

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, May 14, 2013
10:15 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN JAMES KENNEY
COUNCILMAN DENNIS O'BRIEN
COUNCILMAN MARK SQUILLA

BILL 130255 - An ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending sections of the /CTR, Center City Overlay District to apply special controls...

BILL 130305 - An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Morris Street, 15th Street, and Castle Avenue.

- - -

1

2

COUNCILMAN GREENLEE: Good

3

morning, everyone. Sorry for the delay.

4

I hate to interrupt the media

5

there.

6

This is the Committee on Rules.

7

We have established a quorum: Councilman

8

Goode, Councilman Kenney as the Vice

9

Chair of the Committee, Council President

10

Clarke, and Councilman Squilla has been

11

appointed to the Committee today.

12

Ms. Marconi, will you please

13

read the title of the first bill before

14

us.

15

THE CLERK: Bill No. 130305, an

16

ordinance to amend the Philadelphia

17

Zoning Maps by changing the zoning

18

designations of certain areas of land

19

located within an area bounded by Broad

20

Street, Morris Street, 15th Street, and

21

Castle Avenue.

22

(Witness approached witness

23

table.)

24

COUNCILMAN GREENLEE: Our first

25

witness is Mr. Kramer.

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2 MR. KRAMER: Good morning,
3 Chairman Greenlee and members of the
4 Rules Committee. I am William Kramer,
5 Division Director of the Development
6 Planning Division of the Philadelphia
7 City Planning Commission. I am here to
8 testify on Bill No. 130305, which was
9 introduced by Councilmember Johnson April
10 18th, 2013.

11 Bill No. 130305 amends the
12 Philadelphia Zoning Maps by rezoning an
13 area of land within an area bounded by
14 Broad Street, Morris Street, 15th Street,
15 and Castle Avenue from a zoning
16 designation of "RSA-3" Residential to a
17 zoning designation of "CMX-3" Commercial.
18 This bill will allow for the site to be
19 developed as a joint use community center
20 from CHOP, which will also provide health
21 services to the community. CHOP recently
22 received a major donation to build a new
23 health facility in South Philadelphia.
24 They have proposed to replace three
25 City-owned facilities as part of this

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2 development: Health Center 2, the South
3 Philadelphia branch library, and the
4 DiSilvestro Recreation Center. The
5 details of the proposed center are being
6 developed currently by the architects
7 hired by CHOP. It is anticipated that an
8 aggressive building schedule will be
9 undertaken in this regard and, therefore,
10 the zoning change is an effort to
11 accommodate that schedule.

12 The Philadelphia City Planning
13 Commission will consider Bill No. 130305
14 at its meeting of May 21st, 2013. It
15 will be presented with a staff
16 recommendation of approval.

17 This concludes my testimony.
18 If there's any questions, I'd be happy to
19 answer for you.

20 COUNCILMAN GREENLEE: Thank
21 you, Mr. Kramer.

22 Any questions?
23 Councilman Goode.

24 COUNCILMAN GOODE: Good
25 morning.

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2 MR. KRAMER: Good morning.

3 COUNCILMAN GOODE: Who owns the
4 site at this point?

5 MR. KRAMER: I'm sorry?

6 COUNCILMAN GOODE: Who owns the
7 site at this point?

8 MR. KRAMER: I believe it is a
9 City-owned facility and will have to be
10 leased to CHOP, which will be the subject
11 of a Public Property bill in the future.

12 COUNCILMAN GOODE: Thank you.
13 That's it.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 Thank you very much,
17 Mr. Kramer.

18 Before we call the next witness
19 or witnesses, I just want to put on the
20 record we have a letter from the South
21 Broad Street Neighborhood Association,
22 which is in support of this bill, from
23 Anthony Bruttaniti. I probably
24 completely messed that name up, but he's
25 the Zoning Chairman of that organization,

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2 and that letter will be made part of the
3 record.

4 Thank you, Mr. Kramer.

5 MR. KRAMER: Thank you.

6 COUNCILMAN GREENLEE:

7 Ms. Marconi, who else do we have?

8 THE CLERK: Peter Grollman.

9 (Witness approached witness
10 table.)

11 COUNCILMAN GREENLEE: Good
12 morning, sir.

13 MR. GROLLMAN: Good morning.

14 COUNCILMAN GREENLEE: Just put
15 your name on the record and proceed with
16 whatever you'd like to say.

17 MR. GROLLMAN: Sure. I'm Peter
18 Grollman. I'm Vice President for
19 Government Affairs and Community
20 Relations at the Children's Hospital of
21 Philadelphia, and thank you very much for
22 considering this ordinance. We're very
23 excited about this project and the
24 prospect of being able to integrate
25 healthcare, wellness, and literacy all

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2 under one roof in one community block.

