16 53:4	174:8	beverage	33:3,18,	51:17
55:13 75:2	186:11	170:4	22,23	129:12
124:19	beginning	BID	34:10	board
131:12	70:11	153:18	35:7,20,23	176:2
161:13	119:8	155:4,25	36:22,24	boards
bars	156:2	156:1	37:2,21	17:3
113:18,23	begrudge	BIDS	38:24	booked
115:6	135:2	112:13	39:4,8,22	158:11
130:24			40:1,5,9,	
			23 41:6,	

booklet	150:15	141:25	bureaucrati	60:20 61:7
73:22	175:10	169:19	c	63:10, 13,
boom	191:16	building	111:1	21 65:4
166:15	Brisbon	20:21	burn	72:21 74:8
168:3	67:6, 12,	22:23	51:7	88:22
boost	18, 19, 25	25:21, 25	bus	89:13
169:21	69:9, 13, 23	26:24	91:24	103:19
175:2	86:16, 21	51:15	business	107:15
bottom	87:5, 20	53:6, 18	31:10	110:3
49:13	Broad	60:10, 12	48:12	114:7, 20
Boulevard	153:25	65:8 75:16	56:25 60:4	115:12
13:17	Brooks	77:13 78:9	62:9 72:8,	116:22
boundaries	10:9 38:23	84:13 97:3	9 77:20	118:2
140:14, 19	39:1, 25	98:1, 5	89:12, 14	140:5
143:3	40:2 41:1,	116:11, 25	109:11, 21	145:23
155:1, 2, 5	3 42:4, 12	142:4	110:19	155:6
175:9	68:13, 14	192:13	115:3, 8	156:6, 15,
box	69:12	buildings	117:3, 21	20, 24
121:10	72:25 74:1	74:17	126:5	159:22
break	75:25	84:14	134:6	160:7
145:6	92:24	built	135:9	162:19
Brenda's	100:18, 21,	65:7 74:15	138:16	167:16
133:13	22 101:22	built-up	143:9	176:12
144:16	154:20	79:24	148:5	189:10
149:21	190:15, 16	bulletin	152:24	butt
Brewerytown	brought	141:1	153:10, 19	127:1
116:2	88:14	bumps	154:24	by-right
bridal	114:7	54:22	155:23	87:12
77:21	118:18	burden	167:1, 5	102:4, 9
bring	154:20	141:17	187:23	104:5
82:21	Brown	158:24	188:2, 7	140:17
116:17	74:8	burdens	business-	142:25
117:22	167:16	162:8	74:4	154:22
118:13	budget	burdensome	businesses	155:1
158:8	88:16	121:22	47:19	156:5, 8, 10
bringing	build	126:8	48:24	157:3
68:6	74:16	157:1	49:13, 17	164:19
119:24	78:24	bureaucracy	50:15	165:16
124:25	79:20	150:18	52:25 54:4	166:11, 21
	118:3		55:3 58:6	

C	calculation	care	192:1, 2	caused
cadence	90:6	72:12	195:2	141:4
109:21	calendar	careers	196:17, 22	causing
café	158:17	107:8	198:5, 17	51:7
23:25	call	160:9	Carroll's	Center
25:16, 20,	10:12	careful	135:6	73:15
25 26:22	12:2, 16	80:19	carrying	102:4, 10
46:21	15:22	102:13	100:3	103:21
87:24	17:20	carefully	cars	140:19
106:17	18:25 28:3	141:3	94:6, 8, 11,	143:2
112:2	30:1 34:9	cares	14	153:21
114:24	38:10 45:9	127:15	cartway	164:16
116:1	63:13	caring	29:4	165:6
117:19	73:17	123:7	case	171:14
120:23	104:15	carries	51:21	182:21
127:25	117:24	40:22	52:12	central
128:10	133:6	Carroll	57:3, 8	73:17
133:11, 23	145:7	45:13, 19,	96:10	142:21
157:3, 21	152:16	21, 23 46:4	180:7	certainty
158:6, 13	173:11	55:8, 20	cases	177:2
179:24	198:10	57:2, 22	50:23 51:3	cetera
184:7	called	58:21	54:11 98:9	116:7
cafés	79:15	59:6, 14	106:21	166:14
44:23	181:23	60:1 61:25	156:19	chain
46:14, 16,	calling	65:2 67:10	Cassidy	115:23
19 48:19,	45:3	68:3 70:6	152:22	171:15
25 58:20	calls	73:24	153:8	chains
61:17	114:16	74:10	Cassie	172:4
86:11, 13,	118:16	76:13	168:22	chair
25 87:7	Camac	79:10 82:4	169:12	21:24
88:9, 11	113:21	83:24	catastrophe	26:14 30:4
96:21	capacity	86:15 89:1	70:21	38:16, 22
102:9	78:3	90:23	catches	39:24
139:5, 18	capita	93:22	172:24	40:21, 25
154:21	171:25	96:12 99:3	category	41:4 42:3
164:19, 24	capital	101:8, 25	170:5	58:13 67:5
165:7, 10	155:7	102:12	Catherine	68:12 86:4
180:5	car	103:25	134:6, 15	129:7
188:12	52:4, 9	104:12		153:7
		135:2		159:6

160:15	115:19	Chief	94:4 179:4	114:19, 25
173:15	178:7	67:20, 23	185:18	115:21, 25
174:11	Chamber	104:23	citizens	116:13
189:24	169:2	children	132:8	117:13, 22
Chairman	chambers	148:20	134:25	118:8, 19
38:12 39:2	33:17	choice	174:24	119:21
40:3 42:13	112:14	188:12	183:25	121:24
45:22	champion	choose	city	122:2
192:3	109:17	92:25	18:2, 7, 13,	124:16
194:19	chance	chosen	17, 19, 21	125:19, 22
Chairperson	102:15	182:20	19:8 20:13	127:19
12:24 16:6	change	Christopher	21:5 22:2,	128:25
19:15 25:4	160:12	13:16	3, 10, 11, 15	129:18
28:15 32:6	183:4	circulated	23:2, 7	130:17
46:2	197:11	39:6 40:7	24:21	131:17
106:4, 5	changed	41:8	26:16, 17	135:2
113:13	196:16	circumstances	27:6 28:10	137:13
120:11, 12	Chapter	51:9, 13	29:14	138:7
174:12	33:24 35:9	57:6	30:7, 8, 18	139:9
chairs	charm	citations	35:10	140:19, 24
53:3, 22	183:10, 21	62:13	44:17	142:6
75:8 78:20	chase	cite	49:16, 23	143:2, 4,
87:7	116:5	62:7	51:23	14, 16
139:24	118:24	cited	54:12	144:8
146:14	cheaper	94:11, 15	57:1, 4, 17,	148:14
157:7	186:4	147:7	18 61:22	152:21
165:21	check	148:7	73:14, 15	153:20, 21,
challenge	197:2	cities	74:9 75:15	22 154:1,
89:4	checking	52:12	77:1 89:20	4, 8 156:3,
116:21	88:24	55:19	92:20 93:5	18, 21
122:12	cheerleader	79:16	94:6, 17	157:9
165:11	122:25	131:25	102:4, 10,	159:5, 14,
challenges	Cherelle	178:3	11, 20	18, 25
50:13	121:6	183:18	103:6, 21	160:21
114:22	Chestnut	citing	104:2	161:17
115:11	153:22	64:12	107:23	164:16, 22
119:3	Chicago	citizen	108:12	165:6
123:11	77:16		110:5, 6, 12	166:6, 24
140:20			111:16	170:8
challenging			112:3, 7, 10	171:2, 14
			113:1, 19	172:1
				176:4

177:14, 22	clear	124:3	collaborate	194:3
178:8	27:1 52:19	clock	d	198:12, 13,
182:21	70:12	82:24	161:16	23
183:10, 23	73:22	close	collaborati	commentary
184:4	86:12	184:19	ng	96:6, 14
185:19, 20	89:16	closer	112:7	comments
191:4, 9, 11	156:25	83:12	collaborati	11:20 45:5
City's	180:9	196:23	on	48:17
57:9 114:3	192:7	closing	14:6	82:14, 15,
159:17	194:2	36:13	163:25	23, 25
175:8	clearance	closure	collaborati	192:25
186:7	93:25	12:9 13:9	ve	193:8
City-	clearer	68:25	47:6 114:6	196:5, 11
approved	109:10	co-	colleague	197:17
50:6	117:11	199:6, 10	153:14	Commerce
Civic	CLERK	co-	colleagues	58:21
168:23	10:13	applicant	191:1	63:6, 14
169:13	12:6, 18	200:8	collection	88:15
claim	15:9, 25	co-	47:21 50:5	109:14
57:9	17:21 19:2	applicants	collectivel	114:10
clarify	23:23	199:19	y	128:14
99:6, 19	24:16	co-owner	112:11	132:20
100:12	27:19 28:5	144:13	121:10	138:10
192:5, 25	31:8, 21	code	Columbus	169:2
clarifying	33:23	26:2 33:25	13:16	193:13
100:23	34:11	35:10, 12,	combines	commercial
clarity	38:12	22 46:18	178:5	79:23
109:2, 4	44:15	48:4 52:21	combustion	104:6, 8
117:10	45:11	75:15, 16	70:23	155:9, 20
177:2	104:17	76:17	comfortable	156:5
193:24	133:8	93:23, 24	83:13	157:4
clean	152:18	95:5, 7	185:12	160:7
149:9	168:20	96:2	commend	161:4
152:1	173:13, 24	140:24	188:10, 19	170:22
cleaned	200:23	141:1	comment	175:1
129:13	client	147:22	38:9, 14	177:17
cleanliness	57:10	192:17	83:25	Commission
72:2	climate	collaborate	173:23	19:9 22:3
	183:4	58:19		23:2, 8
	climb			24:22

26:18 27:7	14:24 16:7	communicati	complex	concern
28:11	17:12	on	74:20	148:8
29:18	19:16	72:20	109:7	196:3
30:9,19	21:14,25	118:23	158:22	concerned
53:8 59:3	23:18 25:5	communities	complexity	193:24
91:3,7,25	26:15	121:13	74:18	concerns
92:2,4,6	28:16 30:5	124:7,15,	compliance	51:1
138:11	31:3 32:7	20 162:15	23:6 47:19	53:11,15
142:3	33:13	163:24	192:16	70:18
Commission'	37:16 39:7	171:2	195:9	90:15
s	40:8 41:9	176:7	198:2	123:16
90:15	42:21	community	compliant	138:24
91:19	43:12	50:17	146:25	concerts
commissione	44:1,8	122:24	complicated	180:21
d	45:4 46:3	123:8	64:5 74:13	concierge
170:12	58:12	131:15	75:24	89:3
Commissione	98:23	160:2	complies	conclude
r	112:17	163:1	29:12	194:12
34:13,21	120:1	176:14	comply	concludes
35:1,3	125:1,11	177:16	52:17,20	14:17 17:5
37:1,8	143:21	compared	61:12	26:3 29:22
38:1,5	152:7	107:14	150:11,24	36:18 44:7
99:17	159:8	compelled	194:22,24	55:5
commissions	160:17	61:9	197:9	200:13
17:4	163:20	complaint	comprehensi	conclusion
commit	164:3	77:17	vely	164:2
62:11	168:10	complaints	108:14	conditions
commitment	173:4	50:24	comprised	12:14
164:4	174:15	66:14	29:5	15:20
commitments	187:16	85:23	compromise	18:16,23
59:16	common	complete	80:13	24:3,11
65:21	181:20	27:5 30:17	102:24	25:18 28:1
committed	185:18	116:1	146:12	31:16 34:7
54:18	commonsense	completed	compromisin	35:22
112:6	149:16	14:5	g	conduct
Committee	175:14	completely	112:3	44:18 46:9
10:10	Commonwealt	69:21	concept	conducted
11:21	h	158:11	161:19	47:13
12:25	communicate	184:18		
	111:19			

conduits	22:19	continues	copy	170:22
15:15	177:3	112:17	39:5 40:6	175:1
16:19	consistentl	113:2	41:7	cost
confident	y	167:10	cord	150:24
109:19	71:15	continuing	71:4	186:9,12
confirms	consists	54:24 55:2	corner	costly
48:22	13:14	122:13	15:12,16	162:1
conflicts	constant	contributed	16:17,20	costs
36:25	175:20	138:12	22:17	145:10
103:9	constituenc	Convention	93:15	Council
confused	ies	18:5,10,20	111:12	11:1,5,14
63:12	180:3	20:11,16,	130:9,22	42:24
confusing	constraints	22 22:17	147:9	43:1,15,17
121:20	112:23	conversatio	163:11	44:3,6,17
confusion	140:7	n	190:4	46:8 55:4
141:4	construct	58:4 62:8	corners	58:3
193:17	15:14	108:20	94:16,18	63:16,17
conjunction	16:18	111:21	130:23	89:19,21
13:19	142:8	112:19	148:13	103:13
connect	constructio	113:3	149:12	107:24
160:8	n	115:10	163:14	108:12
connections	14:16	132:23	Corporation	112:8
123:25	22:22	143:22	14:7 154:2	113:2,5
connectivit	138:4	conversatio	correct	115:1
y	141:10	ns	87:18	143:4
14:1	177:1	155:15	117:3	144:9
considerabl	consulting	cook	136:11	156:21
y	113:17	74:4	192:11	157:23
186:12	contact	cooperation	194:9	158:17
considerati	64:10	50:14	200:21	165:3
on	88:14,17	coordinate	corridor	171:3
11:15	196:19	59:1 61:15	155:20,24	176:1
51:24	contend	87:3	156:5	177:24
109:2	80:18	175:16	161:4	179:14
164:11	continue	coordinated	177:18	180:14
considered	49:20	141:4	corridors	Councilman
166:17	50:14	175:13	104:7	10:6,19,22
consistent	143:18	copies	155:8,14	11:17,23
		116:16	157:4	12:15
			160:8	14:20

