

Committee on Rules
3/1/2022

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Tuesday, March 1, 2022
10:00 a.m.

PRESENT:

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

BILLS: 210363, 210807, 210829, 210933,
210957, 220005, 220076

1 - - -

2 COUNCILMAN JOHNSON: Good
3 morning, everyone. This is the Rules
4 Committee hearing on today March 1,
5 2022.

6 I understand that the state law
7 currently requires that the following
8 announcement be made at the beginning of
9 every remote public hearing as follows:

10 Due to the current public health
11 emergency, City Council Committees are
12 currently meeting remotely. We are
13 using Microsoft Teams to make these
14 remote hearings possible.

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

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

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

6 THE CLERK: Councilmember Mark
7 Squilla.

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

11 THE CLERK: Councilmember David
12 Oh.

13 COUNCILMAN OH: Good morning,
14 Chair and colleagues. I'm present as
15 well.

16 THE CLERK: Councilmember Cindy
17 Bass.

18 COUNCILWOMAN BASS: Good
19 morning, Mr. Chairman and colleagues. I
20 am present.

21 THE CLERK: Councilmember Maria
22 Quinones-Sanchez.

23 COUNCILWOMAN QUINONES-SANCHEZ:
24 Good morning, Chair and colleagues. I'm
25 present.

1 THE CLERK: Councilmember

2 Curtis Jones, Jr.

3 COUNCILMAN JONES: Mr. Chair,
4 colleagues, Philadelphia, I am present.

5 THE CLERK: And, Councilmember
6 Brian O'Neill.

7 COUNCILMAN O'NEILL: I am
8 present. Good morning.

9 COUNCILMAN JOHNSON: Thank you
10 for the roll call, Brett.

11 A quorum of the Committee is
12 present and the hearing is now called to
13 order. This is the public hearing of
14 the Committee on Rules regarding Bill
15 Nos. 210363, 210807, 210829, 210933,
16 210957, 220005 and 220076.

17 Will the Clerk please read the
18 titles of the bills.

19 THE CLERK: Bill No. 210363, to
20 amend the Philadelphia's Zoning Maps by
21 changing the zoning designations of
22 certain areas of land located within an
23 area bounded by Broad Street, Erie
24 Avenue, Hunting Park Avenue, Wissahickon
25 Avenue, Railroad Right-of-Way, Clarissa

1 Street, Juniata Street, Germantown
2 Avenue, Hunting Park, and Roosevelt
3 Boulevard.

4 Bill No. 210807, to amend the
5 Philadelphia Zoning Maps by changing the
6 zoning designation of certain areas of
7 land located within an area bounded by
8 Penn Street, Morris Street, Coulter
9 Street and Priscilla Street.

10 Bill No. 210829, amending Title
11 14 of The Philadelphia Code, entitled
12 "Zoning and Planning," by amending
13 certain provisions of Section 14-502,
14 entitled "Center City Overlay District,"
15 to create a new subarea of the Old City
16 Residential District, all under certain
17 terms and conditions.

18 Bill No. 210933, to amend the
19 Philadelphia Zoning Map by changing the
20 zoning designation of certain areas of
21 land located within an area bounded by
22 Snyder Avenue, Weccacoe Avenue, Wolf
23 Street and Swanson Street.

24 Bill No. 210957, to approve
25 amendments to the University of

1 Pennsylvania Master Plan in the area
2 bounded by Walnut Street, 34th Street,
3 Spruce Street and 40th Street, related
4 to the Graduate School of Education
5 building at 3700 Walnut Street.

6 Bill No. 220005, to amend the
7 Philadelphia Zoning Maps by changing the
8 zoning designation of certain areas of
9 land located within an area bounded by
10 Girard Avenue, 54th Street, Westminster
11 Avenue, Haverford Avenue and 56th
12 Street.

13 And finally Bill No. 220076,
14 authorizing Philadelphia Housing
15 Authority to acquire fee simple title to
16 certain properties located in the
17 vicinity of 9th Street to the east, 11th
18 Street to the west, Cumberland Street to
19 the north, and Susquehanna Avenue to the
20 south, all under certain terms and
21 conditions.

22 COUNCILMAN JOHNSON: Brett, the
23 two bills on which will be held, is that
24 already a part of the script?

25 THE CLERK: It is. It is a

1 little farther down in the script,
2 Mr. Chair.

3 COUNCILMAN JOHNSON: I just
4 wanted to double check and make sure.
5 Thank you, Brett.

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

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

1 Also, before we begin, I want
2 to announce that Bill No. 210363 will be
3 held. And please let the record reflect
4 that Bill No. 210363 is being held at
5 the request of the sponsor.

6 Will the Clerk --

7 THE CLERK: Chair, just to
8 clarify we will be still hearing
9 testimony on the one other bill that
10 will ultimately be held. That was just
11 the clarification.

12 COUNCILMAN JOHNSON: Thank you.
13 Will the Clerk please call the panel for
14 Bill No. 210807.

15 THE CLERK: We have Paula
16 Brumbelow Burns.

17 COUNCILMAN JOHNSON: Hey,
18 Paula.

19 MS. BRUMBELOW BURNS: Hello.
20 Good morning, members of the Rules
21 Committee. I am Paula Brumbelow Burns,
22 Director of Legislation for the
23 Philadelphia City Planning Commission.
24 I am here to testify on Bill No. 210807,
25 which was introduced into City Council

1 on October 7, 2021 by Councilmember
2 Bass.

3 Bill No. 210807 amends the
4 Philadelphia Zoning Maps by changing the
5 zoning designations of land within an
6 area bounded by Penn, Morris, Coulter
7 and Priscilla Streets. The bill will
8 change the zoning map designations of a
9 vacant lot that is approximately 2,900
10 square feet in size from RSA-5, a
11 Residential Single Family Attached, to
12 SP-PO-A, Special Purpose Park and Open
13 Space Active.

14 The request for the zoning
15 change was made by the Department of
16 Parks & Recreation to facilitate the
17 development of a small park. This will
18 replace a former playground and
19 associated recreation land on the site
20 of the former Queen Lane Tower that was
21 demolished in 2014.

22 The Philadelphia City Planning
23 Commission considered Bill No. 210807 at
24 its meeting of October 21, 2021 and
25 recommended for approval. I'll be happy

1 to answer any questions at this time.

2 COUNCILMAN JOHNSON: Are there
3 any questions or comments from members
4 of the Committee?

5 COUNCILWOMAN BASS: Thank you,
6 Mr. Chairman. I did want to just make a
7 statement. I wanted to thank
8 Ms. Brumbelow Burns for the support of
9 this project. This is a project that is
10 going to add much needed playspace and
11 community gathering space in this
12 neighborhood.

13 Many years ago when there was a
14 development at the old Queen Lane
15 Housing Project there was an adjacent
16 playground. This space is going to be
17 part of, and I really want to underscore
18 part of, a replacement of that
19 playspace. And so, we're going to do
20 many other things in that neighborhood
21 to make sure that they have the full
22 amount of really good amenities that
23 they deserve like every neighborhood
24 deserves. So I'm just excited about
25 what's going to come and be of that

1 location. So I want to thank the
2 Department for all of their support on
3 this project.

4 Thank you, Mr. Chairman.

5 COUNCILMAN JOHNSON: You're
6 welcome.

7 Are there any other questions
8 or comments from members of the
9 Committee?

10 (No response.)

11 COUNCILMAN JOHNSON: Okay.
12 Hearing none --

13 COUNCILWOMAN GILMORE
14 RICHARDSON: Yes. Good morning,
15 Mr. Chair. This is Councilmember
16 Katherine Gilmore Richardson. I just
17 wanted to be recorded as present for the
18 hearing today, and offer kudos and
19 congratulations to my colleague
20 Councilmember Cindy Bass for adding
21 additional playspace in the 8th
22 Councilmanic District.

23 Thank you so much, Mr. Chair.

24 COUNCILMAN JOHNSON: You're
25 welcome.

1 Any other questions or comments
2 from members of the Committee?

3 (No response.)

4 COUNCILMAN JOHNSON: And it
5 will be noted for the record that
6 Councilwoman Katherine Gilmore
7 Richardson is present.

8 Will the Clerk please call the
9 panel for Bill No. 210829.

10 THE CLERK: We have Paula
11 Brumbelow Burns and Job Itzkowitz.

12 MS. BRUMBELOW BURNS: (Muted).

13 COUNCILMAN JOHNSON: You're on
14 mute. You're on mute, Paula.

15 MS. BRUMBELOW BURNS: It was
16 bound to happen in 2022, I'm on mute.
17 I'm Paula Brumbelow Burns, Director of
18 Legislation for the Philadelphia City
19 Planning Commission. I am here to
20 testify on Bill No. 210829, which was
21 introduced into City Council on October
22 14, 2021 by Councilmember Squilla. Bill
23 No. 210829 amends The Philadelphia
24 Zoning Code, by changing the zoning
25 provisions of Section 14-502, entitled

1 "CTR, Center City District," to create a
2 new subarea of the Old City Residential
3 District.

4 This bill creates an additional
5 subarea within the Old City Residential
6 Area of the Center City Overlay CTR,
7 entitled Core Area. The bill proposes
8 to eliminate parking requirements within
9 an area which is bounded by the Ben
10 Franklin Bridge, 5th Street, Walnut
11 Street and 2nd Street. The proposed
12 provisions of this bill together with
13 the existing requirements for ground
14 floor active use should discourage the
15 creation of surface park lots along
16 pedestrian-friendly and transit-
17 accessible corridors, while ensuring
18 that new development reinforces the
19 urban scale and will be compatible with
20 the historic district.

21 The Philadelphia City Planning
22 Commission considered Bill No. 210829 at
23 its meeting of November 18, 2021 and
24 recommended for approval. I'll be happy
25 to answer any questions at this time.

1 COUNCILMAN JOHNSON: Job
2 Itzkowitz.

3 MR. ITZKOWITZ: (Muted).

4 COUNCILMAN JOHNSON: You're on
5 mute.

6 MR. ITZKOWITZ: I was so
7 careful to get the camera on. I
8 apologize. Good morning, Chairman
9 Johnson and members of the Committee.
10 My name is Job Itzkowitz. I'm the
11 Executive Director of the Old City
12 Special Services District. I'm here to
13 testify in support of Bill No. 210829,
14 and I thank Councilmember Squilla for
15 its introduction.

16 I submitted written testimony
17 and I'm happy to rely on that, but I
18 wanted to echo Ms. Brumbelow Burns
19 testimony that this bill fixes an
20 inherent hardship in the current overlay
21 and will allow development to continue
22 without facing that hardship. I also
23 just wanted to note that on September
24 22, 2021 the Old City District Board of
25 Directors voted unanimously to support

1 this legislation in concept because it
2 aligns with Old City stakeholders' goals
3 as outlined in OCD's Vision 2026 Plan.
4 Other than that, I'm happy to rely on my
5 written testimony and I know you have a
6 full agenda. Thank you.

7 COUNCILMAN JOHNSON: Thank you.

8 Councilman Squilla, can you just
9 elaborate on the subcore issue? Break
10 that down just for the record. Are we
11 eliminating parking in a certain area?

12 COUNCILMAN SQUILLA: No, no.
13 Just requirements, parking requirements.
14 So we work with Old City District and
15 Planning to come up with a way to go
16 along with the Old City plan. Also, the
17 residents of the community supported
18 this option to remove the minimum
19 requirements for parking. And depending
20 on the community's input, we as Council
21 look at these things as ways the
22 community sees their boundaries and how
23 they expect it to grow in the future.
24 And this is I think a very good idea.
25 It's supported by a large majority of

1 the folks in the community. And I want
2 to give credit to Old City District who
3 shepherded this through.

4 Job, if you want to go with any
5 specific details on how we got here and
6 why it's so important --

7 COUNCILMAN JOHNSON: Thank you,
8 Councilman Squilla. I don't want to
9 prolong it because, Councilman Squilla,
10 I know you've done your due diligence.
11 I'm not even questioning it. I was just
12 trying to get clarity. So basically for
13 development projects, it eliminates the
14 requirements of the bill's parking
15 spaces; is that correct?

16 COUNCILMAN SQUILLA: Yes.

17 COUNCILMAN JOHNSON: Okay.
18 That's what I thought I heard. So how
19 do you deal with that when it's density
20 in the area and people do need parking?
21 Does it matter? Again, that's not my
22 area so it's not a real big issue for
23 me. But I was just asking the question.
24 That's all.

25 COUNCILMAN SQUILLA: Go ahead,

1 Job. You want to --

2 COUNCILMAN JOHNSON: If people
3 are going down Old City to hang out and
4 they want to wine and dine and get
5 something to eat and parking becomes an
6 issue, I'm just curious as to what do
7 you do. Do you take an Uber like the
8 airport? Now, they just take an Uber
9 and don't drive. Is that the spirit of
10 down in that area now?