3 This is a new venture, a new partnership

4 for us with the City, and we believe it

5 holds a tremendous amount of potential.

6 So thank you. And if there are

7 any questions, I'm happy to answer them.

8 COUNCILMAN GREENLEE: Thank

9 you.

10 Any questions?

11 (No response.)

12 MR. GROLLMAN: Thank you.

13 COUNCILMAN GREENLEE: Thank

14 you. Thank you for all you do.

15 Ms. Marconi, anyone else on the

16 list?

17 THE CLERK: Theresa McCormick,

18 Tiffany Green.

19 (Witness approached witness

20 table.)

21 COUNCILMAN GREENLEE: Good

22 morning.

23 MS. MCCORMICK: Good morning.

24 COUNCILMAN GREENLEE: If you

25 please put your name on the record and

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2 proceed, please. Thank you.

3 MS. McCORMICK: Good morning.
4 My name is Theresa McCormick and I live
5 in the Point Breeze area of South
6 Philadelphia under Councilman Johnson.

7 The concern that the Point
8 Breeze area have with that project -- but
9 before I start, I have a serious concern,
10 Councilman Greenlee. Yesterday I called
11 to put my name on the list with Nicole,
12 and then Nicole called you or whoever and
13 called Councilman Johnson, who made me
14 feel as though that I shouldn't come here
15 to testify.

16 Never since I've been here,
17 that whenever I called to register to
18 testify, that anyone questioned me why am
19 I testifying. So I want the Council to
20 know that that's the problems we have in
21 the Point Breeze area, that there's no
22 kind of communications and there's no
23 kind of information given.

24 On this project, in the Point
25 Breeze area, the majority of the people

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2 who will service this health center are
3 African American and Asian. The African
4 American neighbors in Point Breeze do not
5 have no kind of drawings, no kind of
6 anything, information about this project.
7 But yet the project was -- yes, it came
8 before the RCOs, but then the second
9 meeting wasn't in our area, which that's
10 the area that it's going to service.

11 We still today have not seen
12 the plans. Our concern is that when they
13 pass the ordinance, that on top of that,
14 if you look at it, that it can also
15 change over to condos. Nothing in
16 that -- that's the problem we're having
17 with the Councilman. There's no
18 transparency. We need to know what the
19 project is before we approve the
20 ordinance.

21 No one should -- if they come
22 into Rittenhouse, if they go into Girard
23 Estates, they have a design on what the
24 project is going to look like. That's
25 the way it's supposed to be when you go

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2 before the Zoning Committee and the RCO.
3 It did not come before us with this
4 project. Only thing that we're hearing
5 is who is supposed to be partnering, but
6 what is the project supposed to look
7 like? And still today we have not
8 received anything in the community what
9 the project is going to look like.

10 So we're asking that you hold
11 it until we see what the project is going
12 to really look like. You can't vote on
13 something blind unless you see what it
14 is, Councilman Greenlee.

15 COUNCILMAN GREENLEE: First of
16 all, before I recognize Councilman Goode,
17 just for the record, when the request was
18 made to speak at this hearing today, it
19 is normal procedure to then notify the
20 sponsor of the bill to let them know that
21 someone is testifying. That's very
22 common procedure. We do it all the time.

23 MS. McCORMICK: Excuse me,
24 Councilman Greenlee. I've been
25 testifying now since I was 18 years old,

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2 okay, under Anna Verna and now under
3 Councilman Johnson's district. No one
4 has ever called me and questioned me. No
5 one has ever called a Councilman and
6 questioned whether I'm going to testify
7 or not or even relay that there's a
8 testimony or not, including when we had
9 concerns about the RCOs or anything else.
10 So, no. And --

11 COUNCILMAN GREENLEE: And --

12 MS. McCORMICK: Wait a minute,
13 Councilman Greenlee. You opened up this
14 door now and now I'm going to shut it.

15 COUNCILMAN GREENLEE: No. You
16 opened the door and I'm going to shut it.

17 MS. McCORMICK: Wait a minute.
18 You look at it. Okay? First of all,
19 Nicole --

20 COUNCILMAN GREENLEE: Her name
21 is Noelle, by the way.

22 MS. McCORMICK: Noelle, okay,
23 your staff person, white. You, white.
24 And then you called Steve, which is
25 white. And that's our problem here.

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2 It's gentrification.