15:1, 6, 21	105:5, 25	26:20	Councilwoman	165:20
17:8, 14, 18	113:7	28:22		192:5
18:24	120:7	30:11	22:5 39:1	cover
19:10	125:7, 13	32:14	40:2 41:3	101:14
21:19	126:10, 12	34:22	42:12	covers
23:14, 20	132:10, 24	38:23	58:15	188:5
24:12, 23	133:5, 17	39:25 41:1	59:4, 11, 19	COVID
26:6, 10	137:6, 13,	42:4 46:7	61:13	134:8
27:12, 16	17 144:4	58:14	63:24 64:3	COVID-19
28:2, 12	150:21	68:13 73:3	68:14	46:22
29:25	152:4, 9, 15	86:5 92:24	69:12	49:15
30:24	153:2	108:2	72:25 74:1	138:14
31:5, 17	164:12, 25	119:22	75:25 76:3	crash
32:1 33:9,	168:7, 15	129:24	86:6, 18, 22	56:20 95:3
15, 20	169:5	143:20	87:25	131:12
34:8, 17	171:10	154:19	90:12	crashes
36:20	172:18	159:7	96:4, 5, 13	53:12
37:7, 12,	173:2, 6,	160:16	98:12, 18	crashworthy
18, 23	10, 20	166:24	100:18, 21,	52:15 53:4
38:3, 7, 15	174:3, 7	169:11	22 101:22	55:24
39:10, 13,	178:11, 24	174:13	113:4	56:2, 4, 6, 9
16, 19	179:8	175:23	124:24	create
40:12, 17,	185:14	185:6	134:23	13:21
20 41:12,	187:13, 18	187:17	168:12	54:14 79:5
15, 22, 25	189:3	189:4	189:5	87:17, 21
43:3, 21, 24	190:13	190:15	190:16	124:17, 18
44:24	191:18, 25	191:16	Counsel	130:14
45:7, 18	194:10, 14,	Councilmembers	20:2	140:6
55:7 56:21	16, 17, 18	36:14	countless	163:22
57:15 58:8	196:2, 18	102:20	112:20	189:16
64:1 67:4	197:6	103:5	country	created
68:12	198:6, 18,	106:6	126:25	51:6 63:25
72:23 76:2	25 199:22	113:14	131:25	124:3
78:6 81:5	200:3, 6,	120:13	150:6	139:3
83:16 86:2	10, 12, 25	121:5	187:3	155:8
92:10 95:8	Councilmember	153:8	couple	164:21
98:20, 25	10:8 13:6	178:18	71:11	creates
99:10	16:13	Councilpersons	76:4, 15	82:2
100:16, 20	19:22	on	103:12	124:13
101:23	25:11	113:25	131:6	
103:16			146:14	
104:1, 14				

creating 79:6 94:19 103:8 114:1 123:18 124:23 192:17,18	cultivating 123:6	daily 47:14 62:1	decentraliz ed 115:18	delays 48:13
creative 126:18,19	culture 176:9	damage 181:21	deconstruct 186:20	delving 160:14
creatively 146:16	cumbersome 97:4	damages 57:10	decrease 73:6	democratize 162:3
crime 160:5	curb 13:18 80:18	data 48:19 172:6	decreases 53:14	department 12:21 13:3 14:4,14 16:3,10,24 19:6,19 21:11 24:19 25:8,23 28:8,19 29:10,17 31:24 32:10 33:2 34:14 35:2,5 36:7 47:7, 8,10,13,23 48:1,8 49:4 51:12 52:24 58:22,24, 25 59:2,7, 15 60:5 63:6,14 67:7,13, 21,24 68:5,6 78:10 80:3 81:14 99:6,18,24 100:13 101:5,11 117:3 118:25 122:6 132:21
criteria 60:9 176:24	curblines 29:8	data-driven 160:3	dedicated 117:17 125:25 195:14	
critical 123:21 157:15 159:15 160:19 175:25 187:8	curblines 18:4 20:11	date 32:24 47:25	dedication 18:17 160:18	
cropping 78:5	current 57:23 86:23 108:15 121:6 147:17 154:16 158:20	day 10:25 62:4 134:18 160:11 172:12,20	deep- pocketed 167:23	
cross 148:17	customer 151:17	days 48:6,12 81:17 82:5,12 96:25	defensible 91:18	
crossing 95:1 148:20,21	customers 93:8 134:18 139:1	deadline 135:25	deficiency 181:18	
crosswalk 94:1 95:1	cut 97:25	deal 83:6 122:16	define 142:12	
crucial 113:6 170:25	cyclist 13:25	dealing 50:19 74:19 101:16	defined 46:17	
Cuisine 157:18	D	deals 37:4	defines 155:1	
Culinary 169:22	dad 97:1 134:21	December 135:23	definition 155:4	
	DAG's 177:9		degrees 182:19	
			Delaware 14:3,6	
			delay 82:1	

135:3	describe	49:7	difficultie	23 156:4
138:9	55:16	determinati	s	157:9
139:20	61:17 69:8	on	165:17	158:7
141:16	125:18	65:25	dimensional	170:14
142:20	185:23	determined	141:9	171:1
193:13, 14	design	57:3	dine	175:3
195:6, 13	85:7 90:21	Detroit	180:6	176:23
198:11	111:2	77:15	181:3, 7	183:20
199:3	138:3	develop	183:9	184:11
Department 's	140:23	102:15	184:15	190:19
33:7 49:10	141:6	developed	dineries	195:15
63:2	142:17	119:7	184:22	direct
departments	159:5	development	diners	111:18
17:3 29:16	161:23	20:19 21:3	51:25	129:20
54:14	162:1, 16	23:1 73:9	dining	170:5
59:13	165:17	162:5	44:20	directed
61:15 64:6	173:15	164:5	46:11, 15	194:4
114:8	174:12	167:14	50:16, 21	direction
115:21	176:14, 17,	177:1	76:20 97:7	89:17
116:6	25 177:4,	device	108:1, 6	directives
117:22	7, 14, 15	35:15	110:13	109:10
118:19	185:25	186:15	114:4	directly
122:2	designating	devices	115:13	56:12
128:13	118:10	34:4	117:14, 18	Director
132:12	designed	dialogue	118:14	12:21 13:2
156:18	79:19	91:7 113:6	123:13	16:3, 9
195:24	designing	difference	126:1, 24	19:5, 18
dependent	176:21	56:8 59:22	132:13	24:19 25:7
180:5	designs	67:2 122:7	134:12, 14	28:8, 18
Deputy	163:13	differs	136:12	45:13, 24
10:15 11:2	destination	87:1	138:13	68:2 101:8
34:13, 21,	169:16	difficult	139:4, 13	105:1, 23
25 37:1, 8	destination	51:12	140:13	120:15
38:1, 5	s	130:10	143:1, 13,	152:20, 23
45:13, 23	170:17	141:19	24 145:12	153:9
68:2 99:17	detail	143:7	147:16, 25	159:4
101:7	84:25	158:21	149:25	168:22
derived	Detailed	182:15	150:14	169:13
161:20			154:5, 10,	Director's
			17 155:15,	46:1

disabilities 52:18 180:1 181:1	distinguish ed 120:13	door 77:15, 23	20:13, 17 22:18 36:9	E
disability 96:15 180:8, 16 182:17	district 152:21, 24 153:11, 22 154:25 159:6, 14, 19 160:21	doors 121:16	driver 94:14	e- permitting 49:3
disadvantage 124:4	districts 102:21 153:20	dotting 84:20	drivers 94:25	eager 111:21 176:7
discrepancies 141:8	diverse 112:14	double 180:19	driving 35:14 94:25	earbuds 180:21
discrete 143:15	diversity 89:20	dozen 141:8 154:14	dropped 187:23	earlier 146:13 149:4 154:20
discussion 54:24 160:20	docket 88:19	dozens 158:12	drugs 53:24	earthquake 145:6
dispatched 47:18	document 139:8	draft 82:20	Duckett 67:7, 11, 22, 23 69:22 87:19 198:21 199:2, 3, 24 200:5, 9	earthquakes 112:23
disposable 181:13	documented 121:18	draw 172:11	ducking 95:2	ease 138:21 166:19
disputes 76:25	documents 116:7	drawing 82:11 163:17 199:10	due 48:14 112:22 140:6	easement 22:10, 25
dissimilar 37:3	dog 131:2 134:22	drawings 48:7, 16 87:23 136:6 156:16	duly 39:12 40:11 41:14 43:2	easier 53:1 69:5, 6 80:17 97:17 129:2 135:1 146:24 166:22 171:6 184:8 188:21 194:7
distance 76:16	dogs 180:2	drawn 77:23	duress 89:11	easiest 129:20 184:3
distinct 92:9	dollars 184:17	draws 82:6	dynamic 163:22	
distinction 47:2	Domb's 113:25	Driscoll 36:14		
distinguish able 37:9	domesticall y 178:4	drive 18:6, 11		

easily 142:15 166:12 181:24 186:16	economically 183:24 economy 132:21 169:22 effective 32:24 effectively 109:16 140:13 effectiveness 163:7 efficiency 44:19 46:10 109:3, 12 117:15 effort 47:6 114:6 144:10 efforts 14:8 64:22 87:2 90:19, 25 107:24 110:15 143:17 160:23 176:15 elaborate 85:25 electric 54:7 150:10 electrical 15:18 16:22	70:15 electricity 147:20 149:23 electrification 184:12 elementary 151:20 elements 71:7 178:5 Eli 173:14 174:11 eliminated 54:2 eliminates 53:12, 19 54:3 email 115:23 128:23 142:22 185:9 196:21 199:21, 23, 25 emails 117:1 embrace 163:20 emerged 68:16 emergence 161:19 emergency 50:3 51:15, 19,	22 53:13 59:10 125:20 166:14 Emerson 10:15, 20, 21, 25 11:2, 18, 24 emphasis 56:16 emphasize 74:23 123:15 employ 107:19 144:17 employed 121:15 127:11 employee 148:6 employees 107:4 117:16 127:9, 10, 17 188:9 employer 160:10 empower 162:17 enable 111:8 encamp 71:18 encampments 53:20 enclosed 142:1	encompasses 46:16 encourage 111:16 143:23 171:2 199:8 encouraged 143:18 encouraging 179:15 encroachment 27:4 30:16 87:11, 15 encroachments 23:24 25:15 end 23:4 38:18 65:6, 9 91:11 136:3 140:21 193:6 endorsed 137:4 ends 132:19 energy 150:3 enforce 33:4 61:4 enforcement 34:5 36:17 47:5 enforcing 61:2 62:5
---	--	--	---	---