11 MR. ITZKOWITZ: Sure, Chairman.
12 If I may, there's a few different ways
13 that we would respond to that question.
14 The first is that we do have based on
15 our Vision 2026 Plan, which we issued in
16 2016, a desire to bring more people to
17 Old City, but fewer private vehicles.

18 The survey work that we did, we
19 had over 500 survey respondents, three
20 public meetings. Everyone indicated
21 that the neighborhood would get better
22 with more people but fewer vehicles.
23 And they also indicated their own
24 preference to drive less. And so, what
25 you have in this circumstance is that

1 you have commercial corridors that are
2 getting interrupted by drive aisles.
3 But really what's happening with
4 development is that those parking spots
5 that get built into new buildings are
6 for the sole use of the people who live
7 in that building. So you're creating
8 parking -- so you're eliminating space
9 where people may otherwise be living or
10 shopping or eating, and you're leaving
11 it for vehicular storage for people who
12 aren't even coming to visit. So those
13 spaces don't become useful for visitors
14 in any event.

15 The other complicating factor
16 for our overlay is on our major streets,
17 so on Walnut, Chestnut, Market, Arch and
18 Race and on the number streets, we have
19 a requirement that you can't put
20 residential uses on that first floor.
21 So there becomes a conflict in the
22 construction of these buildings that
23 makes it very difficult to put parking
24 in.

25 And we also have a lot of

1 buildings like the office that I'm
2 sitting in now that are 20 feet wide,
3 right. So you can't put 20 feet wide
4 and 65 feet high and have a parking
5 requirement because there's nowhere to
6 fit that requirement. So all these
7 things might be particular to Old City,
8 certainly not even all Old City because
9 we've created this core section of the
10 overlay.

11 COUNCILMAN JOHNSON: Cool. As
12 always, good to see you, Job. I know --
13 I'm pretty confident --

14 COUNCILMAN SQUILLA: I have
15 one --

16 COUNCILMAN JOHNSON: --
17 Councilman Squilla did his due
18 diligence. Go ahead, Councilman
19 Squilla.

20 COUNCILMAN SQUILLA: Yes.
21 Also, if you look at that, what we have
22 seen in the past is a lot of requests
23 for variances to not have the
24 requirements. So we created all these
25 variances. We couldn't fit them in and

1 we ended up supporting them all anyway,
2 and the community and the businesses all
3 around there support this. So it's
4 something that it's thought of as a
5 challenge, but everybody thinks it's a
6 great idea and to try it, so we're going
7 to move forward with it and are kind of
8 excited about it.

9 COUNCILMAN JOHNSON: Cool.

10 Absolutely, Councilman Squilla. I was
11 trying to understand the process, sir.

12 MR. ITZKOWITZ: Chairman, can I
13 add one more point just for the benefit
14 of the members of the Committee?

15 COUNCILMAN JOHNSON: Sure.

16 MR. ITZKOWITZ: We conduct a
17 parking study every five years. So our
18 last study was done in 2017. I
19 referenced it in the written testimony.
20 There is excess available off-street
21 parking for consumers for all times of
22 day, weekday and weekend. And what
23 we're seeing now is a steady decrease of
24 people driving over time. And that
25 (inaudible) some numbers, but over time

1 fewer people are driving their own
2 private vehicles to get here. Whether
3 that's an increase based on Uber or
4 SEPTA or Indigo. So we think we have
5 the current capacity to handle what we
6 need in structured garages that probably
7 aren't go anywhere any time soon.

8 COUNCILMAN JOHNSON: Cool.
9 Thank you very much.

10 Any other questions or comments
11 from members of the Committee?

12 (No response.)

13 COUNCILMAN JOHNSON: Hearing
14 none, will the Clerk please call the
15 panel for Bill No. 210933.

16 THE CLERK: We have Paula
17 Brumbelow Burns.

18 MS. BRUMBELOW BURNS: I'm Paula
19 Brumbelow Burns, Director of Legislation
20 for the Philadelphia City Planning
21 Commission. I am here to testify on
22 Bill No. 210933, which was introduced
23 into City Council on November 18, 2021
24 by Councilmember Squilla. Bill No.
25 210933 amends the Philadelphia Zoning

1 Maps by changing the zoning of land
2 within an area bounded by Snyder,
3 Weccacoe Avenues, Wolf and Swanson
4 Streets.

5 This bill will change the
6 zoning of six acres of land located at
7 16 East Snyder Avenue from I-2, Medium
8 Industrial, to ICMX, Industrial
9 Commercial Mixed-Use, to facilitate the
10 redevelopment of the site, which will
11 feature primarily auto-oriented retail
12 uses. The South District Plan
13 recommended no change to the property,
14 which was then an active industrial use.
15 The Commission recognized that
16 surrounding properties were remapped in
17 2013 to ICMX or commercial auto-oriented
18 Zoning districts. The Philadelphia City
19 Planning Commission considered Bill No.
20 210933 at its meeting on December 9,
21 2021 and recommended for approval. I
22 will be happy to answer any questions at
23 this time.

24 COUNCILMAN JOHNSON: Any
25 questions or comments from members of

1 the Committee?

2 Councilman Squilla.

3 COUNCILMAN SQUILLA: Yes.

4 Thank you, and I know Mr. Patterson is
5 here to testify and share some sketches.

6 But I just want to say that during this
7 process we did meet with the Whitman
8 Council community group and have an
9 agreement from them with the development
10 team on this proposal.

11 Also, once Mr. Patterson is
12 done, we will be hearing this today but
13 we're going to be holding it because
14 we're still working out an EOP plan. So
15 what we're going to do is hear it today
16 and then come back and amend the EOP
17 plan at the next Rules hearing in order
18 to move forward. So I just wanted to
19 make that statement for the record.
20 Thank you.

21 And, Mr. Patterson, if you
22 would like to just share your
23 information.

24 MR. PATTERSON: Sure. Thank
25 you. Good morning --

1 COUNCILMAN JOHNSON: Good

2 morning, Ron.

3 MR. PATTERSON: Good morning,
4 Mr. Chairman, my Councilman and members
5 of the Committee. Ron Patterson. I
6 represent the equitable owner and
7 developer of this property. If I can
8 share my screen, I can show you some
9 exhibits. I'm not sure if I have the
10 authority.

11 THE CLERK: I believe Council
12 Support is granting that in one moment.

13 MR. PATTERSON: Okay.

14 THE CLERK: Modesto, would
15 you --

16 COUNCILMAN SQUILLA: For the
17 record also while Modesto is allowing
18 Mr. Patterson to share his screen, we
19 also did have a public community meeting
20 where it was presented two times to the
21 Board and one time in a public meeting
22 in front of the residents as we
23 processed through this zoning change.

24 MR. PATTERSON: Okay. Thank
25 you. Can you see my screen, I take it?

1 COUNCILMAN JOHNSON: Yes.

2 MR. PATTERSON: Okay. So just
3 to get our bearings, this is Columbus
4 Boulevard. This is the Lowes shopping
5 center and Home Depot. And as you move
6 this way, you'll see this --

7 COUNCILMAN JOHNSON: Yes.

8 MR. PATTERSON: This building
9 here, this old brick building goes for
10 an entire block. This is the site.
11 It's the old Inolex site. It's a
12 100-year-old manufacturing facility. As
13 you're moving up Snyder Avenue, there's
14 numerous shopping centers. Target's
15 over here --

16 COUNCILMAN JOHNSON: Chuck E.
17 Cheese across the street.

18 MR. PATTERSON: Chuck E.
19 Cheese, yeah, IHOP, all that stuff, so
20 that's the location. I'll show you --
21 can you see that?

22 COUNCILMAN JOHNSON: Yes.

23 MR. PATTERSON: Okay. This is
24 a rendering of what it will look like
25 when the shopping center is completed.

1 It's complete with a supermarket, retail
2 stores here and upscale, they call it
3 QSR, quick service restaurants now, and
4 a few other tenant spaces here.

5 The property is approximately
6 6.2 acres. It's about 5500 square feet
7 of retail proposed here. Here's the
8 template here. So you see here Snyder
9 Avenue, Swanson Street. And as
10 Councilman Squilla knows and is
11 supporting this, there's a City plan
12 action proposed along Swanson Street --
13 for those of you who have driven down
14 Swanson Street, it's a mess -- to widen
15 it and make it more consistent with a
16 consistent curb line here to widen this
17 to 80 feet.

18 So with that said, this is
19 really to convert this shopping center,
20 this property to a shopping center
21 district. Because as you'll see here,
22 it's surrounded by commercial shopping
23 centers. You have this property is
24 zoned I-2 Industrial. So as a property
25 sits there with an industrial use, it's

1 not going to be rezoned in commercial
2 waters and industrial use there. So
3 this use also fits in with the character
4 and the context of the neighborhood
5 there to provide more shopping center
6 opportunities, so thank you.

7 COUNCILMAN JOHNSON: You're
8 welcome.

9 COUNCILMAN SQUILLA: One more
10 thing, Mr. Chair.

11 This Inolex was a chemical
12 plant that was there for a long period
13 and often had challenging odors and
14 smells from the community. I live right
15 across the street, and this is a
16 welcomed change. Obviously, there's
17 always concern with traffic and
18 additional vehicles.

19 We go from one bill that
20 eliminates the parking requirements to
21 another bill that allows more cars and
22 vehicles. But depending on the
23 situation and where we are, I think
24 working with the community we always
25 come up with the best possible

1 solutions. So thank you for your time
2 on this and it's supported by the
3 community and myself.

4 COUNCILMAN JOHNSON: Good job,
5 Councilman Squilla.

6 COUNCILMAN SQUILLA: We will be
7 holding this at the end. We will not be
8 putting this out.

9 MR. PATTERSON: Sorry about
10 that. I knocked myself off. So we did
11 have a meeting as Councilman Squilla
12 stated with Whitman Council. There's a
13 list of provisos that we've agreed to.
14 I did try to work with and I have been
15 working with OEO and the EOP plan since
16 November. I did make a submission. No
17 fault of our own, but there have been
18 some personnel changes at the OEO Office
19 and the person working on my project
20 left and it wasn't reassigned, so we're
21 scrambling to have that done, and we
22 appreciate Councilman Squilla's
23 assistance in this and patience. So we
24 agree to provide it at a later date by
25 the next hearing.

1 COUNCILMAN JOHNSON: Cool.

2 Thank you.

3 MR. PATTERSON: Thank you.

4 COUNCILMAN JOHNSON: I'm a
5 South Philadelphian so I'm excited for
6 that project. Down the street, the
7 arena is right there --

8 MR. PATTERSON: Exactly.

9 COUNCILMAN JOHNSON: -- on
10 Swanson Street. IATSE gala hall is down
11 the street, so that whole area is the
12 area of commerce. And so, looking
13 forward to that development in the area.

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

16 MR. PATTERSON: I'd also
17 mention that the property's contaminated
18 and this is an opportunity to do an
19 environmental clean-up as well.

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

23 (No response.)

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

1 panel for Bill No. 210957.

2 THE CLERK: We have Paula
3 Brumbelow Burns.

4 MS. BRUMBELOW BURNS: (Muted).

5 THE CLERK: You're on mute.

6 COUNCILMAN JOHNSON: You're on
7 mute, Paula.

8 MS. BRUMBELOW BURNS: That's
9 what happens when you try to be
10 courteous for everybody else to speak
11 and then I forget. I apologize. I am
12 Paula Brumbelow Burns, Director of
13 Legislation for the Philadelphia City
14 Planning Commission. I am here to
15 testify on Bill No. 210957, which was
16 introduced into City Council on December
17 2, 2021 by Councilmember Gauthier.

18 Bill No. 210957 amends the
19 Master Plan for the University of
20 Pennsylvania to allow for an additional
21 structure at 3700 Walnut Street. This
22 bill will allow for the development of a
23 three-story annex to the existing
24 Graduate School of Education building.
25 The addition is completely within the

1 existing University of Pennsylvania's
2 Special Purpose Institutional, SPINS,
3 Master Plan District, and will add 7,844
4 square feet of occupied area and 21,031
5 square feet of gross floor area to the
6 Master Plan.

7 With these changes, the Master
8 Plan District remains in compliance with
9 the development regulation specified in
10 our City Code. Additionally, the bill
11 is consistent with recommendations 2.3.1
12 of the Philadelphia Comprehensive Plan
13 City-wide Vision that encourages
14 institutional development and expansion
15 through policy and careful consideration
16 of land resources.