3 COUNCILMAN GREENLEE: And

4 Councilman Johnson is what, ma'am?

5 MS. McCORMICK: No. You know
6 what I'm saying, Councilman.

7 COUNCILMAN GREENLEE: No, I
8 don't. No, I don't.

9 MS. McCORMICK: No. First of
10 all, when I testify and I'm going to put
11 my name on the list, it's never been --
12 only problems I have is either you or
13 McKinney [sic]. Now, come on now. Why
14 are you sitting here going through all of
15 this here around the circle? There
16 was -- I was harassed when I got called,
17 asking me why, and it wasn't even -- it
18 wasn't even ten minutes before I got a
19 call on why am I testifying.

20 But we're not going to talk
21 about that. You know what my concerns
22 are on that. Okay? But on this project,
23 this here needs to come back before the
24 community. The community has not seen no
25 plans for it. In your community and

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2 anyone else, we see the plans. We not
3 going to vote on something and approve
4 something when we haven't seen anything.

5 COUNCILMAN GREENLEE:

6 Councilman Goode.

7 COUNCILMAN GOODE: Thank you.

8 Ms. McCormick, we actually are
9 not approving the project today. If we
10 were, then I would have concerns, because
11 there's not an economic opportunity plan
12 yet. So we're simply changing the zoning
13 on property that we own. And so there is
14 no project. We're simply changing the
15 zoning on property that we own.

16 MS. MCCORMICK: Yes, and that's
17 our concern in changing the zoning. We
18 want -- Councilman, we're asking you --

19 COUNCILMAN GOODE: A property
20 that we own.

21 MS. MCCORMICK: Yes, but we're
22 saying that we want you to wait before
23 you change on that because --

24 COUNCILMAN GOODE: Why would we
25 wait?

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2 MS. McCORMICK: -- we want to
3 know what it is.

4 COUNCILMAN GOODE: Why would we
5 not change zoning -- why would we not be
6 allowed to change zoning on property that
7 we own?

8 MS. McCORMICK: Because the
9 concern with the community is --

10 COUNCILMAN GOODE: Let me
11 finish. We have not transferred it, and
12 unless we transfer it, the zoning change
13 is meaningless.

14 MS. McCORMICK: Yes, but we're
15 saying to you before the transfer and
16 before you decide to change the zoning on
17 that, we need to look further on what the
18 specification, what they plan on doing,
19 because that's concerns for us.

20 COUNCILMAN GOODE: Why would we
21 not want the zoning change on property
22 that we own?

23 MS. McCORMICK: Because, sir,
24 like I said, that the zoning that is
25 proposed to be changed, the concerns that

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2 the community has is that it can also
3 change it to -- for example, that they
4 can have commercial on the bottom and
5 have condos on the top. That's our
6 concerns, and that's why we said -- we're
7 asking you, okay, and especially because
8 we don't have no transparency in this
9 project, to wait for a minute, please.

10 COUNCILMAN GOODE: The City of
11 Philadelphia is not going to run a
12 commercial enterprise on the bottom and
13 build condos on top.

14 MS. McCORMICK: But you're
15 transferring.

16 COUNCILMAN GOODE: We haven't
17 transferred it yet, though. That's the
18 point.

19 MS. McCORMICK: Yeah, but if
20 you --

21 COUNCILMAN GOODE: This bill
22 does not transfer it. There would have
23 to be another bill to transfer it.

24 MS. McCORMICK: But,
25 Councilman, with the history that's going

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2 on right now, we have seen these
3 concerns. You know that.

4 COUNCILMAN GOODE: I understand
5 you had concerns about that bill, but
6 this is a separate bill. This bill
7 simply changes the zoning on property
8 that we own. It does not transfer the
9 property.

10 MS. McCORMICK: And our
11 concerns is that we don't want the zoning
12 changed at this time.

13 COUNCILMAN GOODE: Okay.

14 COUNCILMAN GREENLEE: Any other
15 questions?

16 (No response.)

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Is there anyone else here to
20 testify on this bill?

21 Please.

22 (Witness approached witness
23 table.)

24 COUNCILMAN GREENLEE: Good
25 morning.

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2 MS. GREEN: Tiffany Green.

3 Sorry I'm late.

4 To piggyback on Ms. McCormick,
5 this is the concern. Let me answer your
6 question. Because there's a process here
7 regarding changing of the zoning, and
8 you're right, it is a property that we
9 own, the taxpayers own, and it was
10 solidified and purchased with taxpayers'
11 money. So, yes, we do have a right to
12 have a say in the process.

13 Now, you have a lower-level
14 developer who wants to change the zoning
15 classification. Then he has to go and
16 get an architect, a lawyer. He has to do
17 finished designs and he has to come in
18 front of the community and show us
19 finished designs. You don't come on this
20 level with Children Hospital and with the
21 City of Philadelphia and with the
22 Councilman's office and bring us down a
23 poster board that you can buy from the
24 Dollar Store and put up there and say,
25 Oh, this is going to be here, this is

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2 going to be here, and this is going to be
3 there, and we don't really know what's
4 going to be inside of it. That is not
5 the process, and that is unprofessional
6 and it's downright disrespectful and
7 disregard for the community.