95:7	190:25	environment	essentially	120:8
engage	enjoyable	123:6	54:15	events
84:8 92:15	50:16	Environment	56:23 89:6	50:6
112:16	enjoyed	al	97:24	eventually
156:22	73:4	19:7 24:21	102:19	72:13
engaged	enriched	28:10	104:3	Everybody's
65:14 85:8	112:2	environment	165:1	196:13
Engagement	ensure	s	establish	everyone's
104:21	163:15	182:1	111:6	191:8
105:16	ensuring	envision	164:7	evidence
169:1	111:3	163:2	established	71:22
engine	enter	equality	143:2	evolution
182:6	44:10	162:11	establishes	70:8
engineer	200:16	equitable	13:7 56:1	evolving
56:1	enterprise	171:7	establishin	162:25
67:20, 24	65:19, 20	equity	g	excavation
81:13	enthusiasm	103:1	11:10 12:7	192:18
83:18	184:18	109:23	establishme	excited
84:7, 15	enthusiasti	118:1	nt	111:22
136:6	c	124:22	157:8	177:5
183:5, 15	106:20	164:9	establishme	exciting
engineering	entire	erecting	nts	182:5
80:4	92:20	53:5	154:10	excuse
engineers	95:23	Eric	162:13	22:21
84:3	117:17	157:25	esteemed	44:11
enhance	119:25	error	106:6	113:12
20:25	125:1	200:15	Europe	excused
112:9	143:20	Esquire	131:21	38:2
enhancement	entities	20:1	European	Executive
44:20	64:11 88:7	essence	183:21, 23	104:24
enhancement	entitled	112:4	evaluates	152:22
s	17:25	essential	108:14	153:9
46:11	33:25	93:17	evaluating	exemptions
163:4	entity	108:8	176:18	36:3, 5
enjoy	64:12	109:6	Evans	exercise
73:2 172:8	135:11	110:4	104:23, 24	70:13
176:13	entry-level	121:2	105:18, 19,	exist
185:19	107:8	163:6	20 113:10,	56:3 80:11
188:15			15, 16	

existence	126:1	extra	fairness	21:14
48:22	137:20	84:24	109:3,23	42:22
exists	139:13	89:23	118:1	43:13 44:2
36:10	146:20	188:4,5	124:22	February
expand	160:24	extremely	162:11	22:6 23:3,
74:6 76:9	161:21	121:21	faith	9 193:5,10
92:21	162:22	eye	144:10	federal
100:10	experienced	73:9	faithful	50:8,10,12
121:9	68:23	eyes	83:8	110:14
123:14	experiences	149:2	fall	fee
expanded	169:23		14:17	60:18,21,
139:4	expired	F	47:22 80:8	22 151:2
expanding	135:23	face	familiar	feedback
101:10	explain	115:12	111:24	59:17
102:7	62:9 86:9	122:12	families	114:19
expansion	93:19	face-	172:15	120:22
111:14	130:11	62:17	family	121:7
expect	explicit	face-to-	55:10	feel
63:13 84:5	194:1	face	134:22	60:13,15
90:13	explore	62:14	188:1	61:7 75:21
192:19	104:4	faced	fan	80:12
expectation	113:2	138:17	97:6	82:19 83:3
78:1 80:2	expose	facilitate	fantastic	88:5
89:5	186:19	22:22	128:14	122:19
expected	exposed	facilitatin	fast	174:1
70:12	76:22	g	139:19	183:21
74:21 90:2	exposing	160:19	fatalities	195:18
180:18	84:21	facility	56:11	feeling
expecting	extemporane	21:2 32:18	fault	84:10
131:20	ous	facing	56:23	fees
expensive	185:3	123:11	favor	90:4
121:22	extend	fact	39:14	156:19
151:6,11	23:6 142:5	37:4	40:14	feet
experience	extended	134:11	41:19	26:1
54:10	131:6	failing	43:18	93:11,12,
68:20 73:4	192:12	48:15	109:25	16,20
92:23 93:6	extensive	fair	favorable	130:2,8
96:20	83:2 110:1	123:18	11:14	158:5
115:20				fellow

113:14	find	five-county	146:3	fortunate
120:12	72:13	169:18	170:19	181:13
felt	117:1	flexibility	176:8	183:17
60:20 66:6	130:16	111:2, 5	foot-wide	forward
fewer	147:2	163:21	131:3	55:1 92:16
107:3	175:11	flying	footway	112:11
fiancee	finding	101:20	27:2	120:2, 4
92:25	75:22	focus	force	124:10, 25
fiberglass	findings	162:18	56:20	125:3, 4
187:9	91:13	187:6	forced	127:11
field	fined	focused	149:24	142:7
123:19	69:7	117:4	forefront	143:23
124:24	122:17	193:14	160:22	145:24
fight	fines	folks	forever	146:3
78:4	47:20	51:3 56:12	81:9	150:16
figure	68:24	62:20 63:5	form	177:25
75:12	fire	65:13	49:5 62:25	191:13
186:25	50:3 51:5,	70:13	76:19 91:9	194:6
figured	12, 18	71:18	118:13, 23	198:3
136:7	53:15, 16	83:3, 21	139:4	forwarded
Fileccia	59:7 75:16	89:10 90:2	formal	137:5
104:19	129:10	131:20	91:16	fostering
105:13, 14	166:13	132:3	formalize	163:25
106:3, 7	fires	170:2	128:18	fosters
126:9, 13	71:12	176:13	142:18	164:9
132:15	firm	194:21	formalizing	found
133:3	113:17	195:7, 21	107:25	68:25
filed	170:13	198:23	formally	116:11
136:13	firms	follow	121:18	121:20
filling	107:13	80:20	format	141:7
195:10	first-	food	49:2	founded
finally	157:15	32:17 74:3	forming	159:19
133:25	Fishtown	76:17, 21	53:20	founder
137:7	144:14	100:1, 5, 6,	forms	104:23
financial	153:23	7 101:15,	139:23	173:17
111:14	fit	21 170:4,	Formstack	four-season
140:9	75:13	10	49:5 64:18	149:25
162:8	132:22	foot	65:17 66:6	184:10
		103:20		four-way
		104:8		

78:4	186:19	general	good	grant
framework	function	20:2 65:4	10:19, 21,	18:12
160:4	72:1 90:1	66:16 67:1	25 12:23	great
164:8	functions	125:14	16:5	96:14
Francis	49:23	generated	19:11, 14	105:13
34:12, 25	funding	89:23	21:24	106:3
frankly	110:14	gentleman	24:24 25:3	119:20
89:25	funds	180:12	26:14	130:1, 20
176:12	66:3	gentlemen	28:14 30:4	132:5
free	further	105:6	32:2, 5	145:17
174:1	14:8	106:2	34:17, 22	149:3
frequent	future	132:25	45:18, 21	167:24
55:9	113:1	133:18	46:1 66:7	181:9
frequently	138:17	152:10	67:18, 22	197:21
69:6, 7		geographic	91:23	greater
front	G	111:4	99:15	155:6
70:4 93:25	gaining	give	105:5, 18,	169:19
140:11	171:5	66:7 79:24	21 106:3	176:8
148:22	game	80:3, 19	113:11, 12	182:21
156:7	110:20	82:13, 15	120:10	greatly
157:7	Gardens	98:6	131:2	138:12
186:24	161:2	135:11	136:19	grew
frontage	gas	182:7	137:21	187:22
51:14, 20,	54:6	giving	144:10	gross
21	gate	86:8	146:5, 20	101:19
frustrated	85:19	128:15	148:24	ground
106:22	gauge	153:12	153:7	75:23
frustrates	186:13	glass	187:2	107:12
126:4	Gauthier	79:1	200:11	group
frustrating	16:13	Glove	government	109:13, 19
94:3	19:22 22:5	128:16	110:20	112:17
141:14	gave	goal	114:9	113:21
frustration	22:7	176:16	150:17	114:3
67:1 117:6	114:19	197:7	168:23, 25	136:25
182:9	122:12	goals	169:13	173:16
full	Gayborhood	110:23	grades	174:12
146:7	113:24	golden	18:1	177:4
fully		110:11	Graduate	groups
			179:5	112:13
				grow

124:19	guys	hard	66:19 88:3	heating
grows	74:12	54:12	90:14	71:6 111:8
117:6	90:10	127:21	106:18	140:1
growth	126:25	191:2	111:22	Hegarty
110:7	127:20	hardship	128:5, 6	21:21, 23
160:11	150:14	117:8	134:1	22:1 23:15
guarantee	184:21	Harrity	182:13	24:20
57:11	193:25	187:17, 18	heard	26:11, 13,
71:21		havens	97:12, 16,	16 28:9
guess	H	51:3	18 136:18	30:3, 7, 25
69:10, 13,	Hall	hazard	146:11	Hegary
24 79:5	176:4	129:10	156:15	19:7
81:11, 14	hand	hazards	175:8	height
87:13	103:4	53:15	179:13	95:14
102:4	166:3	163:16	181:22	held
164:17	hand-drawn	192:18	193:11	57:5 137:2
184:23	48:10	head	hearing	hell
guests	handful	187:4	38:19	197:22
121:12	154:12	health	44:11, 14	helped
124:15	179:18	18:6, 11	66:25 67:1	114:20
127:8, 16	handicapped	20:12, 17	88:2	139:7
131:16, 18	134:25	22:18	137:3, 19	helpful
guidance	handout	47:10	161:8	88:21
62:23 63:8	145:21	58:23	180:7, 8,	115:10
70:8 79:12	happen	76:17, 20	10, 16, 18	117:24
80:11	183:3	99:5, 17,	181:18, 21	helping
193:4, 9,	happened	18, 22, 23	182:16, 18	64:13
15, 20	120:25	100:13	190:20, 21	120:3
guide	happy	101:11	200:14	125:3
74:11	23:12	114:11	hearing-	helps
140:25	27:10	138:9	179:20	124:12
177:10	30:21 33:7	145:16	hearings	Herald
guidelines	36:19	Healy	44:18 46:9	10:3
50:12 56:3	120:4	34:13, 18,	108:5	hey
73:20	125:5	21, 25	heat	128:18
83:7, 8	134:4	36:21	184:12, 20	167:22
109:6	144:1	37:1, 8, 24	heated	196:15
130:15	harass	38:1, 5	70:14	197:17
193:2, 10	197:22	hear	149:22	
194:20, 22			150:2	

high 187:24	holds 36:25	houeline 20:10	114:14	implemented 150:7
high-powered 71:5	holes 75:14	houelines 18:4	identifying 108:15	importance 162:23
higher 144:21 176:10	homeless 51:3	housing 53:24	ignoring 122:15	important 108:18 112:18 143:22 145:23 149:11 188:3
highlighted 123:10	Hommel 152:20 159:3, 4 164:23 165:2	huge 97:6 118:4 147:8	illegal 36:9 47:16 53:25 94:7 149:5	impression 144:23
highly 158:3	honest 60:23 184:14	hurdles 111:1	image 169:20	improve 14:8 44:21 46:12 159:22 195:25 197:4
highway 35:24 36:12	honored 159:15	hurt 51:8 52:11	imagine 110:18 182:14	improved 13:25 72:22
Hill 153:22	hope 14:15 63:9 115:9	hydrant 166:13	immediately 150:4	improvement 54:18 108:17 152:24 153:11, 20 154:25 167:1 179:16
hinder 109:8	hose 151:24	hydrants 51:18	impact 170:24	improvement s 14:12 54:19 65:23 108:21 194:6
hire 165:23	hospital 20:20 52:8 179:5	hyperacusis 181:23 182:12	impacted 77:20	improving 66:20 72:17
hired 136:5	hospitality 106:13, 25 107:21 112:5 144:12, 23 148:2	I	impacting 172:6	
hiring 162:16		I's 84:20 134:10	impacts 159:16	
historic 111:12		Ian 19:6 22:1 24:20 26:16 28:9 30:6	impaired 179:21	
historical 138:10			impede 143:1	
hit 138:15	hours 54:1 116:25 117:25	idea 74:15 122:13 147:23 149:19	imperative 47:1	
holding 166:3	house 151:21	identified 108:25	implement 175:6	
Holdings 24:6 25:13 27:21 28:24	housed 132:14	identify	implementat ion 44:19 46:10 139:10 163:2	