17 The Philadelphia City Planning
18 Commission considered Bill No. 210957 at
19 its meeting of December 9, 2021 and
20 recommended for approval. I'll be happy
21 to answer any questions at this time.

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

25 (No response.)

1 COUNCILMAN JOHNSON: Hearing
2 none, will the Clerk please call the
3 next panel for Bill No. 220005.

4 THE CLERK: We have Paula
5 Brumbelow Burns.

6 MS. BRUMBELOW BURNS: I am
7 Paula Brumbelow Burns, Director of
8 Legislation for the Philadelphia City
9 Planning Commission. I'm here to
10 testify on Bill No. 220005, which was
11 introduced into City Council on January
12 20, 2022 by Councilmember Jones. Bill
13 No. 220005 amends the Philadelphia
14 Zoning Maps by changing the zoning of
15 land within the area bounded by Girard
16 Avenue, 54th Street, Westminster and
17 Haverford Avenues and 56th Street.

18 This bill will zone 32 parcels
19 of land from RSA-5, Residential Single
20 Attached, to RM-1, Residential Multi-
21 Family, and one lot from RSA-5 to CMX-1,
22 Commercial Mixed-Use. The zoning
23 changes will facilitate a future
24 development project for which the Land
25 Bank has issued an RFP soliciting

1 proposals for multi-generational
2 affordable homeownership housing on lots
3 that are currently publicly owned.

4 In addition, the bill will
5 update the map to reflect existing
6 multi-family and commercial use
7 following recommendations from the West
8 District Plan and will preserve single
9 family use designations. The
10 Philadelphia City Planning Commission
11 considered Bill No. 220005 at its
12 meeting of February 17, 2022 and
13 recommended for approval. I'll be happy
14 to answer any questions at this time and
15 this concludes my testimony for today.

16 COUNCILMAN JOHNSON: Any
17 questions or comments from members of
18 the Committee? Councilman Jones.

19 COUNCILMAN JOHNSON: Thank you,
20 Mr. Chairman.

21 And I wanted to thank the
22 Planning Commission for its input,
23 insight to this project. We are excited
24 in West Philadelphia to be able to
25 provide affordable housing,

1 multi-generational housing with a
2 slightly different concept. We hope to
3 get, you know, couples, families, single
4 parents to be able to move in, but not
5 to leave behind mom, dad, auntie that
6 may need assistance as they age so that
7 these properties will be equipped with
8 mother-in-law suites, so that the idea
9 here is that they will give aid,
10 assistance, food, medicine to their
11 family member in a way that adds to the
12 quality of their life.

13 I think this is a way that we
14 don't, like we did during COVID,
15 separate as many seniors putting them in
16 facilities and not being able to care
17 for them, see them or even be with them
18 when they were ill. So I'm excited
19 about this concept, would love to see
20 this be presented to folk who are
21 graduating the Fire Academy, Police
22 Academy, bus drivers at SEPTA and the
23 like, so that you create an affordable
24 work family model.

25 Thank you, Mr. Chairman.

1 COUNCILMAN JOHNSON: Thank you,
2 Councilman Jones. I want to commend you
3 on this particular project. Also, I
4 just want to add that we have a father-
5 in-law suite as well. I take care of my
6 dad. And so, who knows in the future
7 where he may wind up at, right. So we
8 want to make sure we're looking out for
9 our father-in-laws as well. But great
10 job as always, especially with the lack
11 of affordable workforce housing that we
12 have here in the City of Philadelphia.
13 Projects like this go toward making sure
14 that our development process in the City
15 of Philadelphia is very inclusive. And
16 so, I commend you again for your
17 efforts.

18 The Chair recognizes
19 Councilwoman Maria Quinones-Sanchez.

20 COUNCILWOMAN QUINONES-SANCHEZ:
21 Thank you, Mr. Chair.

22 I also want to congratulate
23 Councilman Jones around this project
24 model. It is another toolbox in our
25 tools to get density, diversity,

1 economic diversity in all neighborhoods
2 in the City and want to congratulate him
3 on leveraging the Land Bank land in this
4 process. Look forward to seeing this
5 project come forward and again, being
6 replicated in other parts of the City.

7 So thank you, Councilmember
8 Jones, for your commitment toward
9 affordability.

10 COUNCILMAN JONES: Thank you,
11 Member Sanchez.

12 COUNCILMAN JONES: Any other
13 questions or comments from members of
14 the Committee?

15 (No response.)

16 COUNCILMAN JOHNSON: Hearing
17 none, will the Clerk please call the
18 panel for Bill No. 220076.

19 THE CLERK: We have Kelvin
20 Jeremiah.

21 COUNCILMAN JOHNSON: Hey,
22 Kelvin.

23 MR. JEREMIAH: Hi. Good
24 morning.

25 COUNCILMAN JOHNSON: Good

1 morning.

2 MR. JEREMIAH: Good morning,
3 Chairman Johnson and members of the
4 Committee. My name is Kelvin Jeremiah.
5 I'm the President and CEO of the
6 Philadelphia Housing Authority. I'm
7 here today to request this Committee's
8 favorable consideration of Bill No.
9 220076.

10 Members, as you are fully
11 aware, Philadelphia and this entire
12 country are in the midst of an
13 affordable housing crisis. We continue
14 to work tirelessly to alleviate this
15 crisis by developing safe, affordable
16 housing throughout the City. To this
17 end, PHA's planning a redevelopment
18 initiative in the community's surrounded
19 Fairhill high-rise and campus located at
20 11th and York Streets the 5th
21 Councilmanic District.

22 This community development
23 effort is anticipated to occur in three
24 phases. The first two phases will take
25 place at the existing public housing

1 site and involve the demolition of seven
2 low-rise buildings and the
3 rehabilitation of two existing
4 high-rises into affordable housing for
5 seniors. New townhome style units will
6 be constructed on the site of the
7 demolished low-rise portion of the
8 property.

9 PHA expects to build and
10 preserve approximately 270 units of
11 affordable housing in the first two
12 phases. As part of this redevelopment,
13 PHA with the approval of the U.S.
14 Department of Housing and Urban
15 Development relocated all Fairhill
16 residents. PHA is in the process of
17 finalizing its development plan for the
18 first two phases and will be seeking
19 financing from the Pennsylvania Housing
20 Finance Agency, PHFA, for Low Income
21 Housing Tax Credits. We expect
22 construction to start by spring 2023.

23 The third phase is the subject
24 of the current bill before the
25 Committee. This bill authorizes PHA to

1 acquire 113 properties near the Fairhill
2 development generally between 9th and
3 11th Streets on the east and west, and
4 Cumberland and Susquehanna Streets on
5 the north and south.

6 Of the 113 properties, 49 are
7 publicly-owned and the remainder are
8 privately-owned. PHA's initial
9 investigation shows that none, none of
10 these privately-owned properties are
11 occupied either as a residence or a
12 business and most are vacant lots. In
13 fact, only five of these properties even
14 have structures.

15 Although the third phase is the
16 final (inaudible) --

17 COUNCILMAN JOHNSON: Nathan,
18 are you with Kelvin Jeremiah from PHA?

19 MR. FARRIS: Yes, Mr. Chairman.
20 Nathan Farris of Ballard Spahr. I have
21 the honor of representing PHA today. I
22 was here just to answer any questions
23 but --

24 COUNCILMAN JOHNSON: Do you
25 want to text him and let him know

1 that --

2 MR. FARRIS: That he's frozen?

3 COUNCILMAN JONES: Oh, there he
4 goes. Kelvin Jeremiah, are you back on?

5 MR. JEREMIAH: I'm here. Can
6 you hear me?

7 COUNCILMAN JONES: We hear you
8 now. Yes, you were talking about the
9 third phase and the number of properties
10 that were -- the number of privately-
11 owned land that was occupied. Five of
12 them are only structured. The rest is
13 vacant land, correct?

14 MR. JEREMIAH: Perfect. Yes,
15 so I'll continue from where you last
16 heard me. Although the third phase is
17 the final phase of the Fairhill
18 redevelopment effort, we were especially
19 excited about this part of the process
20 because it will allow us to increase the
21 number of affordable housing units
22 without having to displace anyone.

23 The acquisition of the
24 properties in the third phase will add
25 approximately 200 housing units that

1 will include affordable rentals and
2 homeownership as part of the mixed-use
3 development that will bring commercial
4 amenities to the neighborhood.

5 PHA has already began outreach
6 to the affected property owners and the
7 community. We invited them here to this
8 meeting and you may hear from some of
9 them later. Moreover, PHA has met on
10 multiple locations with community
11 leaders regarding our redevelopment
12 plans. We will continue to work with
13 the owners, the residents and other
14 community leaders to make sure this plan
15 is inclusive to lifelong community
16 residents as well as Fairhill Apartment
17 residents.

18 We want to ensure the
19 development of this community will make
20 everyone proud. We're deeply grateful
21 for the community feedback that we've
22 already received, and we are especially
23 thankful for the support of Council
24 President Clarke in helping us engage
25 with the community. And with that,

1 Mr. Chairman, I'm happy to answer any
2 questions that you or the Committee
3 members may have. Thank you.

4 COUNCILMAN JOHNSON: You're
5 welcome.

6 Chair recognizes Councilwoman
7 Maria Quinones-Sanchez.

8 COUNCILWOMAN QUINONES-SANCHEZ:
9 Good morning, Kelvin, and thank you so
10 very much. This sounds exciting. I'm a
11 nearby neighbor off of 2nd Street so I
12 look forward to Phase 1 and Phase 2.
13 Can you just for the record quickly
14 outline how relocated residents have an
15 opportunity to come back to this site.
16 I think it's an important part of this
17 process.

18 COUNCILMAN JOHNSON: Ditto.

19 COUNCILWOMAN QUINONES-SANCHEZ:
20 A lot of the debate is always about can
21 we come back to renovated facilities.
22 So can you very briefly for the record
23 explain that?

24 MR. JEREMIAH: Yes,
25 Councilmember Quinones-Sanchez. As part

1 of this redevelopment all, I repeat, all
2 Fairhill relocated residents have a
3 fundamental written contractual right to
4 return to the development. So as we
5 complete the various phases, one of the
6 things that PHA will do and is required
7 to do is to remain in contact with all
8 of these relocated residents and to
9 inform them of the availability. They
10 have a right of first refusal.

11 So although they have the right
12 to return, they may exercise the right
13 not to return. This is about housing
14 choice. Our expectation is that many of
15 them would return to the community --
16 will return to the redeveloped units
17 when those are available, but they are
18 the ones that also have the first rights
19 of refusal.

20 COUNCILWOMAN QUINONES-SANCHEZ:
21 Thank you, Mr. Chair.

22 And thank you, Kelvin, so very
23 much. Thank you.

24 COUNCILMAN JOHNSON: Thank you.
25 That's the exact question I was going to

1 ask prior to me acknowledging
2 Councilwoman Maria Quinones-Sanchez. A
3 lot of times when we see these projects,
4 which I believe are great, the number
5 one question is do the people who live
6 there have the ability to come back,
7 hence Martin Luther King Housing Project
8 at 13th and Catherine Street and
9 Carpenter Street --

10 MR. JEREMIAH: Yup.

11 COUNCILMAN JOHNSON: -- which I
12 drive past every single day, but there's
13 a fair amount of people who lived in
14 that 13th Street area, which we call it
15 who still live down there, but
16 obviously, it's a mixed-income project
17 where there's also some folks who
18 aren't -- but this is the first time
19 I've ever heard of everyone having that
20 right of refusal, which I think is
21 great, Kelvin, to your leadership and
22 work that you are doing. So keep up the
23 good work.

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

1 MR. JEREMIAH: Thank you,
2 Mr. Chairman.

3 COUNCILMAN JOHNSON: Nathan, is
4 that you?

5 MR. FARRIS: Yes, Mr. Chairman.
6 I don't have any comments to add. I was
7 just here in case of any questions.

8 COUNCILMAN JOHNSON: Okay. I
9 thought I heard somebody else say
10 something.

11 Okay. Any other questions or
12 comments from members of the Committee?

13 (No response.)

14 COUNCILMAN JOHNSON: Hearing
15 none, is there anyone else here to
16 testify on this bill whose name has not
17 yet been called?

18 (No response.)

19 COUNCILMAN JOHNSON: Hearing
20 none, at this time the Committee will
21 take a brief pause to allow members of
22 the public who have registered for
23 public comment on these bills to join us
24 during this virtual meeting.

25 MR. PANANI: Hello?

1 COUNCIL TECH SUPPORT:

2 Mr. Chair, we have our first public
3 participant. We will not need a break
4 today.

5 COUNCILMAN JOHNSON: Okay. We
6 will now hear testimony from those who
7 have signed up for public comment. The
8 Clerk will call your name. Once called,
9 please state your name for the record
10 and proceed with your testimony.