8 If you're talking about
9 knocking down a health center, a library
10 that's already in really nice shape when
11 you go in there -- it's a very nice
12 library -- and you're talking about a rec
13 center behind that, we talking about one
14 full square block. You're knocking down
15 all of this to rebuild. So we ask the
16 question, Well, where are you going to
17 move the Health Center 2?

18 Well, we're going to move it to
19 St. Agnes.

20 Well, St. Agnes is a very nice
21 building. It's been there for a very
22 long time. St. Agnes is a place where
23 you actually can have it in there and
24 then have other specialists where the
25 community don't have to travel all the

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2 way over to different hospitals and go
3 right upstairs or downstairs to a
4 podiatrist or wherever they need to go
5 for further testing. But these are
6 suggestions that will come from the
7 community if you will follow the proper
8 procedure.

9 Let us not just -- let us not
10 do proper procedure just because, one,
11 you come up with a private donor. Then
12 you say -- we ask, Well, who is the
13 private donor? You don't want to tell us
14 who the private donor is. We have a
15 concern about a private donor. We have
16 serious concerns about a private donor.
17 We want to know.

18 Then CHOP says to us, Well,
19 this is what we do. This is -- we do
20 this. No big deal.

21 Then if you already do this,
22 then that means you have an architectural
23 firm on retainer. You have the architect
24 to do it. Why not do the actual design
25 before you change the classification?

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2 The reason why I'm saying that
3 is because the classification does allow
4 for residential. Why not change it to --
5 excuse me real quick. Why not change the
6 classification to what we call -- what
7 is -- it would be a CA-2. CA-2 would
8 allow for the same thing as CMX-3.

9 However, it would not involve household
10 living, single-room residency, personal
11 care home or group living, which would
12 knock out residential condos or anything
13 on Broad Street. It should be changed to
14 a CA-2. But that would come out of a
15 community meeting, with designs, and we
16 could say that before you go and actually
17 change -- because once we change it, then
18 that opens up the whole door for them to
19 put in whatever they want. And at this
20 particular point, we're saying that it's
21 proper procedure and proper protocol.

22 That's the bottom line. And we're saying
23 that there's been no community meeting.

24 Then they go and have -- this building is
25 located in the Point Breeze area, from

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2 Broad to 25th. It's been Point Breeze
3 for decades. All the sudden they have a
4 community meeting down at Methodist
5 Hospital, eight blocks out of the
6 process. No. Who is going to go down
7 there? Our community wasn't even
8 notified. And besides, who going to go
9 down to Methodist Hospital eight blocks
10 out the way when it's sitting on Broad
11 and Morris? Why is that done? Is that
12 intentional? And then going to say, Oh,
13 we have 50 votes. No. No.

14 It needs to be proper
15 procedure. If we require this for
16 lower-level developers, then let's
17 require it for the City and for higher
18 level. And we also want it transparent.
19 Who is the private donor? Because we
20 have another -- they come back and say
21 another City property in our community,
22 the Ralph Brooks Tot Lot. Now, I know
23 about the Ralph Brooks Tot Lot because I
24 cleaned it up in 2004, got a couple men,
25 sweeped it up, heroin needles,

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2 everything. We cleaned it up. Ran
3 basketball leagues on there for almost
4 seven years I did, boys 9 to 17, 14 to
5 17. Couldn't get men to come out there.
6 I had to get the boys to coach each
7 other.

8 Now, this is out here. I want
9 to thank Home Depot for the paint,
10 because we painted it up. Ms. Verna
11 helped us put up gates and new basketball
12 courts, and we ran. The same one, now
13 they say it's a private donor who wants
14 to do another City land, City property,
15 going to change it. No community
16 meeting. Talking about it's done in the
17 office, a done deal.

18 No. This is not proper. This
19 is not the right way to go, and we're
20 saying the City officials and Mayor
21 Nutter need to step up. And if you want
22 the City residents to do proper
23 procedures and follow proper procedures
24 regarding City policy, then you need to
25 do the same thing.

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2 New development does not mean
3 skipping the steps. It does not mean
4 that. And this new -- this private
5 developer that we wind up researching is
6 Jeffrey Tubbs, and he is -- Jeffrey
7 Tubbs, and the bottom line at this
8 particular point is that not only Jeffrey
9 Tubbs, but he is head of JDL Real Estate
10 Company that builds houses, high-end
11 houses, \$575,000, \$575,000 right here.
12 Okay? Wants to talk about he's going to
13 donate \$250,000 for the redo of our Ralph
14 Brooks Tot Lot.