Inaudible 69:22	116:14, 18	industry's 110:7	initiated 85:2	install 24:6 25:14
incentives 111:14	increase 161:14 167:10	inequitable 140:5 154:18 155:12	initiating 113:5 143:21	27:21 28:25 140:13
inches 129:5	increased 170:19	inevitable 180:23, 24	initiative 46:22	installed 94:12
incidents 71:20	increases 167:4	inevitably 186:8	initiatives 164:6	instance 51:5 52:9
included 98:2	incredibly 158:21	infancy 108:10 127:4	injuries 56:22	instances 72:3, 18
includes 153:19	indemnify 57:18	infinitely 75:11	innovation 109:9 160:11 163:20 164:9	instinct 85:15
including 13:17 17:4 18:16 110:2 114:9 121:5 138:8 140:7 158:14	independent 91:3 indication 94:14 individual 48:9 62:21 118:25 individuals 117:16 162:14 indoors 181:4 industries 121:2 industry 62:21 106:14 107:2, 7, 20, 22 109:16 123:11, 22 130:18 138:20 145:19 167:7 178:22	influx 108:24 inform 115:11 200:7 information 117:2, 13 142:21 179:7 infrastructure 45:15, 25 49:23 114:13 167:9 inherent 84:12 inherently 155:11 initial 69:14 139:14 142:18 200:4	insane 147:25 inside 35:17 134:19 insights 106:15 inspected 55:25 inspection 62:2 114:11 inspections 29:17 31:25 32:11 47:9, 14 58:23 62:1, 5	institution s 159:21 instruction s 116:12, 19 117:11, 12 insured 57:19 136:21 intake 68:4 86:14, 20 integrated 140:1 intended 79:22 intense 73:21 interaction 62:14 70:24 83:15

interaction	44:18 46:9	155:11	105:20	
s	investment	issues	113:16	K
132:11	109:4	36:23	Jefferson	Kauderwood
interesting	110:4, 22	50:18, 21	10:3	20:1
176:22	118:8	60:24	Jenkintown	keeping
186:7	157:12	66:22, 25	138:1	127:10
Internation	invitation	68:15 69:8	jeopardize	151:7
al	120:19	71:1 81:22	166:18	Keisha
133:14	inviting	84:1 85:22	jet	67:6, 11, 23
144:17	120:1	101:1, 4, 9	182:6	198:19
intersectio	125:2	114:15	job	199:2
n	148:1	123:10	135:4	Kendra
18:10	involved	141:10	160:10	10:9
20:16 94:2	57:7 60:18	171:19	Johnny	Kenney
intricate	64:7 78:2	179:20	133:13	89:18
161:24	98:11, 13	182:25	144:16	102:17
introduce	138:19	195:8	149:21	key
103:13	165:9	issuing	join	109:12
introduced	195:24	47:15 98:4	120:20	169:23
13:5 16:12	involvement	193:3	joining	170:14
19:21 22:5	161:25	item	178:1	kids
25:10	Ipsos	23:10	Josh	134:21
26:20	170:13	items	137:23	killed
28:21	Ira	166:20	Joshua	56:15
30:11	19:25	167:3	133:11	kind
32:13	issue	iterative	judgment	61:18 69:1
46:6, 24	54:11	162:24	57:13	71:17
161:9	57:21	163:5	70:13	78:25
169:10	63:11		jump	80:21
introducing	81:10	J	190:17	81:25
36:15	84:12	January	jumpstart	82:8, 9
invest	91:13 98:5	136:2, 4	184:6	91:12, 17
90:7 110:6	99:22, 24	184:14	jurisdictio	95:2 103:7
118:9	100:2, 7, 13	Jason	ns	128:17
160:4	101:5, 11	104:23	110:10, 16	135:15
invested	160:18	105:19		137:14
110:12	182:22	113:15		145:16
151:13	191:17	JD		147:20
investigate	issued	104:24		184:12

kinds	108:3	55:13	leading	Lester
89:13	113:4	171:15	47:18	10:14 11:1
188:22	119:23	large-scale	161:18	let alone
King	124:25	160:24	leaning	116:25
31:11	134:24	largely	169:25	letting
32:16	143:20	181:11	184:1	136:22
kiosks	159:7	largest	learn	level
92:1	160:16	170:5	68:19 70:9	36:4 50:20
kitchen	168:12	lasting	learning	78:23
76:18	169:11	142:6	141:17	79:1,8
knew	174:13	Lastly	162:25	122:20
126:16	175:24	118:13	leave	124:23
	179:14	lasts	27:1	levels
	189:4,5	166:1	leaving	123:24
L	191:16	late	163:13	liability
L&i	Landau's	50:21	led	84:11,21
48:2,22	185:6	latest	50:24 57:9	liable
53:7 98:2	landlord	193:4	85:7	57:5
116:10	78:16	Laurel	legal	liaison
119:9	landlord-	157:19	61:2	111:18
138:8	tenant	law	legislation	126:10
141:1	78:18	33:5 36:17	36:8,16	129:20
142:3	landlords	57:23	58:2	132:14
L&i's	77:4	61:12	146:22	Liberties
49:9 63:2	landscape	101:5	187:22	144:15
65:10	149:18	122:15	legislative	152:23
97:25	landscaping	laws	12:20 13:2	153:10
lack	14:11	29:13	16:2,9	154:1,13
156:23	lane	75:14,15	19:5,18	157:20
Landau	29:4,9	lead	24:18 25:7	license
46:7	32:19	70:20	28:7,18	47:4 60:5,
58:14,15	69:20	177:2	31:23 32:9	17,19 98:4
59:4,11,19	156:7,10	leadership	156:22	121:19
61:13	lanes	108:3	165:9	122:21
63:24 64:3	69:16,19	109:18	leisure	135:19,22
86:5,6,18,	140:11	121:4	169:21	136:14
22 87:25	languished	175:7,16,	lengthy	137:8
90:12	174:18	21 177:24	156:22	140:25
96:4,5,13	large			143:6
98:12,18				

151:2	174:19	listed	110:15	97:20
156:13	light	195:23	138:2	127:5
158:14	119:24	listen	168:25	196:4
195:12	lighter	128:18	169:22	longer
licensed	186:13	130:11	176:11	76:11
83:22	lighting	listened	locate	looked
136:20	14:11	185:1	101:12	56:4, 6
154:15	111:8	listening	located	lose
156:24	140:2	137:15	25:21	103:23
licenses	147:19, 24	195:3	26:23 29:7	losing
29:16	148:6	listing	32:18	81:22
31:24	149:2, 17,	116:15	111:11	104:3
32:11 47:8	19 192:7,	lit	120:16	loss
48:3, 23, 25	21	70:16	137:25	182:18
49:19	lighting's	148:16	155:24	lot
58:22	149:14	literally	157:18	63:17, 18
59:22, 25	lightings	185:5	location	70:17
64:19	192:11	live	29:20	73:15
Licensing	lights	179:5	31:12, 14	74:23
114:10	71:6	182:20	32:20	78:23 83:9
licensure	lightweight	lively	51:16	84:5 88:5,
69:5	186:3	172:9	85:21	6 89:10, 11
lies	187:7, 10	182:3, 4	99:25	93:13, 14
100:7	188:25	lives	100:10	98:9 103:3
life	lines	77:15	140:8	104:7
81:7 96:20	18:1 52:22	160:13	142:25	119:16
108:8	54:7 94:24	living	locations	128:15, 24
159:24	140:15	134:2	87:9, 10	129:16
183:25	192:12	176:11	121:24	131:8
lifeline	linked	185:20	lockdown	146:11, 17
49:12	62:25 63:1	187:25	138:15	147:1
139:11	Lipton	LLC	lockdowns	151:4
145:13	173:25	24:6 25:13	138:21	167:17
168:2	178:15	27:21	Lodging	171:14
lift	179:2, 3, 10	28:24	104:22	172:2
93:10	185:16	load	105:17	180:10, 22
186:16	list	77:21	long	183:18
lifted	38:14	local	16:25	187:1, 2
145:1			29:12	189:15
			54:19 56:9	197:24

199:5, 14	193:14	127:9, 21	177:18	Martin
lots	maintain	129:8, 9, 11	Managing	152:22
140:11	15:14	131:17	45:13, 23,	153:6, 9
loud	16:18 24:7	136:12	25 101:7	168:14
182:6, 13	25:15, 25	143:16	Manayunk	mask
love	27:22	146:20, 25	105:2, 24	182:23
63:25	28:25	147:4	120:16, 17	Master
124:17	49:22 50:2	156:4	123:1	10:2
129:17	54:6 69:5	171:4, 23	153:24	material
132:22	72:6	175:21	manhole	35:15
188:11	maintaining	178:6	129:6	materials
190:18	171:5	180:9	manholes	63:20
loved	maintenance	186:10	51:19	185:24
97:5	186:19	187:25	March	186:3, 4
112:21	major	188:6, 20	27:8 30:20	187:6, 7, 10
loves	155:13	190:5, 8, 23	47:12	matter
150:13	majority	191:2, 4	138:15	78:8, 18
low	74:13	193:22	Marconi	119:24
92:11	138:18	194:25	12:20, 23	159:16
149:17	164:15	makes	13:1 14:21	178:23
low-income	make	74:11	16:2, 5, 8	Mayfair
160:8	45:5	75:24	17:9 19:4,	153:24
lower	49:20, 24	80:16 83:1	14, 17	Mayor
90:1 95:15	50:16	94:18	21:20 22:7	109:16
lunch	51:11, 17	166:21	24:18	121:6
101:19	54:19, 25	181:8	25:3, 6	Mayor's
	57:8 64:15	making	28:7, 13,	176:1
	70:12	56:16 69:3	14, 17	177:25
M	73:12	103:4	marginalize	Mayoral
made	75:18	107:11	d	89:17
71:8 90:25	83:25	194:6, 7	162:14	Mcgranaghan
142:9	84:19 89:2	manage	Market	104:25
143:17	90:6, 9	50:1	15:13, 16	105:21, 22
191:5	92:5 94:22	Manager	16:17, 20	120:10, 14
Mahal	96:22	10:15 11:2	marketing	meal
85:16	102:20, 25	31:23	169:17, 23	100:3
main	115:2	32:10	marks	172:14
63:8	116:15, 23	168:25	71:9	Meaning
120:16	119:13	managers		169:25
	126:8	107:20		

meaningful	178:19	mentioned	minimal	moment
131:15	179:13	58:22, 23	149:23	139:2
meaningfull	members	68:3 78:19	minimize	momentum
y	11:20	81:16	84:23	177:21, 23
175:17	12:24	101:8	117:20	money
means	14:23 15:2	123:15	minimum	168:4
181:23	16:6 17:11	126:1	27:1 65:13	170:10, 21
182:5	19:15	149:5	minorities	182:7
184:11	21:25	mere	107:14	188:7, 8
medical	23:17 25:4	175:12	minority	189:16
179:19	26:14	messages	107:19	month-long
180:4	28:15 30:5	115:24	minute	143:6
182:24	31:2 32:6	met	134:8	monthly
Medicine	33:12	135:25	mirror	117:24
20:20	37:16, 19	met all	145:2	monthly-
Medicine's	39:6 40:7	60:8	Miscevich	long
22:23	41:8 45:4	method	168:24	126:2
meet	46:2 58:11	79:6	misconcepti	months
56:2 58:7	59:12	Michael	ons	32:23
156:17	98:22	45:12, 22	106:24	81:21
176:23	106:11	Michelle	mission	118:5
meeting	121:12	67:6, 12, 19	160:1	122:1, 4
23:8 27:7	125:10	middle	169:19	128:7, 23
30:19	128:15	54:16	mistake	129:15
38:20 44:8	152:7	65:24	136:13	136:16
62:17	159:7	75:23	mitigate	141:23
116:10	160:17	Mike	57:21	166:1, 2, 8
200:17	168:9	46:4	163:16	177:12
meetings	173:3	million	mode	morning
62:19	174:14	119:11	183:8	10:20, 21
118:15	176:1	151:22	moderate	12:23 16:5
177:13	187:16	180:15	85:17	19:11, 14
meets	192:3	millions	modifying	21:24
17:1 27:5	men	131:20	176:19	24:24 25:3
30:16	150:14	mind	modular	26:14
Mehmet	mention	49:25	162:3	28:14 30:4
157:24	47:9 56:10	51:25	mom	32:2, 5
member	59:7	52:13	134:21	34:18, 22
10:9	144:19	175:18		45:19, 21
	145:11			46:1