11 Will the Clerk please call the
12 first witness.

13 THE CLERK: We have Fatiy
14 Panani.

15 MR. PANANI: Correct, Fatiy
16 Panani.

17 COUNCILMAN JOHNSON: Fatiy
18 Panani, how you doing. You can please
19 start your testimony.

20 MR. PANANI: How are you doing,
21 Mr. Chairman and all Committee and
22 Councilmembers. I'm the owner and
23 resident of 2213 North 13th Street, zip
24 code 19133. I would like to express my
25 strong attachment to my house as well as

1 my wife. I have put so much time and
2 money into home improvement projects for
3 this to be called home.

4 As a Philadelphian, I'm against
5 any project that builds a new community
6 on the ruins of another one. I know my
7 neighborhood very well and there is a
8 bunch of empty lots that will serve the
9 Fairhill project without having to
10 displace me, my wife and my kids away
11 from our community and home. And no
12 amount of money nor any other home will
13 replace it.

14 I don't understand PHA criteria
15 of choosing these properties to be for
16 displacement, but I strongly believe
17 that my home is not an obstacle. It's a
18 renovated home and it's not an obstacle
19 for this project. And I would like for
20 it to be removed from the PHA list of
21 properties to be acquired. I rely on
22 your good judgment to bring back a smile
23 to me, myself, my wife and my four kids.
24 Thank you.

25 COUNCILMAN JOHNSON: You're

1 welcome. Thank you very much.

2 Brett, any other witnesses
3 that's here for public comment?

4 THE CLERK: There are no other
5 individuals that are available for
6 public comment, Mr. Chair.

7 COUNCILMAN JOHNSON: Okay. Is
8 Kelvin Jeremiah still available? I did
9 have a question that was on my mind
10 during the presentation, his testimony.

11 MR. JEREMIAH: Yes,
12 Mr. Chairman. I'm still here.

13 COUNCILMAN JOHNSON: I just had
14 a question that popped up in my mind.
15 Those private lots, will they be part of
16 eminent domain?

17 MR. JEREMIAH: Yes,
18 essentially.

19 COUNCILMAN JOHNSON: Okay. All
20 right --

21 MR. JEREMIAH: Providing of
22 course, Mr. Chairman, that we can
23 negotiate with the owner.

24 COUNCILMAN JOHNSON: Okay.
25 Because that's what I was getting at.

1 Because I know when you said private
2 land, I know you said only five
3 structures were up and the rest were
4 basically vacant lots. But if I'm an
5 owner of one of those vacant lots and I
6 have the deed to the lot and my taxes
7 are paid on the lot, then I just wanted
8 to understand the rules of engagement
9 for those types of individuals.

10 MR. JEREMIAH: Right. For all
11 of the privately-owned properties, that
12 is to say those properties that are not
13 already publicly-owned -- as you know,
14 there are quite a bit that are -- we
15 will engage with the property owners as
16 part of the acquisition and we would
17 negotiate with each of them a suitable
18 price.

19 COUNCILMAN JOHNSON: Okay. If
20 somebody decides to take you to court
21 and say, you know what, I'm not selling
22 come hell and high water, what happens,
23 Nathan?

24 MR. JEREMIAH: So, Nathan. I
25 will defer to the lawyer about what's

1 the type of process for that.

2 MR. FARRIS: Happy to talk
3 about that, sure, Mr. Chairman. So as
4 you know, use of the power of eminent
5 domain is heavily regulated both by
6 federal and state law, and we'll
7 obviously be complying with all of
8 those.

9 So as Mr. Jeremiah just talked
10 about, before condemnation there's a
11 process of appraising the property,
12 offering your appraised value to the
13 owner, there's a negotiation process
14 with the owner. Before that, there's
15 like a 90-day period before you can
16 condemn.

17 If you're unable to get to an
18 agreed-upon fair market price with the
19 owner, then the Housing Authority does
20 have the right to condemn and we'd file
21 a declaration of taking. And then the
22 owner has a right to go through a
23 process to get an independent
24 determination of the value of the
25 property.

1 First, it goes to an
2 administrative body called a Board of
3 View and they write a report. They look
4 at the property. Each side has an
5 opportunity to put on a case. They'll
6 give a number. They'll say what the
7 price is and then either side can
8 actually appeal that up to the Court of
9 Common Pleas and have a jury trial to
10 determine the value of the property. So
11 the owners have lots of rights
12 throughout this process to get the fair
13 market value of their property.

14 COUNCILMAN JOHNSON: Cool.
15 Okay. And the ultimate goal, the
16 greater good is to provide a level of
17 affordable housing because we are in an
18 affordable housing crisis right now in
19 the City of Philadelphia. Okay. Thank
20 you very much.

21 There isn't anyone else who is
22 here for public comment. I want to
23 thank all the panels of witnesses for
24 their participation today. We value
25 your input. I now invite all panels of

1 witnesses to please disconnect from the
2 hearing before we go into our public
3 meeting. We will now pause the
4 proceedings as multiple participants
5 leave the hearing.

6 This concludes the public
7 hearing of the Committee. We now will
8 go into a public meeting to consider the
9 action to be taken on the bills before
10 this Committee today. We will now
11 convene the public meeting.

12 Will the Clerk please call the
13 roll to take attendance. Members that
14 are in attendance will please indicate
15 they are present when their names are
16 called. Also, please say a few brief
17 words when responding so that your image
18 will be displayed on screen when you
19 speak.

20 THE CLERK: Councilmember Mark
21 Squilla.

22 COUNCILMAN SQUILLA: Good
23 morning, Mr. Chair. Present.

24 THE CLERK: Councilmember David
25 Oh.

1 COUNCILMAN OH: I'm present.

2 THE CLERK: Councilmember Cindy

3 Bass.

4 COUNCILWOMAN BASS: Good

5 morning. I am still present.

6 THE CLERK: Councilmember

7 Katherine Gilmore Richardson.

8 COUNCILWOMAN GILMORE

9 RICHARDSON: Good morning, Mr. Chair and

10 colleagues. I'm present.

11 THE CLERK: Councilmember Maria

12 Quinones-Sanchez.

13 COUNCILWOMAN QUINONES-SANCHEZ:

14 Good morning, Mr. Chair and colleagues.

15 I'm present.

16 THE CLERK: Councilmember

17 Curtis Jones, Jr.

18 (No response.)

19 THE CLERK: And, Councilmember

20 Brian O'Neill.

21 COUNCILMAN O'NEILL: Present.

22 COUNCILMAN JOHNSON: Thank you.

23 We will now go into our public meeting.

24 The Chair recognizes Councilman

25 Mark Squilla for a motion on Bill

1 No. 210807.

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

4 I move that Bill No. 210807 be
5 reported from this Committee with a
6 favorable recommendation and further
7 move that the rules of Council be
8 suspended as to permit the first reading
9 of this bill at the next session of
10 Council.

11 COUNCILMAN O'NEILL: Second.

12 COUNCILMAN JOHNSON: The Chair
13 notes for the record that Councilman
14 Brian O'Neill seconds the motion.

15 COUNCILMAN O'NEILL: Yes.

16 COUNCILMAN JOHNSON: It has
17 been moved and properly seconded that
18 Bill No. 210807 be reported from this
19 Committee with a favorable
20 recommendation and further move that the
21 rules of Council be suspended to permit
22 first reading of this bill at the next
23 session of Council.

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

1 (Aye.)

2 COUNCILMAN JOHNSON: Opposed?

3 (No response.)

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

6 The Chair recognizes Councilman
7 Mark Squilla for a motion on Bill No.
8 210829.

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

11 I move that Bill No. 210829 be
12 reported from this Committee with a
13 favorable recommendation and further
14 move that the rules of Council be
15 suspended as to permit first reading of
16 this bill at the next session of
17 Council.

18 COUNCILMAN O'NEILL: Second.

19 COUNCILMAN JOHNSON: The Chair
20 notes for the record that Councilman
21 Brian O'Neill seconds the motion. It
22 has been moved and properly seconded
23 that Bill No. 210829 be reported from
24 this Committee with a favorable
25 recommendation and further move that the

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

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

6 (Aye.)

7 COUNCILMAN JOHNSON: Those
8 opposed?

9 (No response.)

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

12 The Chair recognizes Councilman
13 Mark Squilla for a motion on the
14 amendment to Bill No. 210957.

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

17 I offer an amendment to Bill
18 No. 210957. A copy of the amendment has
19 been circulated to all members of the
20 Committee. And I move that the
21 amendment to Bill No. 210957 be
22 approved.

23 COUNCILMAN O'NEILL: Second.

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

1 Mark Squi -- Brian O'Neill seconds the
2 motion. It has been moved and properly
3 seconded that the amendment to Bill No.
4 210957 be approved.

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

7 (Aye.)

8 COUNCILMAN JOHNSON: Opposed?

9 (No response.)

10 COUNCILMAN JOHNSON: The ayes
11 have it and the motion carries. The
12 amendment to Bill No. 210957 has been
13 approved.

14 Before I move forward, I want
15 to acknowledge the presence of
16 Councilman Curtis Jones. Councilman
17 Jones, do you want to be acknowledged
18 for voting aye on the previous bills?

19 COUNCILMAN JONES: Thank you,
20 Chairman.

21 I would like to be recognized
22 as voting aye on all bills previously
23 heard.

24 COUNCILMAN JOHNSON: So noted.
25 The Chair recognizes Councilman Mark

1 Squilla for a motion on Bill No. 210957
2 as amended.

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

5 I move that Bill No. 210957 as
6 amended be reported from this Committee
7 with a favorable recommendation and
8 further move that the rules of Council
9 be suspended as to permit the first
10 reading of this bill at the next session
11 of Council.

12 COUNCILMAN O'NEILL: Second.

13 COUNCILMAN JONES: The Chair
14 notes for the record that Councilman
15 Brian O'Neill seconds the motion. It
16 has been moved and properly seconded
17 that Bill No. 210957 as amended be
18 reported from this Committee with a
19 favorable recommendation and further
20 move that the rules of Council be
21 suspended to permit first reading of
22 this bill at the next session of
23 Council.

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

1 (Aye.)

2 COUNCILMAN JOHNSON: Those
3 opposed?

4 (No response.)

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

7 The Chair recognizes Councilman
8 Mark Squilla for a motion on Bill No.
9 220005.

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

12 I offer an amendment to Bill
13 No. 220005. A copy of the amendment has
14 been circulated to all members of the
15 Committee. I move that the amendment to
16 Bill No. 220005 be approved.

17 COUNCILMAN O'NEILL: Second.

18 COUNCILMAN JOHNSON: The Chair
19 notes for the record that Councilman
20 Brian O'Neill seconds the motion. It
21 has been moved and properly seconded
22 that the amendment to Bill No. 220005 be
23 approved.

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

1 (Aye.)

2 COUNCILMAN JOHNSON: Those
3 opposed?

4 (No response.)

5 COUNCILMAN JOHNSON: The ayes
6 have it and the motion carries and the
7 amendment to Bill No. 220005 has been
8 approved.

9 The Chair recognizes Councilman
10 Mark Squilla for a motion on Bill No.
11 220005 as amended.

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

14 I move that Bill No. 220005 as
15 amended be reported from this Committee
16 with a favorable recommendation and
17 further move that the rules of Council
18 be suspended as to permit the first
19 reading of this bill at the next session
20 of Council.

21 COUNCILMAN O'NEILL: Second.

22 COUNCILMAN JOHNSON: The Chair
23 notes for the record that Councilman
24 Brian O'Neill seconds the motion. It
25 has been moved and properly seconded

1 that Bill No. 220005 as amended be
2 reported from this Committee with a
3 favorable recommendation and further
4 move that the rules of Council be
5 suspended to permit first reading of
6 this bill at the next session of
7 Council.

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

10 (Aye.)

11 COUNCILMAN JOHNSON: Those
12 opposed?

13 (No response.)

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

16 The Chair recognizes Councilman
17 Mark Squilla for a motion on Bill No.
18 220076.

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

21 I move that Bill No. 220076 be
22 reported from this Committee with a
23 favorable recommendation and further
24 move that the rules of Council be
25 suspended as to permit the first reading

1 of this bill at the next session of
2 Council.

3 COUNCILMAN O'NEILL: Second.

4 COUNCILMAN JOHNSON: The Chair
5 notes for the record that Councilman
6 Brian O'Neill seconds the motion. It
7 has been moved and properly seconded
8 that Bill No. 220076 be reported from
9 this Committee with a favorable
10 recommendation and further move that the
11 rules of Council be suspended to permit
12 first reading of this bill at the next
13 session of Council.

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

16 (Aye.)

17 COUNCILMAN JOHNSON: Those
18 opposed?

19 (No response.)