15 The thing about this at this
16 particular point, we're saying that
17 there's no community meeting. We need to
18 have input on this. This is not proper.
19 This is not proper at all. And besides,
20 we did our revitalization plan for Point
21 Breeze. The first thing said the
22 community wanted was an indoor recreation
23 center. They don't need no more outdoor.
24 We got another outdoor basketball. We
25 need an indoor. What do the kids do

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2 between October and April when it's cold
3 outside? Crime prevention hours is
4 between 5:00 and 9:00.

5 So we're just saying that we
6 want this to be about a proper procedure
7 before you vote, because if you vote on
8 this and allow this to go, you putting
9 the horse before the cart. If they have
10 all these resources and the money, then
11 let them do the architectural plans, come
12 with the finished design. And I'm not
13 saying -- because I love the health
14 center. I think Philadelphia -- we one
15 of the only cities in the country that
16 still really provide universal healthcare
17 and provide free health centers where
18 they -- top-quality staff, professional
19 doctors, and they give really good
20 service. And I know a lot of people who
21 have regular insurance go to the health
22 centers, because they like what they have
23 there.

24 So this is not -- I am in favor
25 of having a new health center, but it is

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2 about following the proper procedure, and
3 we're asking you as our representatives
4 to do the right thing and make sure that
5 they do the right thing. There's no
6 rush. Health center been there since
7 decades. So another little three, four
8 months is not going to make a difference.
9 It won't make a difference, and we're
10 asking you to do the right thing.

11 COUNCILMAN GREENLEE:
12 Councilman Goode.

13 COUNCILMAN GOODE: Ms. Green,
14 did you understand the point I was
15 making?

16 (No response.)

17 COUNCILMAN GOODE: Ms. Green?

18 MS. GREEN: Yes.

19 COUNCILMAN GOODE: Did you
20 understand the point I was making?

21 MS. GREEN: The point which is?

22 COUNCILMAN GOODE: That I was
23 making.

24 MS. GREEN: Our point is, we
25 own --

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2 COUNCILMAN GOODE: Did you
3 understand the point I was making?

4 MS. McCORMICK: Did you hear
5 what --

6 MS. GREEN: Yeah. I heard --
7 you asked her. Your question is what
8 again? Can you repeat it for me?

9 COUNCILMAN GOODE: Do you
10 understand the point that I was making?

11 MS. GREEN: I understand, but
12 my point is is that we own too. The City
13 taxpayers own the building.

14 COUNCILMAN GOODE: My point is
15 simple. I would be against this bill if
16 it was approving a project, because it
17 has no economic opportunity plan. The
18 reason why I'm not against this bill is
19 because it's not approving a project.
20 It's simply changing zoning on buildings
21 that we own. There has to be another
22 bill to transfer it. You should be
23 against that bill if you're against the
24 project.

25 MS. GREEN: Okay. Do you

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2 understand what I'm saying, Councilman
3 Goode?

4 COUNCILMAN GOODE: Absolutely.

5 MS. GREEN: I'm saying you're
6 putting the horse before the cart. I'm
7 saying that proper procedure when you
8 want to change classification in zoning,
9 you should come with your finished
10 product plan. Okay? And then go in
11 front of the community to decide if they
12 want to change the classification of that
13 building on Broad Street. You require
14 this for lower-level developers and
15 homeowners who want to do this. They
16 have to come in front of Zoning and they
17 have to come with a lawyer and they got
18 to come with finished plans. Then you
19 cannot change it because you say we own
20 the property.

21 COUNCILMAN GOODE: The City
22 can't change --

23 MS. GREEN: I'm saying --
24 you're saying because you own the
25 property, it's okay to change the proper

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2 procedure.

3 COUNCILMAN GOODE: The City
4 cannot change zoning on property it owns?

5 MS. GREEN: I'm saying the
6 Philadelphians own the property. It's
7 City-owned, and that was used by taxpayer
8 money to secure the properties.

9 COUNCILMAN GOODE: And so the
10 City can't change zoning on that
11 property?

12 MS. GREEN: We're here
13 discussing that. You're saying the City
14 is putting forth an ordinance or a
15 resolution to change it. We're saying it
16 should be with designs. It should be a
17 finished design for the community to look
18 at before we go in front of this process.
19 That is not the process.

20 COUNCILMAN GOODE: We might
21 have to disagree on that. My point --

22 MS. GREEN: Well, it's right
23 here in black -- it's right here.

24 COUNCILMAN GOODE: My point is
25 simply that --

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2 MS. GREEN: Which is?