67:18, 22	116:18	94:9	neighbor's	64:2, 4
71:10	157:25	nature	76:9	73:23
105:6	moves	23:25	neighborhood	186:22
106:4	109:22	25:16		188:13
113:11	142:7	104:5	134:20	night
Morton	moving	183:14	136:25	50:21
32:22	90:4 120:4	185:3	148:17	149:10
motion	127:2, 11	navigate	151:21	185:8
38:23	MSB	64:25	157:14	nights
39:25	116:10, 24	113:3	161:3	97:1
40:15, 22	multiple	143:8	neighborhood-	Nighttime
41:1 42:1, 4 43:19	114:8	171:20	103:18	132:20
motivators	115:21	navigating	neighborhoods	nobody's
170:15	122:2	112:18		72:12
motor	141:20	114:23	14:2 79:25	Noelle
12:10	N	115:12, 20	103:2, 10	12:19 13:1
13:10 34:3	name's	nearest	111:13	16:1, 8
35:14, 23	105:19	163:14	123:3	19:4, 17
Mount	named	necessarily	137:1	24:17 25:6
153:24	61:14	62:2 74:4	154:23, 24	28:6, 17
mountain	names	77:7	155:16	noise
124:3	24:14	necessitate	171:7	50:20
move	napkin	s	neighbors	182:14
39:7 40:8	82:6	47:3	52:23 77:3	noisy
41:9	narrow	161:25	85:22	181:5, 25
42:14, 23	140:12	necessitating	136:24	non-
43:14 54:5	Nate	109:9	nervousness	negotiable
85:14	133:10, 22	needed	84:10, 24	109:24
109:10	152:19	23:1 66:3	newly	noncompliant
112:11	153:14	89:9 148:2	139:3	47:20
125:4	159:3	158:13	news	Nonetheless
129:5	176:18	needing	136:19	47:4 48:13
186:15	nation's	157:8	newsstand	normal
191:13	107:12	negatively	15:12, 19	128:2
198:3	National	170:24	16:16, 23	normalize
moved	180:14	neighbor	newsstands	121:19
39:20	naturally	76:7, 10	92:2	Norris
40:13			nice	
41:16 43:4				

24:1, 5, 8 25:12, 17, 22 26:25 27:20, 24 28:23 29:2, 8 30:15 North 10:1, 4 73:16 153:25 Northern 144:15 152:23 153:10, 25 154:13 157:19 northwest 15:12, 16 16:16, 20 Nos 20:7 42:5, 14 43:5 Notably 48:4 note 10:8 38:7, 16, 20 47:1 108:18 112:12 161:7 200:14 notes 67:5 185:4 noticed 55:12 73:5 78:22 149:4 notices	47:15, 17 notification n 72:10 198:9 199:14, 23 notification ns 199:20 200:2 notified 81:1 notify 196:7, 14 notifying 197:12 number 52:3 54:20 90:1 119:4 166:16 200:22 numbers 59:23 92:11 o object 72:11 objection 11:12 33:3 149:20 objections 21:12 objective 102:25 obstruction s 94:23	obtain 143:4 156:16, 20 obtaining 156:12 occupy 29:3 occur 62:3 of-way 24:8 91:6 offer 13:4 16:11 19:20 25:9 28:20 39:3 40:4 41:5 46:5 58:4 60:2 68:9 119:13, 17 177:5 184:9 186:2 offering 111:13 office 45:14 46:1 113:25 114:12 117:15, 25 176:2 177:25 Officer 104:24 official 129:1 169:16 officials 166:6, 25 177:14	older 180:20 Olivieri 31:10 oncoming 101:17 one-on-one 61:18 one-way 12:8 13:8 onerous 55:18 58:5 83:21 126:2 165:7 online 49:3, 5 62:19, 24 64:21 65:10 117:25 118:15 onset 161:15 onsite 139:13 owner-to-tenant 77:10 op 106:18 open 26:22 54:23 65:3 66:19, 20 71:16 74:2 80:1 121:16 189:19	197:8 opened 73:7 158:2 operate 44:22 46:13 69:25 113:16 148:5 operates 158:4 operation 37:5 122:22 operations 60:14 68:18 105:1, 23 107:6 111:10 120:15 operator 15:11 16:15 105:20 operators 106:9, 19 121:12 123:19 124:9 127:18 128:25 130:4 135:25 158:23 opinion 35:6 40:21 56:8 183:13
---	--	---	--	---

opinions	option	159:18	125:25	overnight
89:20	62:6 76:12	160:20	126:24	71:17
opportunities	79:11,12	169:17	131:22,24	overseeing
44:21	126:11	organizations	132:1,13	88:9,10
46:12	167:22	153:17	139:4,14	overview
73:13	options	original	143:1,13,	22:8
121:9	122:3	21:6 22:20	24 145:12	owned
124:14,18	162:3,10,	114:1	146:7,20	107:14
132:7	17 166:21	135:18,21	147:16,25	157:24
139:2	167:18	136:9	149:25	162:13
143:14,25	176:17	OTIS	150:13	172:4
opportunity	orange	114:11	154:5,9	owner
21:16 33:6	131:11	Otto	155:14,22	15:11
35:6 66:8	order	133:11,12	156:4	16:15 17:1
74:7 93:7	13:21	137:21,24,	157:9	25:14
102:22	57:20	25	172:16	28:24
107:22	66:3,12	Otto's	175:2	56:25
114:21	73:12 79:8	113:22	183:20	77:8,13
120:20	90:9	outcome	184:22	78:9,12
132:9	125:19	178:8	188:11	105:19
137:22	133:18	outcomes	190:19	117:21
138:6	ordinance	176:20	195:14	133:10,11,
145:5	17:23,25	177:3	outlined	13,22
153:12	19:24,25	outdoor	121:18	137:24
155:22	20:4,5	44:20	outlining	142:14
174:17	21:6,13	46:11,15	141:12	143:10
178:17	29:19	50:16	outlying	156:11
179:11	32:25	51:25	102:21	199:11,15
191:5,9	87:11,15	76:19 93:2	outreach	owner-to-
opposed	103:14	97:6	61:18	77:7
16:25	137:12	107:25	177:13	owner/
25:24	156:21	108:6	outstanding	representat
29:11	157:9	110:13	114:15	ive
39:17	165:23	111:7	overarching	199:12
40:18	198:1,2	114:4	109:1	owners
41:23	ordinances	115:13	overhead	62:9 73:11
43:22	11:6,13	117:14,17	192:14	88:4
98:17	143:5	118:14	overlay	106:19
122:18	organization	123:12	116:3	107:7
				113:21

117:4	117:5	121:7	participate	153:23
126:5	119:19	parking	120:2	154:1
128:9	120:24	10:16	125:2	past
138:3	121:17	11:3, 10, 11	participati	54:13
141:5	125:15	12:7 13:8	ng	73:18
149:8	126:15	29:4, 9	114:3	123:5
157:16	127:6	32:19	participati	163:17
162:9, 18	131:4	34:1, 3	on	Pat
175:19	138:14	35:8, 23	109:8	31:9
176:6	144:25	36:11	122:20	Pat's
177:15	145:13	50:23	parties	31:10, 13
186:5	146:18	69:16, 18,	78:1	32:16, 20
	149:24	20 131:8	partner	Patel
P	161:16	139:24	59:8	15:11
pace	170:23	140:11	134:10	16:15
109:14, 21	174:19	156:7, 9	150:17	path
paid	183:1	parklet	partnering	13:22 53:2
167:12	193:6	79:14	159:20	198:7
painful	panel	161:10	partners	pathways
182:13	45:1 133:7	163:12	95:10 96:1	52:19
Palak	152:17	167:12	160:10	patience
99:4, 16	174:2, 4	parklets	partnership	104:11
pamphlet	panels	161:5, 9,	110:19	Patient
83:19	186:16	21, 24	parts	20:20
pandemic	panic	162:22	73:14	patients
46:25	183:8	163:6	102:5, 9	21:1
49:15	panned	167:4, 6	pass	pattern's
54:16	89:25	part	51:20 61:3	86:1
60:25	paramount	20:18	passable	patting
62:17	109:4	55:14	26:1	126:22
65:25	Paris	56:15	passed	Paul
68:18, 20	146:5, 9	57:16	58:3 115:1	173:25
69:11, 24	park	69:17	124:8	179:3
70:7 73:5	130:7	75:23	passionate	pause
79:14	parked	81:19	106:21	200:24
80:22	37:6 94:6	84:25	129:17	pavement
89:8, 16	Parker	90:18	Passyunk	122:4, 8
101:3	102:14	115:4, 8	32:21	
114:5	109:17	119:10		
115:5		131:14		

pavilion	Penn	148:25	permission	personal
20:20	20:19	150:6	70:2 76:6	135:16
22:23	22:22	166:22, 25	101:10	148:24
paving	Penndot	170:15	147:6	personally
50:5	56:4	172:12	156:10	123:17
pay	175:17	176:12	permit	179:17
60:21	Pennsylvania	179:23, 25	35:16	perspective
65:22 66:4	a	180:2, 10,	42:24	74:24
89:7	20:3 24:9	25 181:20,	43:15 44:4	perspective
156:18	27:25	25 182:15,	53:7	s
167:8	35:12	20 184:9	60:11, 13	71:2
paying	52:21	188:16	65:8 98:1,	179:18
90:3	93:23 95:5	192:20	6 118:7	petition
pays	104:21	193:19, 22	127:25	136:24
89:23	105:16	194:7, 24	128:11	phased
peace	107:17	195:18	157:22	163:2
175:18	110:10	197:8, 23	permits	phila.gov
peak	Pennsylvania	Pera	119:5	49:9
46:24	a's	157:17, 24	142:4	phila.gov.
154:9	106:13	158:3, 18	permitted	63:1
pedestrian	112:5	Pera's	121:8	Philadelphi
13:25	people	158:6	136:20	a
20:25	52:7 59:24	percent	138:23	10:16
21:11	62:7, 10	107:10, 13,	140:17	11:3, 11
22:9, 16, 25	66:8, 16, 22	15, 17	permitting	22:2 24:9
52:19	68:22	144:21	65:11 87:1	27:24 30:8
161:6	71:16	161:14	110:25	33:25
163:10	74:2, 15	167:5, 9	111:20	34:14
pedestrians	75:9 77:20	perception	132:18	35:1, 5, 9,
52:23	79:19, 24	170:11	persistence	25 36:6
peer	80:13, 22	perfectly	122:11	44:17
55:19	83:12	185:11	person	46:18 48:4
peg	85:14	192:22	35:16	65:5 77:18
75:13	96:23	period	61:22 64:8	88:22
penalties	97:19	32:23	77:6, 17	106:10
34:2, 5	103:1	permanent	88:18, 23	108:8, 13
pending	119:4	107:25	89:3	112:14
47:21	129:16	115:2	116:17	114:9
	134:1	146:23	199:9	119:16
	135:14, 18	147:3		120:18
	144:18, 22			

123:4	Philly	157:6	planter	plow
126:21	168:24	158:19	56:19	80:9
129:18	169:15	place-based	planters	plowed
130:23	172:11	160:3	55:15, 22,	56:12
132:8	Philly's	places	23 56:5, 6,	point
137:9	123:12	97:2 146:6	13 75:4	65:16
144:1, 19	190:5	160:12	plastic	70:25
146:1, 9	physical	182:8	188:23	88:14, 17,
147:11	140:7	placing	plates	23 123:16
150:17	physically	18:7 20:13	101:14	129:23
154:11	182:12	81:15	platform	137:7
155:20	pick	plaintiffs	78:25	148:24
157:5	167:22	57:8	79:8, 20, 21	151:9
158:1	picnic	plan	95:19	171:23
161:9, 22	131:12	17:5 18:2,	98:17	195:11
169:2, 14,	piece	7, 19, 21	161:12	Police
18, 24	63:25	20:14 21:5	play	34:14
170:3, 16	pigeons	22:10, 12,	100:8	35:2, 5
171:12, 24	100:4	15 139:7	101:4	36:6
177:9	101:20	158:15	played	policies
178:6	pillar	Planner	127:14	57:20
179:4	122:24	19:8 22:2	155:12	policy
181:9	169:24	24:21	playing	23:11 27:6
183:22	pilot	26:17	123:18	30:17
189:10	114:4	28:10 30:7	124:23	156:2
Philadelphi	118:14	Planning	plazas	194:23
a's	Pittsburgh	19:8 22:3	161:6	Politely
106:16	110:11	23:2, 7	pleased	136:14
109:13	pivoted	24:22	14:18 17:6	Poplar
114:23	138:23	26:17 27:7	21:17 26:4	10:1
120:22	place	28:11	29:23 55:6	popping
138:13	22:11	30:8, 19	114:25	73:15
143:11	53:24	58:24	pleasure	population
159:24	56:17	59:1, 15	174:15	180:24
163:18	71:12, 23	152:20	plenty	Porch
169:20	100:14	159:4	134:24	161:1
174:21	137:3	plans	plot	portable
Philadelphi	145:15	68:10	22:14	192:20
ans	149:1, 6	87:16		
160:9		124:10		