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

22 I want to note for the record
23 that Bill Nos. 210363 and 210933 are
24 being held at the request of the
25 sponsor. This concludes the Rules

1 hearing. If there are no additional
2 remarks, I want to thank everybody for
3 your attendance today and have a blessed
4 prosperous day.

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

7 COUNCILMAN O'NEILL: Thank you.

8 COUNCILWOMAN GILMORE

9 RICHARDSON: Thank you, Mr. Chair. Have
10 a blessed day.

11 COUNCILMAN JONES: Thank you,
12 Mr. Chair.

13 COUNCILMAN JOHNSON: Thank you.

14 (Committee on Rules concluded
15 at 10:56 a.m.)

16

17

18

19

20

21

22

23

24

25

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

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

9
10
11
12 _____
13 TANEHA CARROLL
14 Court Reporter - Notary Public
15
16
17
18
19

20 (The foregoing certification of
21 this transcript does not apply to any
22 reproduction of the same by any means,
23 unless under the direct control and/or
24 supervision of the certifying reporter.)
25

<u>WORD</u> <u>INDEX</u>					
< 1 >	13:22 14:13	8th 11:21	35:11 37:13,	anticipated	availability
1 1:1 2:4	55:8, 11, 23	< 9 >	15 38:4, 11	37:23	43:9
42:12	210933 1:1	9 22:20 31:19	40:21 41:1	anyway 20:1	available 7:20
10:00 1:1	4:15 5:18	90-day 50:15	51:17, 18	Apartment	20:20 43:17
10:56 63:15	21:15, 22, 25	9th 6:17 39:2	age 34:6	41:16	48:5, 8
100-year-old	22:20 62:23		Agency 38:20	apologize 14:8	Avenue 4:24,
25:12	210957 1:1	< A >	agenda 15:6	30:11	25 5:2, 22
113 39:1, 6	4:16 5:24	a.m 1:1 63:15	ago 10:13	appeal 51:8	6:10, 11, 19
11th 6:17	30:1, 15, 18	ability 44:6	agree 28:24	apply 64:21	22:7 25:13
37:20 39:3	31:18 56:14,	able 33:24	agreed 28:13	appraised	26:9 32:16
13th 44:8, 14	18, 21 57:4, 12	34:4, 16	agreed-upon	50:12	Avenues 22:3
46:23	58:1, 5, 17	Absolutely	50:18	appraising	32:17
14 5:11 12:22	22 14:24	20:10	agreement	50:11	aware 7:9
14-502 5:13	220005 1:1	Academy	23:9	appreciate	37:11
12:25	4:16 6:6 32:3,	34:21, 22	ahead 16:25	28:22	Awesome
16 22:7	10, 13 33:11	accessible	19:18	approval 9:25	29:20
17 33:12	59:9, 13, 16, 22	13:17	aid 34:9	13:24 22:21	aye 54:25
18 13:23	60:7, 11, 14	accurately	airport 17:8	31:20 33:13	55:1 56:5, 6
21:23	61:1	64:1	aisles 18:2	38:13	57:6, 7, 18, 22
19133 46:24	220076 1:1	acknowledge	aligns 15:2	approve 5:24	58:25 59:1, 25
	4:16 6:13	57:15	alleviate 37:14	approved	60:1 61:9, 10
	36:18 37:9	acknowledged	allow 7:21	56:22 57:4, 13	62:15, 16
	61:18, 21 62:8	57:17	14:21 30:20,	59:16, 23 60:8	ayes 55:4
	2213 46:23	acknowledging	22 40:20	approximately	56:10 57:10
	270 38:10	44:1	45:21	9:9 26:5	59:5 60:5
< 2 >	2nd 13:11	acquire 6:15	allowing 24:17	38:10 40:25	61:14 62:20
2 30:17 42:12	42:11	39:1	allows 27:21	Arch 18:17	
2,900 9:9	< 3 >	acquired 47:21	amend 4:20	area 4:23 5:7,	< B >
2.3.1 31:11	32 32:18	acquisition	5:4, 18 6:6	21 6:1, 9 9:6	back 23:16
20 19:2, 3	34th 6:2	40:23 49:16	23:16	13:6, 7, 9	40:4 42:15, 21
32:12	3700 6:5	acres 22:6	amended 58:2,	15:11 16:20,	44:6 47:22
200 40:25	30:21	26:6	6, 17 60:11, 15	22 17:10 22:2	Ballard 39:20
2013 22:17		Act 7:24	61:1	29:11, 12, 13	Bank 32:25
2014 9:21	< 4 >	action 26:12	amending	31:4, 5 32:15	36:3
2016 17:16	40th 6:3	52:9	5:10, 12	44:14	based 17:14
2017 20:18	49 39:6	Active 9:13	amendment	areas 4:22	21:3
2021 9:1, 24		13:14 22:14	56:14, 17, 18,	5:6, 20 6:8	basically
12:22 13:23	< 5 >	add 10:10	21 57:3, 12	arena 29:7	16:12 49:4
14:24 21:23	500 17:19	20:13 31:3	59:12, 13, 15,	asking 16:23	BASS 1:1
22:21 30:17	54th 6:10	35:4 40:24	22 60:7	assistance	3:17, 18 9:2
31:19	32:16	45:6	amendments	28:23 34:6, 10	10:5 11:20
2022 1:1 2:5	5500 26:6	adding 11:20	5:25	associated 9:19	53:3, 4
12:16 32:12	56th 6:11	addition 30:25	amends 9:3	Attached 9:11	bearings 25:3
33:12	32:17	33:4	12:23 21:25	32:20	began 41:5
2023 38:22	5th 13:10	additional	30:18 32:13	attachment	beginning 2:8
2026 15:3	37:20	11:21 13:4	amenities	46:25	believe 24:11
17:15	< 6 >	27:18 30:20	10:22 41:4	attendance	44:4 47:16
21 9:24	6.2 26:6	63:1	amount 10:22	2:24, 25 52:13,	Ben 13:9
21,031 31:4	65 19:4	Additionally	44:13 47:12	14 63:3	benefit 20:13
210363 1:1	< 7 >	7:16 31:10	and/or 64:23	auntie 34:5	best 27:25
4:15, 19 8:2, 4	7 9:1	adds 34:11	annex 30:23	Authority	better 17:21
62:23	7,844 31:3	adjacent 10:15	announce 8:2	6:15 24:10	big 16:22
210807 1:1	< 8 >	administrative	announcement	37:6 50:19	Bill 4:14, 19
4:15 5:4 8:14,	80 26:17	51:2	2:8	authorizes	5:4, 10, 18, 24
24 9:3, 23		affordability	answer 10:1	38:25	6:6, 13 8:2, 4,
54:1, 4, 18		36:9	13:25 22:22	authorizing	9, 14, 24 9:3, 7,
210829 1:1		affordable	31:21 33:14	6:14	23 12:9, 20, 22
4:15 5:10		33:2, 25 34:23	39:22 42:1	auto-oriented	13:4, 7, 12, 22
12:9, 20, 23				22:11, 17	14:13, 19

21:15, 22, 24 22:5, 19 27:19, 21 30:1, 15, 18, 22 31:10, 18 32:3, 10, 12, 18 33:4, 11 36:18 37:8 38:24, 25 45:16 53:25 54:4, 9, 18, 22 55:7, 11, 16, 23 56:2, 14, 17, 21 57:3, 12 58:1, 5, 10, 17, 22 59:8, 12, 16, 22 60:7, 10, 14, 19 61:1, 6, 17, 21 62:1, 8, 12, 23 BILLS 1:1 4:18 6:23 45:23 52:9 57:18, 22 bill's 16:14 bit 49:14 blessed 63:3, 10 block 25:10 Board 14:24 24:21 51:2 body 51:2 Boulevard 5:3 25:4 bound 12:16 boundaries 15:22 bounded 4:23 5:7, 21 6:2, 9 9:6 13:9 22:2 32:15 Break 15:9 46:3 Brett 4:10 6:22 7:5 48:2 BRIAN 1:1 4:6 53:20 54:14 55:21 57:1 58:15 59:20 60:24 62:6 brick 25:9 Bridge 13:10 brief 3:3 45:21 52:16 briefly 42:22 bring 17:16 41:3 47:22 Broad 4:23 Brumbelow 8:16, 19, 21 10:8 12:11, 12,	15, 17 14:18 21:17, 18, 19 30:3, 4, 8, 12 32:5, 6, 7 build 38:9 building 6:5 18:7 25:8, 9 30:24 buildings 18:5, 22 19:1 38:2 builds 47:5 built 18:5 bunch 47:8 Burns 8:16, 19, 21 10:8 12:11, 12, 15, 17 14:18 21:17, 18, 19 30:3, 4, 8, 12 32:5, 6, 7 bus 34:22 business 39:12 businesses 20:2 < C > call 2:23 4:10 8:13 12:8 21:14 26:2 29:25 32:2 36:17 44:14 46:8, 11 52:12 called 3:2 4:12 45:17 46:8 47:3 51:2 52:16 camera 14:7 campus 37:19 capacity 21:5 care 34:16 35:5 careful 14:7 31:15 Carpenter 44:9 carries 55:5 56:11 57:11 59:6 60:6 61:15 62:21 CARROLL 64:12 cars 27:21 case 45:7 51:5 Catherine 44:8 Center 5:14 13:1, 6 25:5, 25 26:19, 20 27:5 centers 25:14 26:23 CEO 37:5	certain 4:22 5:6, 13, 16, 20 6:8, 16, 20 15:11 certainly 19:8 certification 64:20 certify 64:1 certifying 64:24 CHAIR 1:1 3:9, 14, 24 4:3 7:2 8:7 11:15, 23 27:10 35:18, 21 42:6 43:21 46:2 48:6 52:23 53:9, 14, 24 54:3, 12 55:6, 10, 19 56:12, 16, 24 57:25 58:4, 13 59:7, 11, 18 60:9, 13, 22 61:16, 20 62:4 63:6, 9, 12 Chairman 3:19 10:6 11:4 14:8 17:11 20:12 24:4 33:20 34:25 37:3 39:19 42:1 45:2, 5 46:21 48:12, 22 50:3 57:20 challenge 20:5 challenging 27:13 change 9:8, 15 22:5, 13 24:23 27:16 changes 28:18 31:7 32:23 changing 4:21 5:5, 19 6:7 9:4 12:24 22:1 32:14 character 27:3 chat 7:20, 24 check 7:4 Cheese 25:17, 19 chemical 27:11 Chestnut 18:17 choice 43:14 choosing 47:15 Chuck 25:16, 18	CINDY 1:1 3:16 11:20 53:2 circulated 56:19 59:14 circumstance 17:25 CITY 1:1 2:11 5:14, 15 8:23, 25 9:22 12:18, 21 13:1, 2, 5, 6, 21 14:11, 24 15:2, 14, 16 16:2 17:3, 17 19:7, 8 21:20, 23 22:18 26:11 30:13, 16 31:10, 17 32:8, 11 33:10 35:12, 14 36:2, 6 37:16 51:19 City-wide 31:13 clarification 8:11 clarify 8:8 Clarissa 4:25 clarity 16:12 Clarke 41:24 clean-up 29:19 Clerk 2:23 3:6, 11, 16, 21 4:1, 5, 17, 19 6:25 8:6, 7, 13, 15 12:8, 10 21:14, 16 24:11, 14 29:25 30:2, 5 32:2, 4 36:17, 19 46:8, 11, 13 48:4 52:12, 20, 24 53:2, 6, 11, 16, 19 CMX-1 32:21 Code 5:11 12:24 31:10 46:24 colleague 11:19 colleagues 3:9, 14, 19, 24 4:4 53:10, 14 Columbus 25:3 come 10:25 15:15 23:16 27:25 36:5 42:15, 21 44:6	49:22 coming 18:12 commend 35:2, 16 comment 45:23 46:7 48:3, 6 51:22 comments 7:18 10:3 11:8 12:1 21:10 22:25 29:14, 21 31:23 33:17 36:13 44:24 45:6, 12 commerce 29:12 commercial 18:1 22:9, 17 26:22 27:1 32:22 33:6 41:3 Commission 8:23 9:23 12:19 13:22 21:21 22:15, 19 30:14 31:18 32:9 33:10, 22 commitment 36:8 COMMITTEE 1:1 2:4 4:11, 14 8:21 10:4 11:9 12:2 14:9 20:14 21:11 23:1 24:5 29:15, 22 31:24 33:18 36:14 37:4 38:25 42:2 44:25 45:12, 20 46:21 52:7, 10 54:5, 19 55:12, 24 56:20 58:6, 18 59:15 60:15 61:2, 22 62:9 63:14 Committees 2:11, 18 Committee's 37:7 Common 51:9 community 10:11 15:17, 22 16:1 20:2 23:8 24:19 27:14, 24 28:3	37:22 41:7, 10, 14, 15, 19, 21, 25 43:15 47:5, 11 community's 15:20 37:18 compatible 13:19 complete 26:1 43:5 completed 25:25 completely 30:25 compliance 31:8 complicating 18:15 comply 7:23 complying 50:7 Comprehensive 31:12 concept 15:1 34:2, 19 concern 27:17 concluded 63:14 concludes 33:15 52:6 62:25 condemn 50:16, 20 condemnation 50:10 conditions 5:17 6:21 conduct 20:16 confident 19:13 conflict 18:21 congratulate 35:22 36:2 congratulations 11:19 consenting 7:15 consider 52:8 consideration 31:15 37:8 considered 9:23 13:22 22:19 31:18 33:11 consistent 26:15, 16 31:11 constructed 38:6
--	---	--	---	--	---