3 COUNCILMAN GOODE: -- if you do
4 not transfer the property, then there is
5 no project.

6 MS. GREEN: Well, we don't have
7 a problem with it. We're saying if
8 you -- we have a problem with the
9 transfer, because if you --

10 COUNCILMAN GOODE: And that's
11 my point.

12 MS. GREEN: Not necessarily
13 transfer. You are changing the
14 classification.

15 COUNCILMAN GOODE: I don't see
16 anything wrong with that.

17 MS. GREEN: Well, I see
18 something wrong with it, because we're
19 saying that you're putting the horse
20 before the cart.

21 COUNCILMAN GOODE: Putting the
22 horse before the cart is suggesting that
23 zoning is creating a project. The zoning
24 is not creating a project. The transfer
25 of the property will create the project.

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2 MS. GREEN: I'm saying to
3 you -- let's say you change it. Let's go
4 with this: You change the classification
5 to CMX-3, correct? At that point that
6 allows for household living and
7 single-room residency, which allows for
8 housing or whatever, condominiums or
9 whatever.

10 COUNCILMAN GOODE: Not
11 necessarily.

12 MS. GREEN: It says that. See,
13 it's right here, CMX-3.

14 COUNCILMAN GOODE: Not unless
15 the property is transferred.

16 MS. GREEN: It says you're
17 changing the classification.
18 Classification is a change of
19 classification.

20 COUNCILMAN GOODE: But
21 nothing --

22 MS. GREEN: But hear me out.
23 So then you change the classification.
24 Let's say they come with the designs and
25 the community says or you just said you

1 5/14/13 - RULES - BILLS 130255 & 130305
2 may not support it. So, therefore, now
3 we have a property whose classification
4 has been changed. So if it doesn't go
5 through, that means at that particular
6 point if it's going to stay like that,
7 anybody could come there down the road,
8 buy it, build a condominium on the
9 property or whatever.

10 COUNCILMAN GOODE: They can't
11 buy it without it being approved by
12 the --

13 MS. GREEN: You're right, it
14 has to be pre-approved. But we're saying
15 why not make it a CA-2.

16 COUNCILMAN GOODE: Because they
17 can't do anything unless we give them the
18 proper --

19 MS. GREEN: But CA-2 says no
20 housing, no group living, and it still
21 gives you everything that CMX-3 has.

22 COUNCILMAN GOODE: We will just
23 disagree on this one.

24 MS. GREEN: We may disagree,
25 but we're saying follow proper procedure.

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2 COUNCILMAN GOODE: And proper
3 procedure is --

4 MS. GREEN: Right, for
5 everybody.

6 COUNCILMAN GOODE: The proper
7 procedure is the property has to be
8 transferred in order for a project to
9 happen, which still has to be approved by
10 City Council, and that's a separate bill
11 unrelated to this bill.

12 MS. GREEN: This is a change in
13 classification.

14 COUNCILMAN GOODE: Yes.

15 MS. GREEN: We're very clear on
16 why we're testifying here. Changing
17 classification means you will be changing
18 the classification permanently, correct?

19 COUNCILMAN GOODE: We can
20 change it back with another bill.

21 MS. GREEN: But why go through
22 all that process? Why not just do the
23 right thing and have the plans drawn up
24 and go through the process like you
25 require of every other citizen in

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2 Philadelphia?

3 COUNCILMAN GOODE: That process
4 should absolutely be followed before the
5 property is transferred.

6 MS. GREEN: It should be. And
7 if it's required for lower-level people,
8 then it should be required for the City
9 and for private donors or whoever wants
10 to build it.

11 COUNCILMAN GOODE: I'll just
12 put it in words of agreement. We agree
13 that all of that should happen before the
14 property is transferred.

15 MS. GREEN: No. We think that
16 it should be -- the classification should
17 stay the same, because right now it was
18 built like that or whatever and it stays
19 like that. What's the difference in the
20 classification? Why do you feel that the
21 classification needs to be changed?

22 COUNCILMAN GOODE: Obviously
23 because we have a different use than
24 residential or the current use.

25 MS. GREEN: It's still the

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2 same. We may -- even if we don't agree
3 in terms of changing the classification,
4 we're saying the classification should be
5 changed to a CA-2, which does not require
6 housing or single-room residency or
7 household living. Can you agree on that?

8 COUNCILMAN GOODE: No.

9 MS. GREEN: But it still gives
10 them the same amount -- they get the same
11 listing as they would under CMX. Only
12 thing under the residential category is a
13 no.

14 COUNCILMAN GOODE: No, I don't
15 agree.

16 MS. GREEN: Okay. Well, if you
17 don't agree, then that means that you for
18 having the housing piece part of this
19 CMX-3.

20 COUNCILMAN GOODE: I might be.

21 MS. GREEN: You may be. Then
22 just say that. We're saying if it's
23 going to be a community benefit for the
24 community and it's just a library, a
25 health center, and supposed to be an

1 5/14/13 - RULES - BILLS 130255 & 130305
2 outdoor recreation center, then let it
3 stay there.