Portal 161:2	pre-covid 144:20	38:21	PRLA 106:8	59:8 60:12
portion 18:2	pre- pandemic 123:24	presented 50:18	112:6,9	61:21,24
portions 18:3,19 20:10 163:14	precedence 91:23 178:3 187:2	pressing 108:13,20	121:8 123:9	64:14,15, 25 65:17 66:11
position 61:8 102:6,15 164:18	precedent 49:25	presumption 65:12	proactive 69:1	67:14 69:4 82:1,3 86:9 87:1,
positions 107:8	predates 46:22	pretty 72:18 80:1,9	proactively 110:12 136:23	2 90:3,19, 21 91:16 92:13,15,
positive 110:22	predictable 109:5	previous 20:5 23:11 54:9	problem 128:19 131:22,24 132:1 192:23	18 97:16, 20 98:2,3, 10 103:11, 22 111:20 114:18
posts 117:13	preempted 37:11	163:12 192:6	problems 53:22 54:3 146:17 180:4	115:13,16, 17 116:4, 18 117:7 118:2,11
potential 163:16	preemption 36:23	previously 11:13 20:6	procedures 49:8	119:9,14 121:21 122:19
power 192:10,20	prefabricat ed 187:11	pride 174:24	proceed 10:23 19:13 21:22 26:12 28:13 32:3 44:25 45:2,20 106:1 113:9 120:8 133:19 144:6 169:6 178:13	124:11 125:16,23 126:2,8 128:17 132:18 139:18 141:13,21 142:5,15 143:7 155:21 156:12,23 162:7 163:5 164:19 165:10
powerpacks 192:21	preferences 163:1	primary 160:1	process 48:20 49:18,21 57:7,16	167:25 168:6 171:5 177:19
PPA 130:6,7	Prepandemic 107:16	principal 137:24		
practically 101:15	preparation 185:5	prior 81:6 157:22		
practice 175:15 176:20 178:2	prepared 33:4 127:20 176:15 199:9	prioritize 163:10 176:2		
Prague 183:16	preposterou s 135:10	priority 52:3 54:21 175:22		
pre- approved 162:2	present 10:10	private 78:7,18 107:16		
		privilege 178:10		

178:1	111:25	prolong	57:25	provided
179:16	114:4	192:4	propose	21:5 36:6
189:13	115:13	promise	110:23	192:10
193:3	117:18	110:21	162:2	providing
194:23	118:9	promote	163:13	14:10 34:2
processes	121:17	160:10	proposed	35:7
64:21	140:3	162:11	18:18 20:4	111:17
87:4, 14	145:12	promoting	21:7, 13	132:6
109:15	174:18, 20	163:8	25:24 27:4	provision
110:25	175:3, 6, 22	propane	29:11	33:4
127:14	176:3	70:19	30:16 33:1	public
128:5	177:9, 21	proper	prostitutio	12:9 13:10
142:11	programs	184:21	n	15:3 21:10
professiona	47:3, 5	properly	71:22	22:15
l	106:17	39:21	protect	35:24
55:25	111:6	40:13	85:3, 5, 11	36:11
82:11, 21	112:2, 9	41:16 43:5	protective	37:20
83:5, 18	114:24	184:20	161:12	38:9, 14,
156:16	115:8	properties	prototypes	18, 19
professiona	120:24	70:3 93:16	186:9	44:7, 10, 14
lly	126:24	99:21	prototyping	53:9
48:6	prohibit	101:6	186:8	145:16
professiona	36:10	111:12	proved	150:13
ls	192:12	140:12	119:17	160:5, 6, 25
83:22 84:9	prohibition	147:9	163:5	161:11, 18
141:6	s	property	proven	163:9, 23
142:17	34:3	70:1, 5	167:3	173:22
162:1, 16	prohibits	76:10	provide	177:13
165:18	35:13, 23	78:12	13:24	178:19
177:16	project	100:11	32:12 33:6	194:13
program	13:24	101:1, 4	48:10 74:6	200:13, 17
44:21	14:5, 16	111:10	79:7 91:10	public-
46:12, 15,	21:4 87:21	129:25	94:13	facing
23 48:24	177:2	130:19, 22	111:1	138:19
54:15, 25	projects	140:15	139:13	published
79:14 89:6	138:11, 18	147:7	149:9	156:1
106:22	160:25	155:9	153:15	177:11
108:1, 9, 15	161:5	156:11	159:10	pubs
109:7, 24	163:19	proposal	175:3, 18	130:24
110:13				

pull	77:2 90:8,	questions	quickly	112:10
150:9	16 95:6,20	11:19	139:9,15	real
179:23	124:10	14:19,22	quiet	70:20
Pullin	130:2	17:7,10	190:6	182:21
10:7,11	146:2,14	21:17	quorum	rearview
12:1,3,16	193:10	23:13,16	38:21	145:2
15:7,22	196:7	26:4,7		reason
17:19	200:7	27:10,13	R	61:10
18:25	putting	29:23	raised	74:18
23:21	63:20	30:22 31:1	51:1	134:17
24:13	187:21	33:8,11	ranging	146:4
27:17 30:1	188:10	36:19	160:24	170:3
31:6,18	196:19	37:15 55:6	rationale	reasonable
33:21 34:9	197:13	58:10 68:8	36:10	80:13
38:10		69:7 76:5	55:17	reasoning
44:12,25	Q	96:11	93:19 95:4	192:15
45:9	quality	98:21	Raval-	reasons
104:15	159:23	105:12	nelson	85:14 97:8
133:6	176:10	112:25	99:5,13,16	134:9
152:16	183:25	118:21,22	100:25	180:22
168:18	quarter	120:5	re-engage	rebuilt
173:11	170:7	125:5,9	82:18	146:19
pure	Queen	137:16	reach	receipts
161:10	137:1	144:2	68:22	116:6
purpose	question	152:6	reaching	receive
15:17	36:22 55:9	159:2	199:16	199:13,20
16:21	63:7 68:1	168:9	read	200:1
20:3,21	70:10 73:1	173:3	11:13 12:4	received
purposes	93:9 94:10	185:12	15:8 23:22	47:23 48:7
18:8,15	96:7 97:10	187:15,19	24:14	63:7 66:14
20:15 21:9	99:19	189:6	27:18	recent
22:13	102:1	191:20	31:7,19	108:11
79:23	125:14	193:1,7,12	33:21	recognition
purview	130:1	queue	44:12	108:2
91:8,9	132:16	81:17	reading	recognize
push	164:14	quick	42:25	49:11
196:25	171:11	80:4	43:16 44:5	54:17 96:3
put	185:22	quicker	ready	108:9
56:17	192:9	82:1 97:18		
65:18 75:7	194:15	98:10		
		198:8		

162:23	100:12	170:2	175:14	95:23
recognized	105:8	regional	176:19	115:7
143:12	153:4	170:20	197:10	154:12
recognizes	178:25	regions	regulatory	165:7
38:16, 22	200:19	172:13	159:12	remained
39:24	recovery	regular	164:7	116:20
40:25 42:3	115:6	62:18	176:24	remains
58:13	117:5	regulated	177:7	95:16
68:13 86:4	rectify	127:19	reinforced	reminded
recognizing	115:11	140:23	177:20	171:24
91:2	recycling	regulating	reiterate	190:22
recommend	50:5	110:5	164:17	removed
157:2	redesign	163:21	rejuvenated	69:21 76:7
recommendat	20:22	regulation	178:1	removing
ion	reduce	12:11	Rekhaben	61:5
42:22	110:25	13:11	15:10	Renaissance
43:13 44:2	reduces	73:21	16:15	153:25
recommendat	53:11	130:14	related	rendered
ions	reducing	regulations	50:21	48:6
91:10	162:15	11:10 12:8	178:23	renowned
106:15	Reed	13:8, 9	relates	143:11
recommended	133:13	29:14 34:1	111:5	174:23
23:9 27:8	144:6, 8, 13	35:8 50:8	123:12	renting
30:20	148:11, 23	52:1 55:18	182:24	77:18
recommends	151:4, 15	68:24 76:8	relating	reopen
11:14	152:13	86:24	141:9	138:23
21:13	referencing	92:17	relative	reopening
156:3	36:2	93:10	108:10	115:5
reconfigure	Reflecting	109:8	relief	repercussio
d	162:21	111:7	95:12 96:2	ns
20:24	reflects	123:13	relocating	122:17
reconstruct	56:16	127:12	18:3	repetitive
ion	reforms	139:3, 14	relocation	83:14
13:20	159:12	140:21	20:9	report
record	refusing	150:23	relying	134:4
19:12 25:1	54:4	154:18	142:16	reported
34:19	region	158:20	remain	42:21
38:20 67:5	169:18	171:17	47:20	43:12 44:1
99:12		172:6		
		174:19		

represent	127:13	155:5	14:25 15:5	128:9
175:15	141:21	159:22	17:13,17	129:3
178:20	142:2	170:20,21	23:19 26:9	131:4
representat	143:4	171:8	27:15 31:4	138:2,20
ive	175:5	resilience	33:14,19	141:5,24
159:13	185:25	119:18	37:17,22	142:14
representat	requirement	183:11	39:18	143:10,12
ives	76:5	resilient	40:19	145:18
112:4	requirement	183:7	41:24	149:7
177:17	s	187:6	43:23 45:6	155:19
191:12	17:2 55:19	resolution	98:24	157:5,14,
represented	142:13,25	44:13,15	125:12	16 158:2,
62:20 81:7	154:6,16	46:6,8	136:9	10,22
103:5	156:25	108:4	152:8	162:9,18
113:20	158:12	153:16	168:11	167:7
114:2	175:13	169:10	173:5	171:13,21
190:22	177:8	171:3	responses	175:18
representin	requires	resolve	141:19	176:5
g	53:6,7	114:14	responsibil	177:15
59:9	61:12	resource	ity	186:5
153:17	108:16	141:11	60:3	187:23
represents	165:8	resources	responsible	188:2,7,8
106:9	requiring	110:1	72:21	190:7
177:12	65:8	116:23	117:21	restaurants
request	research	118:3,5,10	responsiven	44:22
44:3 77:13	63:10	123:21,25	ess	46:13 48:9
requested	170:13	124:2	53:14	49:17
19:25	177:12	140:9	59:10	50:15 53:2
require	187:5	162:20	restaurant	55:3 61:20
52:14	reservation	166:23	51:6 61:23	62:21 72:4
55:13,14	s	167:17	62:3 64:10	74:2 84:6
57:24	190:23	respects	73:11	88:20
87:10	resident	55:22	77:22	89:12
91:13,24	50:23	respond	82:17 85:8	93:1,15
92:1,6	residential	82:23	88:4 93:5	96:22
95:14	103:6	responding	94:5 101:7	107:3,5,
required	residents	77:7,8,9	104:22	18,19
26:2 60:10	50:19	response	105:17	113:18,23
90:16	144:18	11:22	107:6,11,	115:7
			13 127:18	120:25
				126:18

127:8,9	178:21	82:3	right-of-	role
130:25	189:15	90:16,22	way	47:10 77:2
132:6	191:3,14	91:25	12:10	95:6 100:9
138:5,22	restraint	139:21	13:10 21:9	155:13
139:7,11	61:1	141:19	22:9,12	roles
140:8,18	restriction	142:11,13,	27:23 29:1	132:17
142:7	s	24 177:6	30:14	roll
143:3	144:25	reviewed	31:12 50:1	75:5
144:14	145:15	48:5	54:8 70:19	rolled
145:2	147:2	reviewing	72:11	139:15
147:10	restrictive	60:6 68:7	84:14	194:21
148:15	146:24	141:6	91:22	roof
150:5	resubmissio	198:15	163:18	97:17,21,
154:8	n	reviews	rights-of-	22,25
155:16	83:9	122:5	way	98:13,16
157:12	result	165:18	18:8,14	142:1
158:25	48:14 55:4	revise	20:14	roofs
161:15	122:19	175:5	risk	97:11,12
162:6,12	resulting	revising	53:16,19	room
163:11	138:11	18:22	56:24 57:1	54:17
165:8,13	139:22	revision	River	135:12
170:14,18,	retail's	18:1	14:3,7	Ross
24 171:6,	174:25	revisions	road	133:10,21,
15,25	retainer	158:15	13:18	22 148:9,
172:2,3	151:8	revisit	54:22	12 151:1,
174:21	156:17	66:10	roads	12,16
181:5,10,	165:25	174:17	54:6 56:5	152:14
15 182:2	return	revitalizat	74:14	round
183:12	110:22	ion	roadway	75:14
184:16	revenue	154:2	13:20	193:4
189:11	89:22	160:2,23	14:10	Roxborough
190:21	104:2	right-	32:19	123:2
restaurateur	145:9	24:7 91:5	roadways	154:3
r	157:11	right-of-	50:10	RSV
81:7 95:20	158:9	22:24	robust	183:2
184:6	review	47:14	126:23	rubbish
restaurateur	48:1,12	83:11	139:25	50:4
rs	49:6 68:10		robustly	Rue
78:24 79:7	80:4 81:18		197:1	108:3
81:12,20				
92:14,22				