construction 18:22 38:22	10, 15 21:8, 13 22:24 23:2, 3	13 63:8	density 16:19 35:25	3, 20 14:12, 24 15:14 16:2	entitled 5:11, 14 12:25 13:7
consumers 20:21	24:1, 4, 16 25:1, 7, 16, 22	country 37:12	Department 9:15 11:2	22:12 26:21 31:3, 8 33:8	environmental 29:19
contact 43:7	26:10 27:7, 9	couples 34:3	38:14	37:21	EOP 23:14, 16
contained 64:1	28:4, 5, 6, 11, 22 29:1, 4, 9,	course 48:22	depending 15:19 27:22	districts 22:18	28:15
contaminated 29:17	20, 24 30:6	court 49:20	Depot 25:5	Ditto 42:18	equipped 34:7
context 27:4	31:22 32:1	51:8 64:13	deserve 10:23	diversity 35:25 36:1	equitable 24:6
continue 14:21 37:13	33:16, 18, 19 35:1, 2, 23	courteous 30:10	deserves 10:24	doing 44:22	Erie 4:23
40:15 41:12	36:10, 12, 16, 21, 25 39:17,	COVID 34:14	designation 5:6, 20 6:8	46:18, 20	especially 35:10 40:18
continuing 7:14	24 40:3, 7	create 5:15 13:1 34:23	designations 4:21 9:5, 8	domain 48:16	41:22
contractual 43:3	42:4, 18 43:24	created 19:9, 24	33:9	50:5	essentially 48:18
control 64:23	44:11 45:3, 8, 14, 19 46:5, 17	creates 13:4	desire 17:16	double 7:4	event 18:14
convene 52:11	47:25 48:7, 13, 19, 24 49:19	creating 18:7	details 16:5	drive 17:9, 24 18:2 44:12	everybody 20:5 30:10
convert 26:19	51:14 52:22	creation 13:15	determination 50:24	driven 26:13	63:2
Cool 19:11	53:1, 21, 22, 24	credit 16:2	determine 51:10	drivers 34:22	evidence 64:1
20:9 21:8	54:2, 11, 12, 13, 15, 16 55:2, 4,	Credits 38:21	developer 24:7	driving 20:24	exact 43:25
29:1 51:14	6, 9, 18, 19, 20	crisis 37:13, 15 51:18	developing 37:15	21:1	Exactly 29:8
copy 56:18 59:13	56:7, 10, 12, 15, 23, 24, 25 57:8,	criteria 47:14	development 9:17 10:14	Due 2:10 16:10 19:17	excess 20:20
Core 13:7 19:9	10, 16, 19, 24, 25 58:3, 12, 13, 14 59:2, 5, 7,	CTR 13:1, 6	13:18 14:21	< E >	excited 10:24
correct 16:15 40:13 46:15	10, 17, 18, 19 60:2, 5, 9, 12, 21, 22, 23	Cumberland 6:18 39:4	16:13 18:4	east 6:17 22:7 39:3	20:8 29:5
64:1	61:11, 14, 16, 19 62:3, 4, 5, 17, 20 63:5, 7, 11, 13	curb 26:16	23:9 29:13	eat 17:5	33:23 34:18
corridors 13:17 18:1	Councilmanic 11:22 37:21	curious 17:6	30:22 31:9, 14	eating 18:10	40:19
Coulter 5:8 9:6	Councilmember 3:6, 11, 16, 21	current 2:10 14:20 21:5 38:24	32:24 35:14	echo 14:18	exciting 42:10
COUNCIL 1:1 2:11, 17	4:1, 5 9:1 11:15, 20	currently 2:7, 12 33:3	37:22 38:15, 17 39:2 41:3, 19 43:4	economic 36:1	Executive 14:11
8:25 12:21	12:22 14:14	CURTIS 1:1 4:2 53:17 57:16	different 17:12 34:2	Education 6:4 30:24	exercise 43:12
15:20 21:23	21:24 30:17	< D >	diligence 16:10 19:18	effort 37:23 40:18	exhibits 24:9
23:8 24:11	32:12 36:7	dad 34:5 35:6	dine 17:4	efforts 35:17	existing 13:13
28:12 30:16	42:25 52:20,	Daily 2:20	direct 64:23	either 39:11 51:7	30:23 31:1
32:11 41:23	24 53:2, 6, 11, 16, 19	date 28:24	Director 8:22	elaborate 15:9	33:5 37:25
46:1 54:7, 10, 21, 23 55:14,	COUNCILWO MAN 1:1	DAVID 1:1 3:11 52:24	12:17 14:11	eliminate 13:8	38:3
17 56:1, 3	3:18, 23 10:5	day 20:22	21:19 30:12	eliminates 16:13 27:20	expansion 31:14
58:8, 11, 20, 23	11:13 12:6	44:12 63:4, 10	32:7	eliminating 15:11 18:8	expect 15:23
60:17, 20 61:4, 7, 24 62:2, 11, 13	35:19, 20 42:6, 8, 19 43:20	deal 16:19	Directors 14:25	emergency 2:11	38:21
COUNCILMA N 1:1 2:2	44:2 53:4, 8,	debate 42:20	disconnect 52:1	eminent 48:16 50:4	expectation 7:13 43:14
3:8, 13 4:3, 7, 9 6:22 7:3	Councilmember s 46:22	December 22:20 30:16 31:19	discourage 13:14	empty 47:8	expects 38:9
8:12, 17 10:2	COUNCILWO MAN 1:1	decides 49:20	displace 40:22 47:10	encourages 31:13	explain 42:23
11:5, 11, 24	3:18, 23 10:5	declaration 50:21	displacement 47:16	ended 20:1	express 46:24
12:4, 13 14:1, 4 15:7, 8, 12	11:13 12:6	decrease 20:23	displayed 3:4 52:18	engage 41:24 49:15	< F >
16:7, 8, 9, 16, 17, 25 17:2	35:19, 20 42:6, 8, 19 43:20	deed 49:6	District 5:14, 16 11:22 13:1,	engagement 49:8	facilitate 9:16
19:11, 14, 16, 17, 18, 20 20:9,	44:2 53:4, 8,	deeply 41:20		ensure 41:18	22:9 32:23
		demolished 9:21 38:7		ensuring 13:17	facilities 34:16
		demolition 38:1		entire 25:10 37:11	42:21
					facility 25:12
					facing 14:22
					fact 39:13
					factor 18:15
					fair 44:13
					50:18 51:12
					Fairhill 37:19
					38:15 39:1

40:17 41:16 43:2 47:9 families 34:3 Family 9:11 32:21 33:9 34:11, 24 FARRIS 39:19, 20 40:2 45:5 50:2 farther 7:1 father 35:4 father-in-laws 35:9 Fatly 46:13, 15, 17 fault 28:17 favor 54:24 56:4 57:5 58:24 59:24 61:8 62:14 favorable 37:8 54:6, 19 55:13, 24 58:7, 19 60:16 61:3, 23 62:9 feature 7:20, 24 22:11 February 33:12 federal 50:6 fee 6:15 feedback 41:21 feet 9:10 19:2, 3, 4 26:6, 17 31:4, 5 fewer 17:17, 22 21:1 file 50:20 final 39:16 40:17 finalizing 38:17 finally 6:13 Finance 38:20 financing 38:19 Fire 34:21 first 17:14 18:20 37:24 38:11, 18 43:10, 18 44:18 46:2, 12 51:1 54:8, 22 55:15 56:2 58:9, 21 60:18 61:5, 25 62:12 fit 19:6, 25 fits 27:3	five 20:17 39:13 40:11 49:2 fixes 14:19 floor 13:14 18:20 31:5 folk 34:20 folks 16:1 44:17 following 2:7 33:7 follows 2:9 food 34:10 foregoing 64:1, 20 forget 30:11 former 9:18, 20 forward 20:7 23:18 29:13 36:4, 5 42:12 57:14 found 2:21 four 47:23 Franklin 13:10 front 24:22 frozen 40:2 full 10:21 15:6 fully 37:10 64:1 fundamental 43:3 further 54:6, 20 55:13, 25 58:8, 19 60:17 61:3, 23 62:10 future 15:23 32:23 35:6 < G > gala 29:10 garages 21:6 gathering 10:11 Gauthier 30:17 generally 39:2 Germantown 5:1 getting 18:2 48:25 GILMORE 1:1 11:13, 16 12:6 53:7, 8 63:8 Girard 6:10 32:15 give 16:2 34:9 51:6	go 15:15 16:4, 25 19:18 21:7 27:19 35:13 50:22 52:2, 8 53:23 goal 51:15 goals 15:2 goes 25:9 40:4 51:1 going 10:10, 16, 19, 25 17:3 20:6 23:13, 15 27:1 43:25 Good 2:2 3:8, 13, 18, 24 4:8 8:20 10:22 11:14 14:8 15:24 19:12 23:25 24:1, 3 28:4 36:23, 25 37:2 42:9 44:23 47:22 51:16 52:22 53:4, 9, 14 Graduate 6:4 30:24 graduating 34:21 granting 24:12 grateful 41:20 great 20:6 35:9 44:4, 21 greater 51:16 gross 31:5 ground 13:13 group 23:8 grow 15:23 < H > hall 29:10 handle 21:5 hang 17:3 happen 12:16 happening 18:3 happens 30:9 49:22 happy 9:25 13:24 14:17 15:4 22:22 31:20 33:13 42:1 50:2 hardship 14:20, 22 Haverford 6:11 32:17 health 2:10	hear 7:6 23:15 40:6, 7 41:8 46:6 heard 16:18 40:16 44:19 45:9 57:23 hearing 2:4, 9, 19 4:12, 13 7:10, 11 8:8 11:12, 18 21:13 23:12, 17 28:25 29:24 32:1 36:16 45:14, 19 52:2, 5, 7 63:1 hearings 2:14, 17 heavily 50:5 held 6:23 8:3, 4, 10 62:24 hell 49:22 Hello 8:19 45:25 helping 41:24 Hey 8:17 36:21 Hi 36:23 high 19:4 49:22 high-rise 37:19 high-rises 38:4 historic 13:20 holding 23:13 28:7 Home 25:5 47:2, 3, 11, 12, 17, 18 homeownership 33:2 41:2 honor 39:21 hope 34:2 house 46:25 Housing 6:14 10:15 33:2, 25 34:1 35:11 37:6, 13, 16, 25 38:4, 11, 14, 19, 21 40:21, 25 43:13 44:7 50:19 51:17, 18 Hunting 4:24 5:2 < I > I-2 22:7 26:24	IATSE 29:10 ICMX 22:8, 17 idea 15:24 20:6 34:8 IHOP 25:19 ill 34:18 image 3:4 52:17 important 16:6 42:16 improvement 47:2 inaudible 20:25 39:16 include 41:1 included 2:18 inclusive 35:15 41:15 Income 38:20 increase 21:3 40:20 independent 50:23 indicate 2:25 52:14 indicated 17:20, 23 Indigo 21:4 individuals 48:5 49:9 Industrial 22:8, 14 26:24, 25 27:2 inform 43:9 information 23:23 inherent 14:20 initial 39:8 initiative 37:18 in-law 35:5 Inoex 25:11 27:11 input 15:20 33:22 51:25 Inquirer 2:20 insight 33:23 Institutional 31:2, 14 Instructions 2:15 Intelligencer 2:21 interrupted 18:2 introduced 8:25 12:21 21:22 30:16 32:11	introduction 14:15 investigation 39:9 invite 51:25 invited 7:8 41:7 involve 38:1 issue 15:9 16:22 17:6 issued 17:15 32:25 its 9:24 13:23 14:15 22:20 31:19 33:11, 22 38:17 Itzkowitz 12:11 14:2, 3, 6, 10 17:11 20:12, 16 < J > January 32:11 Jeremiah 36:20, 23 37:2, 4 39:18 40:4, 5, 14 42:24 44:10 45:1 48:8, 11, 17, 21 49:10, 24 50:9 Job 12:11 14:1, 10 16:4 17:1 19:12 28:4 35:10 JOHNSON 1:1 2:2 4:9 6:22 7:3 8:12, 17 10:2 11:5, 11, 24 12:4, 13 14:1, 4, 9 15:7 16:7, 17 17:2 19:11, 16 20:9, 15 21:8, 13 22:24 24:1 25:1, 7, 16, 22 27:7 28:4 29:1, 4, 9, 20, 24 30:6 31:22 32:1 33:16, 19 35:1 36:16, 21, 25 37:3 39:17, 24 42:4, 18 43:24 44:11 45:3, 8, 14, 19 46:5, 17 47:25 48:7, 13, 19, 24 49:19 51:14 53:22 54:12, 16 55:2, 4, 19
---	--	---	--	--	---