4 COUNCILMAN GOODE: But nothing
5 is going to happen unless the property is
6 changed.

7 MS. GREEN: Yeah, but you
8 opened the door for down the road. And
9 then on top of that, they're saying that
10 they're going to give the land -- the
11 City land will be leased to CHOP and then
12 they're saying that -- there's a lot of
13 other issues going on with this. We're
14 saying let's do it up front so we can get
15 all the details up front. This is after
16 the fact. It's like you want us to run
17 over here and there and there. That's
18 not right. You're giving the community
19 the runaround.

20 MS. McCORMICK: And,
21 Councilman --

22 MS. GREEN: And no community
23 meeting.

24 MS. McCORMICK: Councilman,
25 when you voted for the new Zoning Code,

1 5/14/13 - RULES - BILLS 130255 & 130305
2 you said -- not you personally, but
3 Council said that everyone in the City of
4 Philadelphia must follow the protocols in
5 that book. We're not doing that here at
6 all. And if you want us to support the
7 project, which we really do want the
8 project, but we have a concern with the
9 code. I don't see the problem here with
10 changing it.

11 COUNCILMAN GOODE: We voted for
12 a new --

13 MS. McCORMICK: Changing it
14 to -- not to a CMX-3, no.

15 COUNCILMAN GOODE: We voted for
16 new a Zoning Code just to continually
17 change the Zoning Code after that.

18 MS. McCORMICK: You should
19 follow the same thing as everyone else.
20 The City of Philadelphia --

21 COUNCILMAN GOODE: We voted for
22 a new Zoning Code just to change it after
23 we voted for a new Zoning Code. The
24 Zoning Code is going to continue to
25 change. We didn't vote for something to

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2 be written in stone.

3 MS. MCCORMICK: No. When you
4 voted on the -- come on, Councilman.
5 When you voted on the Zoning Code, you
6 asked for every developer, every resident
7 here in the City of Philadelphia to
8 follow that code. That also means the
9 City itself. Okay? You know, they the
10 ones that helped write it, so they should
11 be a part of this too. So then no. And
12 most of all, we as taxpayers, we paid for
13 the land, and as us voting and us sitting
14 here in zoning taking part in the zoning
15 process, you're taking that away from us.
16 You're taking our rights away on this
17 project altogether.

18 Yes, you are, Greenlee. You
19 are.

20 MS. GREEN: Because there's not
21 been any community meeting in this
22 whatsoever. Not in Point Breeze. And a
23 lot of the people that use Health Center
24 2 are -- a lot of them are minority
25 people, Asians, African American. A lot

1 5/14/13 - RULES - BILLS 130255 & 130305
2 of them live in the Point Breeze
3 community. Yet you take a meeting down
4 to Methodist Hospital eight blocks away?
5 No. That is not proper and that is
6 not -- and we want to know who the
7 private donor is. I mean, he could be
8 anything. Who is the private donor? We
9 found he owns real estate. He's a real
10 estate developer. He's doing quite a few
11 for Ralph Brooks Tot Lot. There should
12 be transparency here.

13 MS. McCORMICK: So if this
14 happens for this project, you definitely
15 know that we're not going to sit back
16 here and --

17 MS. GREEN: Or Ralph Brooks Tot
18 Lot.

19 COUNCILMAN GOODE: I'm going to
20 say this one more time. We're not
21 approving a project.

22 MS. McCORMICK: We understand,
23 but we don't want the zone.

24 MS. GREEN: For our community.
25 We thank you very much for

1 5/14/13 - RULES - BILLS 130255 & 130305
2 allowing us to speak, but we're saying
3 it's for the community around it, so
4 there will not be 10 years, 12 years down
5 the road or come with some type of condos
6 on top of or around it at that point.
7 And we're saying if you change it to a
8 CA-2 where the residential category says
9 no but you still allowed to put other
10 things, the same amount -- yes's under
11 CMX, then that would maybe solidify
12 keeping the community somewhat stable in
13 that. But to change the CMX, which
14 allows for residential housing, is
15 really -- on Broad Street is really not
16 right. And not having CHOP do the
17 finished designs before you make the move
18 is not -- is giving them preferential
19 treatment over lower-level developers and
20 homeowners or builders who want to do it,
21 because they can come back and say, Well,
22 you let them do it, why can't we do it.

23 Thank you very much for your
24 time. I appreciate that, and we look
25 forward to hearing about this.

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2 COUNCILMAN GREENLEE: Is there
3 anyone --

4 MS. GREEN: We hope that our
5 comments are taken seriously and not just
6 for listening purposes only.

7 COUNCILMAN GREENLEE: Is there
8 anyone else here to testify on Bill No.
9 130305?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, Ms. Marconi, will you please read
13 the title of the other bill before us
14 today.