187:21	100:1, 6, 7	187:24	46:19, 20	89:2 147:4
188:10	111:3	Sciences	120:17	separate
189:2	127:16	18:6, 11	140:24	47:4
rule	138:25	20:12, 17	154:25	separately
130:12	148:8	22:18	Sections	46:17
rule-	149:1, 20	scorch	17:22	sequence
followers	160:6	71:9	sector	66:4
135:13	161:3	scratch	107:16	series
rules	163:10	54:15	144:12, 24	23:5
29:13, 21	164:10	94:20	sectors	serve
42:23	166:16, 17	Sean	112:6	21:1 123:3
43:14 44:3	176:10	104:25	127:19	124:6
62:6 111:6	sales	105:22	Securing	served
117:6	161:14	120:14	71:13	180:1
123:13	167:10	seasons	security	service
125:20	Sarah	108:23	149:10	15:18
141:7	31:22 32:8	seat	seek	services
197:10	97:24	150:3	50:14	12:25
run	satisfied	seating	seeking	16:7, 22
71:3	60:6 66:17	79:20 93:2	48:24 51:4	19:16 22:1
running	save	128:1	segment	25:5 26:16
197:24	168:4	131:23, 24	14:12	28:16 30:6
	saved	132:2	selected	32:8 44:9
S	145:22	156:8	154:22	46:3
Sadly	167:7	157:3, 10	sell	113:18
177:22	saving	161:12	151:22	159:9
safe	162:19	176:7	send	164:4
149:13	savvy	seats	185:8	174:14
safely	74:5	25:20	196:20	serving
147:23	scape	26:23 29:6	senior	131:16
safer	143:15	149:22	19:7 24:20	session
147:24	scene	seconded	28:9	43:1
safest	138:14	39:12, 21	104:19	set
148:13	143:12	40:11, 13	105:15	36:3 53:3
safety	147:16	41:14, 16	134:25	66:9 77:24
50:2 51:24	171:1, 13,	43:2, 5	168:22	78:20 86:1
52:2 53:9	21 172:10,	section	169:12	139:24
54:20	16 190:7	35:12 38:9	sense	167:21
56:16	school	43:17 44:5		

settle	27:3 44:23	130:6	98:10	150:7
57:13	46:14, 16,	136:24	simplest	skin
setup	18, 21	signage	122:3	110:20
55:21	48:18, 25	94:13	126:6	slowly
share	58:20	signal	129:21	138:22
106:14	61:17 71:4	14:10	simplifying	small
107:1	86:10, 12,	signals	90:21	88:21
114:21	24 87:6, 23	13:15	simply	110:2
120:21	88:9, 11	signature	122:14	115:3
159:1	96:18, 21	77:6	sincerely	126:4
shared	102:8	signed	164:2	143:9
150:4	106:17	173:21	single	157:12
shelter	112:1	significant	107:5	158:24
51:4	114:24	157:11	134:17	159:21
shelters	116:1	158:8	141:11	160:6
91:24	117:19	significant	sir	172:3
shift	120:23	ly	38:4, 6	184:5, 7
86:10	128:1	53:1, 11	179:1, 8	189:9, 11
shop	134:12, 13	159:16	sit	smaller
77:22	136:11, 15	180:17	55:11 79:1	73:11, 19
show	139:5, 18	signify	116:24	74:7
61:1	154:21	40:15	188:14	smart
119:20	157:2, 10,	41:20	189:25	130:17
132:4	21 158:6,	43:19	site	smoother
182:10	13, 20	signs	17:5	49:21
showed	164:19, 23	93:11, 13	situation	smoothly
161:13	165:7, 10	94:17	57:12	90:9
170:25	179:24	similar	62:12	socialize
185:7	180:5	32:18 36:9	72:15	181:7
side	sidewalk's	57:6 80:10	74:20	software
13:18, 21,	151:23	110:9, 15	166:11	66:5
22 32:21	sidewalks	163:12	sizes	solely
35:18, 19	149:9	simple	110:3	70:4 110:5
131:8	sight	79:5	sketch	solution
148:18	52:22	147:15	82:10	129:21
sidewalk	94:24	161:11	sketches	130:16, 20
23:25	sign	simpler	48:11	131:1
25:16, 20,	77:14	74:23	ski	149:16
24 26:1, 22	84:22	75:12, 18		
	93:25			
	95:16, 22			

solutions	109:18	specificall	191:7	stand
104:25	124:6	y	squandered	154:7
105:20	156:8	22:11	177:23	standard
113:16	158:5, 7	29:15	square	58:7 79:19
121:11	160:25	115:14	75:13	83:13
175:4, 11	161:11	154:12	158:5	131:3
190:1	spaces	157:10	Squilla	144:15
solved	26:1	158:23	13:6 25:11	standardiza
146:17	111:11	185:17	26:21	tion
someone's	139:25	193:16	28:22	187:12
95:1	160:5	specifics	30:12	standardize
sort	161:18	160:15	32:14	186:11
72:4 77:1	163:9, 23	spectrum	34:24	standardize
78:3 79:23	spanned	91:12	36:15	d
80:23	141:23	195:22	106:5	162:2, 10,
85:16	speak	speed	113:14	17 167:21
91:16	54:23	109:11	120:12	standardizi
102:23	63:16, 17	spend	137:6	ng
146:11	90:17	118:5	194:14, 17,	176:17
186:17	153:13	170:9, 21	18 196:2,	standards
sorting	159:15	spending	18 197:6	75:1 76:21
77:24	166:7	170:6, 7	198:6, 18,	stands
sought	178:17	spent	25 199:22	91:3
149:1	179:12	96:25	200:3, 6, 10	112:10
source	183:13	123:5	staff	start
174:24	speaking	158:18	59:2 63:17	14:16
sources	48:18 63:5	189:15	118:10	74:24 75:6
140:23	178:18	spill	138:25	80:23
south	179:17	79:3	195:13	85:23
13:18, 22	special	spoke	197:21	134:5
131:23	50:6 108:1	64:17	stakeholder	started
154:3	178:6	spot	112:13	107:7
southwest	specific	134:20	stakeholder	138:15
22:16	48:19	spreading	s	186:23
space	66:14, 21,	53:18	106:20	starting
80:1 82:10	25 98:6	spring	111:23	53:17
93:14, 17	132:17	80:7	stamp	starts
94:7 96:17	155:2	108:22	84:22	82:24
99:20	179:6	173:1	stamped	
	189:6		82:22	

stash 71:19	stay 96:9	137:14 157:13	29:3, 9 30:15	91:15 95:15
state 10:23 19:12 24:25 34:18 35:22 36:2, 3, 24 37:3, 4, 10 50:8, 10, 11 75:15 95:10 96:1 99:11 105:8 130:15 133:19 153:3 174:8 178:25 199:1	Steaks 31:11, 13 32:16, 20 steel 188:24 steeteries 103:15 159:11 step 137:10 150:11 175:24 steps 64:6 66:15, 18 88:6 stick 83:12 stood 67:15 stop 93:11, 12, 25 95:16 stopping 150:19 Storch 173:15, 19 174:10, 11 185:23 186:6 storefront 140:15 stores 131:7 story 135:16	straightfor ward 139:16 strategize 161:17 strategy 104:20 105:15 122:13 stray 90:24 streamline 49:18 90:20 91:1 92:18 110:24 125:22 142:10 162:7 streamlined 75:19 139:19 156:14 streamlinin g 64:15 109:15 179:15 street 10:1, 2, 3, 4, 5 12:12, 13 13:13, 16 14:11 18:5 20:12 24:2, 5, 9 25:17, 22 26:25 27:21, 24	32:22, 23 61:6, 11 62:15 75:11 78:21 82:9 99:25 100:4, 15, 24 101:13, 16 120:16 131:2 134:14, 15 140:6 148:18, 19, 21 149:2 154:3 161:1 172:10 176:9 Streetboxph l 173:17 streeteries 44:23 46:14, 17, 20, 23 47:16 49:1, 12 50:9, 13, 17 51:2, 11 52:2, 14, 16 56:14 58:20 59:21 61:16 68:17 69:2 71:7, 13, 16, 19, 24, 25 73:2 81:9 88:11	96:21 97:10, 11 99:20 102:3, 8 103:8 122:22 139:8, 22, 23 140:16 142:8 148:14 150:10 154:14, 21 161:19, 23 162:4, 24 163:7, 22 164:8, 20, 24 165:15 167:6 171:6 174:17 176:3 177:8, 10 179:21 180:6 184:9 186:1 192:8 stretery 24:7 27:22 29:1, 3, 12, 20 30:14 47:24 48:3 49:19 51:7 52:5, 6, 10 53:17 54:8, 14 56:18 61:6 72:5 76:8 77:14

81:15 87:2	24 19:6,	143:24	66:22	37:2
90:17	16, 19	stricken	studies	succeed
93:18	21:12, 25	22:14	170:12	114:20
97:17, 21	24:20	strictly	177:14	success
99:24	25:5, 8, 23	37:6	178:2	109:7
100:9	26:15 27:6	striving	studying	152:2
101:9, 12	28:9, 16, 19	146:10	186:23	successes
106:16	29:10, 18	strong	stuff	114:22
112:1	30:6, 17	92:8	146:19	115:9
114:1, 23	31:15 32:7	stronger	188:18, 22	163:17
115:1	44:8 46:3	131:17	subject	successful
117:19	47:7, 13, 23	188:24	29:21	158:3
120:23	48:1, 8	strongly	subjected	163:5
121:19	49:4, 10	52:25	48:17	175:2
122:4, 8, 21	52:24	struck	submission	sudden
128:2, 3, 22	60:5, 15	52:5, 6, 9	82:17	131:9
130:2, 21	63:2 67:7,	70:21	141:12	suddenly
131:6, 10	13, 21, 24	structure	142:10, 19	75:21
134:16	68:5, 6	53:5 80:24	submissions	80:24
135:22	78:10, 22	95:18	48:16 49:6	sued
136:16	80:3 81:13	98:11, 15	141:20	85:6
139:6	86:14, 17,	118:4	142:2	suffer
140:3, 25	20 88:8, 10	structured	submit	182:16
141:13, 25	114:10	128:2	48:15	suggest
151:14, 25	119:10	141:25	87:16, 22	117:23
156:13	122:6	structures	submitted	suggestions
167:12	132:19	29:6 53:23	81:25	65:3
179:24	138:8	54:5 74:14	105:9	146:12
186:21	141:16	81:2 87:8	142:23	summarize
192:13	142:19	139:25	submitting	105:10
Streeter's	157:19	176:23	122:18	summer
161:8	159:8	189:16	141:13	81:23
streeter's-	164:3	struggling	Subsection	103:23
related	174:14	49:13	35:13	108:22
140:20	195:6, 13	123:23	subsequent	191:6
streets	198:11, 14	145:3	23:5 25:13	summertime
12:22, 25	199:3	175:1	substantial	93:3
13:3 14:4,	streetscape	stuck	ly	sunscreen
14 15:13,	20:24	60:11		
17 16:4, 7,	strengthen			
10, 17, 21,				