56:7, 10, 24 57:8, 10, 24 59:2, 5, 18 60:2, 5, 22 61:11, 14 62:4, 17, 20 63:13 join 45:23 JONES 1:1 4:2, 3 32:12 33:18 35:2, 23 36:8, 10, 12 40:3, 7 53:17 57:16, 17, 19 58:13 63:11 JR 1:1 4:2 53:17 judgment 47:22 Juniata 5:1 jury 51:9 < K > KATHERINE 1:1 11:16 12:6 53:7 keep 44:22 Kelvin 36:19, 22 37:4 39:18 40:4 42:9 43:22 44:21 48:8 KENYATTA 1:1 kids 47:10, 23 kind 20:7 King 44:7 knocked 28:10 know 15:5 16:10 19:12 23:4 34:3 39:25 47:6 49:1, 2, 13, 21 50:4 knows 26:10 35:6 kudos 11:18 < L > lack 35:10 land 4:22 5:7, 21 6:9 9:5, 19 22:1, 6 31:16 32:15, 19, 24 36:3 40:11, 13 49:2 Lane 9:20 10:14 large 15:25	law 2:6 50:6 lawyer 49:25 leaders 41:11, 14 leadership 44:21 leave 34:5 52:5 leaving 18:10 left 28:20 Legal 2:20 Legislation 8:22 12:18 15:1 21:19 30:13 32:8 level 51:16 leveraging 36:3 life 34:12 lifelong 41:15 line 26:16 list 28:13 47:20 little 7:1 live 18:6 27:14 44:5, 15 lived 44:13 living 18:9 located 4:22 5:7, 21 6:9, 16 22:6 37:19 location 1:1 11:1 25:20 locations 41:10 long 27:12 look 15:21 19:21 25:24 36:4 42:12 51:3 looking 29:12 35:8 lot 9:9 18:25 19:22 32:21 42:20 44:3 49:6, 7 lots 13:15 33:2 39:12 47:8 48:15 49:4, 5 51:11 love 34:19 Low 38:20 Lowes 25:4 low-rise 38:2, 7 Luther 44:7 < M > major 18:16 majority 15:25 making 35:13	manufacturing 25:12 Map 5:19 9:8 33:5 Maps 4:20 5:5 6:7 9:4 22:1 32:14 March 1:1 2:4 MARIA 1:1 3:21 35:19 42:7 44:2 53:11 MARK 1:1 3:6 52:20 53:25 55:7 56:13 57:1, 25 59:8 60:10 61:17 Market 18:17 50:18 51:13 Martin 44:7 Master 6:1 30:19 31:3, 6, 7 matter 16:21 64:1 means 64:22 medicine 34:10 Medium 22:7 meet 23:7 meeting 2:12 7:9, 14 9:24 13:23 22:20 24:19, 21 28:11 31:19 33:12 41:8 45:24 52:3, 8, 11 53:23 meetings 17:20 member 34:11 36:11 Members 2:24 7:17, 21 8:20 10:3 11:8 12:2 14:9 20:14 21:11 22:25 24:4 29:15, 22 31:23 33:17 36:13 37:3, 10 42:3 44:25 45:12, 21 52:13 56:19 59:14 mention 29:17 mess 26:14 met 41:9	Microsoft 2:13 7:21 Microsoft® 1:1 midst 37:12 mind 48:9, 14 minimum 15:18 mixed-income 44:16 Mixed-Use 22:9 32:22 41:2 model 34:24 35:24 Modesto 24:14, 17 mom 34:5 moment 24:12 money 47:2, 12 morning 2:3 3:9, 13, 19, 24 4:8 8:20 11:14 14:8 23:25 24:2, 3 36:24 37:1, 2 42:9 52:23 53:5, 9, 14 Morris 5:8 9:6 mother-in-law 34:8 motion 53:25 54:14, 25 55:5, 7, 21 56:5, 11, 13 57:2, 6, 11 58:1, 15, 25 59:6, 8, 20, 25 60:6, 10, 24 61:9, 15, 17 62:6, 15, 21 move 20:7 23:18 25:5 34:4 54:4, 7, 20 55:11, 14, 25 56:20 57:14 58:5, 8, 20 59:15 60:14, 17 61:4, 21, 24 62:10 moved 54:17 55:22 57:2 58:16 59:21 60:25 62:7 moving 25:13 Multi 32:20 multi-family 33:6	multi- generational 33:1 34:1 multiple 41:10 52:4 mute 12:14, 16 14:5 30:5, 7 Muted 12:12 14:3 30:4 < N > name 14:10 37:4 45:16 46:8, 9 names 3:1 52:15 Nathan 39:17, 20 45:3 49:23, 24 near 39:1 nearby 42:11 need 16:20 21:6 34:6 46:3 needed 10:10 negotiate 48:23 49:17 negotiation 50:13 neighbor 42:11 neighborhood 10:12, 20, 23 17:21 27:4 41:4 47:7 neighborhoods 36:1 new 5:15 13:2, 18 18:5 38:5 47:5 News 2:20 north 6:19 39:5 46:23 Nos 4:15 62:23 Notary 64:13 note 7:19 14:23 62:22 noted 12:5 57:24 64:1 notes 54:13 55:20 56:25 58:14 59:19 60:23 62:5 64:1 notices 2:19 November 13:23 21:23 28:16	number 18:18 40:9, 10, 21 44:4 51:6 numbers 20:25 numerous 25:14 < O > obstacle 47:17, 18 Obviously 27:16 44:16 50:7 occupied 31:4 39:11 40:11 occur 37:23 OCD's 15:3 October 9:1, 24 12:21 odors 27:13 OEO 28:15, 18 offer 2:16 11:18 56:17 59:12 offering 50:12 office 19:1 28:18 off-street 20:20 OH 1:1 3:12, 13 40:3 52:25 53:1 Okay 11:11 16:17 24:13, 24 25:2, 23 45:8, 11 46:5 48:7, 19, 24 49:19 51:15, 19 Old 5:15 10:14 13:2, 5 14:11, 24 15:2, 14, 16 16:2 17:3, 17 19:7, 8 25:9, 11 once 23:11 46:8 O'NEILL 1:1 4:6, 7 53:20, 21 54:11, 14, 15 55:18, 21 56:23 57:1 58:12, 15 59:17, 20 60:21, 24 62:3, 6 63:7 ones 43:18 Open 9:12 opportunities 27:6
---	--	---	--	---	--

opportunity 29:18 42:15 51:5 Opposed 55:2 56:8 57:8 59:3 60:3 61:12 62:18 option 15:18 order 4:13 7:23 23:17 outline 42:14 outlined 15:3 outreach 41:5 Overlay 5:14 13:6 14:20 18:16 19:10 owned 33:3 40:11 owner 24:6 46:22 48:23 49:5 50:13, 14, 19, 22 owners 41:6, 13 49:15 51:11 < P > paid 49:7 PANANI 45:25 46:14, 15, 16, 18, 20 panel 8:13 12:9 21:15 30:1 32:3 36:18 panels 51:23, 25 parcels 32:18 parents 34:4 Park 4:24 5:2 9:12, 17 13:15 parking 13:8 15:11, 13, 19 16:14, 20 17:5 18:4, 8, 23 19:4 20:17, 21 27:20 Parks 9:16 part 6:24 10:17, 18 38:12 40:19 41:2 42:16, 25 48:15 49:16 participant 46:3 participants 7:12 52:4 participation 51:24	particular 19:7 35:3 parts 36:6 patience 28:23 Patterson 23:4, 11, 21, 24 24:3, 5, 13, 18, 24 25:2, 8, 18, 23 28:9 29:3, 8, 16 Paula 8:15, 18, 21 12:10, 14, 17 21:16, 18 30:2, 7, 12 32:4, 7 pause 45:21 52:3 pedestrian- friendly 13:16 Penn 5:8 9:6 Pennsylvania 6:1 30:20 38:19 Pennsylvania's 31:1 people 16:20 17:2, 16, 22 18:6, 9, 11 20:24 21:1 44:5, 13 Perfect 40:14 period 27:12 50:15 permit 54:8, 21 55:15 56:1 58:9, 21 60:18 61:5, 25 62:11 person 28:19 personnel 28:18 PHA 38:9, 13, 16, 25 39:18, 21 41:5, 9 43:6 47:14, 20 PHA's 37:17 39:8 phase 38:23 39:15 40:9, 16, 17, 24 42:12 phases 37:24 38:12, 18 43:5 PHFA 38:20 PHILADELPH IA 1:1 4:4 5:5, 11, 19 6:7, 14 8:23 9:4, 22 12:18, 23 13:21 21:20, 25 22:18	30:13 31:12, 17 32:8, 13 33:10, 24 35:12, 15 37:6, 11 51:19 Philadelphian 29:5 47:4 Philadelphia's 4:20 PHLCouncil.co m 2:22 place 37:25 Plan 6:1 15:3, 16 17:15 22:12 23:14, 17 26:11 28:15 30:19 31:3, 6, 8, 12 33:8 38:17 41:14 Planning 5:12 8:23 9:22 12:19 13:21 15:15 21:20 22:19 30:14 31:17 32:9 33:10, 22 37:17 plans 41:12 plant 27:12 playground 9:18 10:16 playspace 10:10, 19 11:21 Pleas 51:9 please 2:23, 25 3:2 4:17 8:3, 13 12:8 21:14 29:25 32:2 36:17 46:9, 11, 18 52:1, 12, 14, 16 point 20:13 Police 34:21 policy 31:15 popped 48:14 portion 38:7 possible 2:14 27:25 power 50:4 preference 17:24 presence 57:15 PRESENT 1:1 3:1, 10, 14, 20, 25 4:4, 8, 12 11:17 12:7	52:15, 23 53:1, 5, 10, 15, 21 presentation 48:10 presented 24:20 34:20 preserve 33:8 38:10 President 37:5 41:24 pretty 19:13 previous 57:18 previously 57:22 price 49:18 50:18 51:7 primarily 22:11 prior 7:16 44:1 Priscilla 5:9 9:7 privacy 7:13 private 17:17 21:2 48:15 49:1 privately 40:10 privately- owned 39:8, 10 49:11 probably 21:6 proceed 46:10 proceedings 52:4 64:1 process 20:11 23:7 35:14 36:4 38:16 40:19 42:17 50:1, 11, 13, 23 51:12 processed 24:23 project 10:9, 15 11:3 28:19 29:6 32:24 33:23 35:3, 23 36:5 44:7, 16 47:5, 9, 19 projects 16:13 35:13 44:3 47:2 prolong 16:9 properly 54:17 55:22 57:2 58:16 59:21 60:25 62:7 properties 6:16 22:16	34:7 39:1, 6, 10, 13 40:9, 24 47:15, 21 49:11, 12 property 22:13 24:7 26:5, 20, 23, 24 38:8 41:6 49:15 50:11, 25 51:4, 10, 13 property's 29:17 proposal 23:10 proposals 33:1 proposed 13:11 26:7, 12 proposes 13:7 prosperous 63:4 proud 41:20 provide 27:5 28:24 33:25 51:16 Providing 48:21 provisions 5:13 12:25 13:12 provisos 28:13 public 2:9, 10, 15, 16, 17, 18 4:13 7:10, 11 17:20 24:19, 21 37:25 45:22, 23 46:2, 7 48:3, 6 51:22 52:2, 6, 8, 11 53:23 64:13 publicly 33:3 publicly-owned 39:7 49:13 published 2:19 purpose 7:25 9:12 31:2 put 18:19, 23 19:3 47:1 51:5 putting 28:8 34:15	questioning 16:11 questions 7:17 10:1, 3 11:7 12:1 13:25 21:10 22:22, 25 29:14, 21 31:21, 23 33:14, 17 36:13 39:22 42:2 44:24 45:7, 11 quick 26:3 quickly 42:13 QUINONES- SANCHEZ 1:1 3:22, 23 35:19, 20 42:7, 8, 19, 25 43:20 44:2 53:12, 13 quite 49:14 quorum 4:11 < R > Race 18:18 Railroad 4:25 read 4:17 reading 54:8, 22 55:15 56:2 58:10, 21 60:19 61:5, 25 62:12 real 16:22 really 10:17, 22 18:3 26:19 reasonable 7:13 reassigned 28:20 received 41:22 recognized 7:22 22:15 57:21 recognizes 35:18 42:6 53:24 55:6 56:12 57:25 59:7 60:9 61:16 recognizing 7:17 recommendatio n 54:6, 20 55:13, 25 58:7, 19 60:16 61:3, 23 62:10 recommendatio ns 31:11 33:7
--	---	---	--	--	--