35:15	surface	90:8 99:9	175:24	tells
sunscreenin	80:14	105:4	talk	151:17
g	surrounding	133:16	67:13	template
34:4 36:1	86:24	153:1	86:23 88:7	80:6, 20, 21
supplied	survived	155:18	96:15, 17	84:5
80:6	134:8, 9, 17	169:4	102:16	templates
supplying	suspended	174:6	115:15	75:3
15:18	42:24	191:24	166:5	temporarily
16:22	43:15 44:4	table's	171:16	38:18
support	sustainabil	79:2	talked	tenacity
36:7 61:20	ity	tables	84:2	134:11
73:10 74:6	45:15	25:19	126:13	tenant
89:24	110:8	26:23 29:6	128:8	78:9, 13
109:15	114:13	53:3, 21	189:14	tenant -
112:10	sweep	75:7 78:20	talking	77:8
117:9	149:8	87:7	64:12, 13	tenants
121:11	swept	131:11	76:14	77:4
123:22	151:23	139:24	145:7	tendency
143:17	swiftly	157:7	176:18	60:14
155:10	139:21	158:7, 19	191:8	tension
160:6	system	165:20	Tap	85:13
169:9	49:3	166:9	144:15	terms
176:15	65:11, 20,	184:8	Tavern	12:14
177:5	21, 24	188:5	113:20, 21	15:19
179:12	114:17	Taj	114:2	18:15, 22
184:10, 17	116:9	85:16	team	24:2, 10
188:1	119:1, 6	takes	121:11, 15	25:18 28:1
190:11	124:12, 13	56:24	123:8, 9	31:16 34:6
supported	195:5	81:17 82:6	teams	35:21
145:14	systems	91:9	124:14	49:25 53:9
supporting	64:20	128:24	tech	56:7 59:9
69:2 115:3		129:19	136:7	60:18
176:11	T	166:8	tech-savvy	61:1, 5
supports	table	195:6	64:24	62:5
14:15	10:18	196:4	technical	70:13, 14
supposed	34:16	taking	39:3 40:4	71:24
80:5 94:8	45:17	71:23	41:5 66:11	183:11, 24
suppressed	67:17	142:11	techy	terrible
171:18	76:18 79:2	145:5	74:5	145:4, 8

testify	86:8 88:16	83:2 126:6	84:18	164:10
10:12, 14	96:10	127:22, 24	thoughts	166:3
11:5 12:19	99:2, 7	145:17	120:21	168:17
15:3, 23	104:10	147:15	threat	170:21
16:1 17:16	105:10, 11	174:10	175:20	174:25
19:3, 4	106:2	183:6	three-	178:9, 16
21:16 22:4	113:8	184:4	184:10	184:24
24:15, 17	120:9	186:22	thresholds	185:10
26:18 28:6	125:8	192:24	61:3	189:21
30:9	133:1, 20	things	thrive	190:10
31:20, 22	135:7	60:7 69:14	170:18	191:21
33:17	137:18	70:9 71:8,	timber	timeline
34:12	144:5, 7	19, 23	71:8	23:6
37:20	146:13	72:16 73:7	time	142:16
45:10, 12	149:4	88:1 90:13	11:16, 25	timelines
67:8	150:22	91:21	23:13	98:7
104:16, 18,	152:11	100:5	27:11	times
19 133:9,	153:5, 15	101:20	30:23	103:12
10 152:19	159:10	147:18	37:25	147:8
168:19, 21	164:13	149:3, 11	48:21	199:6, 15
169:9	168:16	165:19	49:22 54:5	tiny
173:12, 14,	169:6	166:16	65:16	79:25
22 174:2,	173:8	167:19	68:16	tirelessly
16 191:22	174:9	181:8	72:16, 22	101:2
testimonies	178:12, 14	183:3	97:14 99:1	121:25
45:1	185:15, 17	186:14	103:22	title
testimony	192:6	192:5	112:22	12:4 15:8
10:24 13:4	195:3	193:18, 20	121:3	23:22
14:18	thank-	194:1, 9	127:5	27:18 31:7
16:11 17:6	190:17	195:17	128:24	33:22
19:13, 20	Thankfully	196:15	130:3	44:13
21:22	51:8 52:10	thinking	133:2, 25	titled
25:2, 9	themes	82:7	136:22	12:7 15:10
26:3, 12	109:1	102:17	140:22	17:22
28:20	theories	third-party	141:7	23:24 24:5
29:22	60:2	84:2	151:5	27:20 31:9
32:4, 12	thick	thought	152:12	33:24
33:7 34:20	74:11	88:10	157:16	44:16
36:18	thing	91:18	162:19	to-face
45:20 46:5	63:9 73:2	thoughtful	163:4	62:18
55:5 58:17				

to-tenant	171:22	transition	types	understanda
77:9	172:25	38:8	65:14	ble
today	173:9	Transparent	103:9	194:2
13:4 16:11	tons	109:5	typical	understandi
19:20 25:9	117:1	Transportat	143:9	ng
28:20	tool	ion	typically	141:15
32:11	36:17	45:14, 24	141:21	understood
59:13 88:2	162:5	114:12	199:7	89:10
90:14 99:2	167:14	travel		undertaken
103:12	top	76:17	U	64:22
104:10	187:4	170:16	ultimately	90:20
106:12, 18	total	172:7	60:3	undertook
112:25	25:19	183:16	unable	103:12
115:10	47:17	treatment	181:3, 11	unfair
117:9	tough	128:16	unanimously	124:4
119:12	132:16	trippers	137:4	uniformity
120:2, 20	tourism	172:12	uncertain	117:12
124:22	112:6	tripping	138:17	unique
125:3	track	192:17	uncovered	111:11
126:7	142:24	Trolley	163:15	unit
133:2	traffic	161:1	underground	107:5
137:23	12:10	truck	186:18	University
144:18	13:11, 15	32:17 52:5	192:15	20:2
153:13	14:10	Tuesday	underneath	152:21
154:14	53:12 95:3	118:17	54:7	154:4
168:17	101:17	Turkish	underserved	159:5, 14,
173:8, 22	103:20	157:18	111:15	18, 24
174:16	104:8	turn	understand	160:21
178:18	129:12	67:11	65:15	unload
179:13	170:19	turns	90:10	77:21
181:3	176:8	188:6	97:15	unobstructe
187:20	Trail	tweet	119:2	d
Tokyo	14:4	185:6, 8	125:24	27:2
183:16	trailer	type	127:12, 13	unresponsiv
told	32:17	70:23	139:16	e
135:8	train	72:14	142:15	54:4
189:23	190:18	73:10	143:8	unsecured
197:2	training		181:24	53:23
Tomkins	107:12		193:18	
168:22				
169:7, 12				

71:25	155:22	147:3	view	
unstuck	utmost	versions	35:17	W
66:24	51:23	122:9	Village	wait
up-and-		versus	137:1	61:8
74:7	V	93:20	violation	100:18,19
up-to-date	valuable	97:11,22	47:15	waiting
48:15	162:19	102:10	violations	128:10
upcoming	values	viable	69:3	136:17
108:22	155:9	147:16	visibility	158:16
updated	varied	vibrancy	163:15	196:11,12,
140:22,24	141:20	146:7	195:21	13
upgrade	varying	159:17	visible	walk
66:6	182:19	vibrant	95:16,23	64:23
upgrading	vehicle	106:13	Visioning	82:15
13:15	35:12,17,	138:13	177:10	101:15
uploaded	19,24 36:8	143:16	Visit	148:18
116:8	37:5,6	172:16	168:24	walking
uptick	52:21	190:6,7	169:14,15,	148:19
63:19	70:22	Vice	24	172:21
urban	93:23,24	34:23	visitation	wanted
160:22	95:5,7	Vice-	171:18	76:8 96:14
164:5	101:17	106:4	visitor	99:18
urge	vehicles	120:11	170:5,7	100:11
163:19	34:4 35:14	Vice-	visitors	102:19
urgency	36:11	chairmember	108:24	122:15
108:19	52:24	34:24	169:21	123:15
users	vend	Vice-	170:20	171:23
21:1	31:11	chairperson	171:9,19	179:11
usual	32:17	113:13	vitality	192:4
103:2	vendors	Vice-	159:17,23	wanting
utilities	178:23	president	171:1	170:9
51:18	ventilation	104:20	voice	warm
186:18	184:21	105:15	35:6	81:21
utility	verifying	vicinity	155:17	Washington
50:4	77:5	12:11	voltage	12:12
utilize	vermin	13:11 18:9	149:17	13:12,14,
49:1	71:24	20:15 24:1	vulnerable	17,23
	version	31:14	121:1	14:2,13
				watch

188:16	weekend	width	28:3,6	174:21
water	172:20	69:15	31:2 45:3,	183:15
12:13	weekends	140:14	10 67:16	186:7
13:13 54:6	158:10	wife	98:22	187:1
79:2	weekly	179:19	104:16,18	191:2,12
Waterfront	114:16	180:8	105:3	195:25
14:7,9	117:23	181:2	125:10	worked
Wave	weeks	185:7	133:9,15	49:16
133:11,23	118:5	Wild	152:17,19,	54:12
134:9	weigh	126:15	25 168:19,	62:23
ways	92:7	William	21 173:12,	80:1,9
79:4 104:4	102:22	133:12	14 174:5	101:2
119:11	welcoming	144:13	wobbly	107:11
171:4	176:22	willingness	79:3	113:24
183:23	well-	119:18	women	114:17,18
wealthier	148:15	window	148:16	118:18
155:5	well-	82:2	150:15	119:1
wear	intentioned	windows	women-owned	121:25
180:10	140:4	35:19	107:18	124:8
wearing	well-lit	windshield	wondering	126:25
182:23	151:25	35:18	73:8	138:2
weather	west	wing	word	139:9,20
81:21	32:21	35:18	182:4	150:8
173:1	126:16	Winnie	words	157:20
190:24	161:21	123:4	74:12	working
191:1	Wharton	Winnie's	182:3	65:5,6,9
website	31:15	105:1,24	work	66:5,15
49:9,11	wheelchair	120:15	13:13	92:16,17
63:2,3	80:16	121:23	49:20 50:4	164:6
116:20	179:23	122:23	55:2 65:16	188:2,9
websites	wheelchairs	wishing	66:12,20,	190:2
116:13	75:9	15:3 37:20	23 78:17	works
117:13	96:18,24	withstand	81:3 84:4,	82:10
week	wheeling	56:20	17 90:9	85:21
88:16	97:1	witnesses	91:23	108:16
118:16	White	17:15 19:3	95:10,25	119:14
119:7,9,10	128:15	23:17	127:20	world
136:2		24:14,17	138:7	119:20
			154:7	132:4
			160:2,12	146:1
				174:23

184:4	147:21	31:5, 17	150:21
world-class	157:21	32:1, 6	152:4, 9, 15
160:4	158:18	33:9, 15, 20	153:2, 7
world-	167:10, 11	34:8, 17, 23	159:6
renowned	168:5	36:20	160:16
159:20	193:11	37:7, 12,	164:12, 25
worries	years	18, 23	168:7, 15
53:13	54:13	38:3, 7, 15	169:5
worse	62:24	39:10, 13,	171:10
51:10	74:21	16, 19	172:18
94:23	123:5	40:12, 17,	173:2, 6,
182:2	128:7, 10	20 41:12,	10, 20
worth	134:16	15, 22, 25	174:3, 7, 13
91:2 117:8	138:1	43:3, 21, 24	178:11, 24
195:4	158:1	44:24	179:8
writing	yield	45:7, 18	185:14
62:13	178:7	46:2 55:7	187:13
written	York	56:21	189:3, 24
75:17	55:9, 21	57:15 58:8	190:13
105:9	56:11	64:1 67:4	191:18, 25
137:13	172:1, 20	68:12	194:10, 16
wrong	186:6	72:23 73:3	200:12, 25
62:10	Young	76:2 78:6	Youtube
75:21	10:6, 19, 22	81:5 83:16	150:5
94:22	11:17, 23	86:2 92:10	
wrote	12:15, 24	95:8	Z
136:14	14:20	98:20, 25	zone
	15:1, 6, 21	99:10	137:11
Y	16:6 17:8,	100:16, 20	148:6
y'all	14, 18	101:23	164:17
68:1	18:24	103:16	Zoom
year	19:10, 15	104:1, 14	62:19
115:25	21:19, 24	105:5, 25	
118:6	23:14, 20	106:4	
129:15	24:12, 23	113:7, 13	
131:5	25:4 26:6,	120:7, 11	
134:5	10 27:12,	125:7, 13	
142:6	16 28:2,	126:12	
145:3	12, 15	132:10, 24	
	29:25	133:5, 17	
	30:4, 24	137:17	
		144:4	