recommended 9:25 13:24 22:13, 21 31:20 33:13 record 7:19 8:3 12:5 15:10 23:19 24:17 42:13, 22 46:9 54:13 55:20 56:25 58:14 59:19 60:23 62:5, 22 recorded 7:10, 15 11:17 Recreation 9:16, 19 redeveloped 43:16 redevelopment 22:10 37:17 38:12 40:18 41:11 43:1 referenced 20:19 reflect 8:3 33:5 refusal 43:10, 19 44:20 regarding 4:14 41:11 registered 45:22 regulated 50:5 regulation 31:9 rehabilitation 38:3 reinforces 13:18 related 6:3 relocated 38:15 42:14 43:2, 8 rely 14:17 15:4 47:21 remain 43:7 remainder 39:7 remains 31:8 remapped 22:16 remarks 63:2 Remote 1:1 2:9, 14 remotely 2:12 remove 15:18 removed 47:20 rendering 25:24	renovated 42:21 47:18 rentals 41:1 repeat 43:1 replace 9:18 47:13 replacement 10:18 replicated 36:6 report 51:3 reported 54:5, 18 55:12, 23 58:6, 18 60:15 61:2, 22 62:8 Reporter 64:13, 24 represent 24:6 representing 39:21 reproduction 64:22 request 8:5 9:14 37:7 62:24 requests 19:22 required 43:6 requirement 18:19 19:5, 6 requirements 13:8, 13 15:13, 19 16:14 19:24 27:20 requires 2:7 residence 39:11 resident 46:23 Residential 5:16 9:11 13:2, 5 18:20 32:19, 20 residents 15:17 24:22 38:16 41:13, 16, 17 42:14 43:2, 8 resources 31:16 respond 17:13 respondents 17:19 responding 3:3 52:17 response 11:10 12:3 21:12 29:23 31:25 36:15 45:13, 18 53:18 55:3 56:9 57:9	59:4 60:4 61:13 62:19 rest 40:12 49:3 restaurants 26:3 retail 22:11 26:1, 7 return 43:4, 12, 13, 15, 16 rezoned 27:1 RFP 32:25 RICHARDSON 1:1 11:14, 16 12:7 53:7, 9 63:9 right 19:3 27:14 29:7 35:7 43:3, 10, 11, 12 44:20 48:20 49:10 50:20, 22 51:18 Right-of-Way 4:25 rights 43:18 51:11 RM-1 32:20 roll 2:24 4:10 52:13 Ron 24:2, 5 Roosevelt 5:2 RSA-5 9:10 32:19, 21 ruins 47:6 RULES 1:1 2:3 4:14 8:20 23:17 49:8 54:7, 21 55:14 56:1 58:8, 20 60:17 61:4, 24 62:11, 25 63:14 < S > safe 37:15 Sanchez 36:11 saying 54:25 56:5 57:6 58:25 59:25 61:9 62:15 scale 13:19 School 6:4 30:24 scrambling 28:21	screen 3:4 24:8, 18, 25 52:18 script 6:24 7:1 Second 54:11 55:18 56:23 58:12 59:17 60:21 62:3 seconded 54:17 55:22 57:3 58:16 59:21 60:25 62:7 seconds 54:14 55:21 57:1 58:15 59:20 60:24 62:6 Section 5:13 12:25 19:9 see 19:12 24:25 25:6, 21 26:8, 21 34:17, 19 44:3 seeing 20:23 36:4 seeking 38:18 seen 19:22 sees 15:22 selling 49:21 seniors 34:15 38:5 separate 34:15 SEPTA 21:4 34:22 September 14:23 serve 47:8 service 26:3 Services 14:12 session 54:9, 23 55:16 56:3 58:10, 22 60:19 61:6 62:1, 13 seven 38:1 share 23:5, 22 24:8, 18 shepherded 16:3 shopping 18:10 25:4, 14, 25 26:19, 20, 22 27:5 show 24:8 25:20 shows 39:9 side 51:4, 7 signed 46:7	signify 7:22 54:25 56:5 57:6 58:25 59:25 61:9 62:15 simple 6:15 Single 9:11 32:19 33:8 34:3 44:12 sir 20:11 site 9:19 22:10 25:10, 11 38:1, 6 42:15 sits 26:25 sitting 19:2 situation 27:23 six 22:6 size 9:10 sketches 23:5 slightly 34:2 small 9:17 smells 27:14 smile 47:22 Snyder 5:22 22:2, 7 25:13 26:8 sole 18:6 soliciting 32:25 solutions 28:1 somebody 45:9 49:20 soon 21:7 Sorry 28:9 sounds 42:10 south 6:20 22:12 29:5 39:5 Space 9:13 10:11, 16 18:8 spaces 16:15 18:13 26:4 Spahr 39:20 speak 3:5 30:10 52:19 Special 9:12 14:12 31:2 specific 16:5 specified 31:9 SPINS 31:2 spirit 17:9 sponsor 8:5 62:25 spots 18:4 SP-PO-A 9:12 spring 38:22 Spruce 6:3 square 9:10	26:6 31:4, 5 Squi 57:1 SQUILLA 1:1 3:7, 8 12:22 14:14 15:8, 12 16:8, 9, 16, 25 19:14, 17, 19, 20 20:10 21:24 23:2, 3 24:16 26:10 27:9 28:5, 6, 11 52:21, 22 53:25 54:2 55:7, 9 56:13, 15 58:1, 3 59:8, 10 60:10, 12 61:17, 19 63:5 Squilla's 28:22 stakeholders 15:2 start 38:22 46:19 state 2:6 46:9 50:6 stated 28:12 statement 10:7 23:19 steady 20:23 stenographic 64:1 storage 18:11 stores 26:2 Street 4:23 5:1, 8, 9, 23 6:2, 3, 5, 10, 12, 17, 18 13:10, 11 25:17 26:9, 12, 14 27:15 29:6, 10, 11 30:21 32:16, 17 42:11 44:8, 9, 14 46:23 Streets 9:7 18:16, 18 22:4 37:20 39:3, 4 strong 46:25 strongly 47:16 structure 30:21 structured 21:6 40:12 structures 39:14 49:3 study 20:17, 18 stuff 25:19 style 38:5 subarea 5:15
---	--	---	---	--	--

13:2, 5	64:12	three 17:19	units 38:5, 10	57:14, 17	41:12 44:22,
subcore 15:9	Target's 25:14	37:23	40:21, 25	62:22 63:2	23
subject 38:23	Tax 38:21	three-story	43:16	wanted 7:4	workforce
submission	taxes 49:6	30:23	University	10:7 11:17	35:11
28:16	team 23:10	time 7:19	5:25 30:19	14:18, 23	working 23:14
submitted	Teams 1:1	10:1 13:25	31:1	23:18 33:21	27:24 28:15,
14:16	2:13 7:21	20:24, 25 21:7	update 33:5	49:7	19
suitable 49:17	TECH 46:1	22:23 24:21	upscale 26:2	water 49:22	write 51:3
suite 35:5	template 26:8	28:1 31:21	urban 13:19	waters 27:2	written 14:16
suites 34:8	tenant 26:4	33:14 44:18	38:14	way 15:15	15:5 20:19
Sunshine 7:23	terms 5:17	45:20 47:1	use 7:20	25:6 34:11, 13	43:3
supermarket	6:20	times 20:21	13:14 18:6	ways 15:21	
26:1	testify 7:9	24:20 44:3	22:14 26:25	17:12	< Y >
supervision	8:24 12:20	tirelessly 37:14	27:2, 3 33:6, 9	Weccacoe	yeah 25:19
64:24	14:13 21:21	Title 5:10	50:4	5:22 22:3	years 10:13
support 10:8	23:5 30:15	6:15	useful 18:13	weekday 20:22	20:17
11:2 14:13, 25	32:10 45:16	titles 4:18	uses 18:20	weekend 20:22	York 37:20
20:3 24:12	testimony	today 2:4 7:7	22:12	welcome 11:6,	Yup 44:10
41:23 46:1	2:16 7:6 8:9	11:18 23:12,	< V >	25 27:8 42:5	< Z >
supported	14:16, 19 15:5	15 33:15 37:7	vacant 9:9	48:1	zip 46:23
15:17, 25 28:2	20:19 33:15	39:21 46:4	39:12 40:13	welcomed	zone 32:18
supporting	46:6, 10, 19	51:24 52:10	49:4, 5	27:16	zoned 26:24
20:1 26:11	48:10	63:3	value 50:12,	well 3:15	Zoning 4:20,
sure 7:4	text 39:25	toolbox 35:24	24 51:10, 13,	29:19 35:5, 9	21 5:5, 6, 12,
10:21 17:11	Thank 4:9	tools 35:25	24	41:16 46:25	19, 20 6:7, 8
20:15 23:24	7:5 8:12 10:5,	Tower 9:20	variances	47:7	9:4, 5, 8, 14
24:9 35:8, 13	7 11:1, 4, 23	townhome	19:23, 25	we're 10:19	12:24 21:25
41:14 50:3	14:14 15:6, 7	38:5	various 43:5	20:6, 23 23:13,	22:1, 6, 18
surface 13:15	16:7 21:9	traffic 27:17	vehicles 17:17,	14, 15 28:20	24:23 32:14,
surrounded	23:4, 20, 24	transcript	22 21:2 27:18,	35:8 41:20	22
26:22 37:18	24:24 27:6	64:1, 21	22	west 6:18	
surrounding	28:1 29:2, 3	transit 13:16	vehicular	33:7, 24 39:3	
22:16	33:19, 21	trial 51:9	18:11	Westminster	
survey 17:18,	34:25 35:1, 21	try 20:6	VICE-CHAIR	6:10 32:16	
19	36:7, 10 42:3,	28:14 30:9	1:1	we've 19:9	
suspended	9 43:21, 22, 23,	trying 16:12	vicinity 6:17	28:13 41:21	
54:8, 21 55:15	24 45:1 47:24	20:11	view 2:16	Whitman 23:7	
56:1 58:9, 21	48:1 51:19, 23	Tuesday 1:1	51:3	28:12	
60:18 61:5, 25	53:22 54:2	two 6:23	viewers 7:12	wide 19:2, 3	
62:11	55:9 56:15	24:20 37:24	virtual 45:24	widen 26:14,	
Susquehanna	57:19 58:3	38:3, 11, 18	Vision 15:3	16	
6:19 39:4	59:10 60:12	type 50:1	17:15 31:13	wife 47:1, 10,	
Swanson 5:23	61:19 63:2, 5,	types 49:9	visit 18:12	23	
22:3 26:9, 12,	7, 9, 11, 13	< U >	visitors 18:13	wind 35:7	
14 29:10	thankful 41:23	U.S 38:13	voted 14:25	wine 17:4	
< T >	thing 27:10	Uber 17:7, 8	voting 57:18,	wish 7:22	
take 2:24	things 10:20	21:3	22	Wissahickon	
17:7, 8 24:25	15:21 19:7	ultimate 51:15	< W >	4:24	
35:5 37:24	43:6	ultimately 8:10	Walnut 6:2, 5	witness 46:12	
45:21 49:20	think 15:24	unable 50:17	13:10 18:17	witnesses 7:7,	
52:13	21:4 27:23	unanimously	30:21	18 48:2 51:23	
taken 52:9	34:13 42:16	14:25	want 8:1 10:6,	52:1	
64:1	44:20	underscore	17 11:1 16:1,	Wolf 5:22	
talk 50:2	thinks 20:5	10:17	4, 8 17:1, 4	22:3	
talked 50:9	third 38:23	understand	23:6 35:2, 4, 8,	words 3:3	
talking 40:8	39:15 40:9, 16,	2:6 20:11	22 36:2 39:25	52:17	
TANEHA	24	47:14 49:8	41:18 51:22	work 15:14	
	thought 16:18			17:18 28:14	
	20:4 45:9			34:24 37:14	