15 THE CLERK: Bill No. 130305, an
16 ordinance to amend the Philadelphia
17 Zoning Maps by changing the zoning
18 designations of certain areas of land
19 located within an area bounded by --
20 excuse me. I'm sorry.

21 Bill No. 130255, an ordinance
22 amending Title 14 of The Philadelphia
23 Code, entitled "Zoning and Planning," by
24 amending sections of the /CTR Center City
25 Overlay District to apply special

1 5/14/13 - RULES - BILLS 130255 & 130305
2 controls to an area bounded by the west
3 side of 95, Race Street, 4th Street, and
4 New Street, all under certain terms and
5 conditions.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Mr. Kramer.

9 MR. KRAMER: Good morning,
10 Chairman Greenlee and members of the
11 Rules Committee. I am William Kramer,
12 Division Director of the Development
13 Planning Division of the Philadelphia
14 City Planning Commission. I am here
15 today to testify on Bill No. 130255,
16 which was introduced by Councilmember
17 Greenlee for Councilmember Squilla on
18 April 4th, 2013.

19 Bill No. 130255 amends the
20 Philadelphia Zoning Code by amending
21 Section 14-502, entitled the "CTR" Center
22 City Overlay District by creating a new
23 sub-area called the "Bridge Approach"
24 that covers the properties within the
25 area bounded by Race, North 4th Street,

1 5/14/13 - RULES - BILLS 130255 & 130305
2 and New Street and the west side of I-95.
3 The Bridge Approach area lies entirely
4 within another Center City overlay
5 sub-area known as "Old City Residential."

6 The bill exempts properties
7 within the Bridge Approach area from the
8 Old City Residential sub-area's
9 limitation of a 65-foot height limit. In
10 addition, Bill No. 130255 applies special
11 bulk and massing controls to properties
12 zoned "CMX-3" Commercial Mixed-Use within
13 its boundaries. These are allowing the
14 buildings to occupy 100 percent of the
15 area of the lot, also allowing these
16 properties to earn floor area bonuses as
17 provided in Section 14-702 of the code.
18 Additionally, side yard requirements
19 would be removed.

20 The Philadelphia City Planning
21 Commission supports the approval of Bill
22 130255 due to the unique development
23 challenges imposed by the large size of
24 the Ben Franklin Bridge Approach.
25 Furthermore, this area anchors the west

1 5/14/13 - RULES - BILLS 130255 & 130305
2 end of the Race Street Connector, and the
3 development in this vicinity is expected
4 to encourage residents and visitors to
5 access the Central Delaware Waterfront.

6 At its meeting of April 18th,
7 2013, the Philadelphia City Planning
8 Commission considered Bill No. 130255 and
9 recommended that it be approved with an
10 amendment modifying the western boundary
11 of the controls to North 3rd Street in
12 response to concerns from members of the
13 public about overdevelopment west of
14 North 3rd. I respectfully submit the
15 amendment for your consideration.

16 This concludes my testimony.
17 I'd be happy to answer any questions you
18 may have.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 Any questions for Mr. Kramer?
22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, thank you.

25 Is there anyone else here to

1 5/14/13 - RULES - BILLS 130255 & 130305
2 testify on Bill No. 130255?

3 Sir.

4 (Witness approached witness
5 table.)

6 COUNCILMAN GREENLEE: Please
7 identify yourself for the record and
8 proceed.

9 MR. COPELAND: Good morning.

10 COUNCILMAN GREENLEE: Good
11 morning.

12 MR. COPELAND: My name is
13 Graham Copeland. I'm the Executive
14 Director of the Old City District. Thank
15 you for the opportunity to speak with you
16 today about Bill No. 130255.

17 Old City District is a
18 municipal authority and a business
19 improvement district established by
20 ordinance of the City of Philadelphia.
21 We recognize that this location in the
22 area for the proposed rezoning adjacent
23 to the bridge serves as the de facto
24 border for Old City and lends itself to
25 the massing and height that is proposed

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2 under the ordinance. Further, we
3 recognize that responsible development
4 with high-quality design contributes to
5 the neighborhood from an economic
6 development perspective.

7 In conclusion, Old City
8 District supports the proposed
9 legislation.

10 Thank you very much.

11 COUNCILMAN GREENLEE: Thank
12 you, sir.

13 Any questions?

14 Councilman Kenney.

15 COUNCILMAN KENNEY: Hold on.

16 COUNCILMAN GREENLEE: Sir,
17 please. Just one second. Councilman
18 Kenney had a question.

19 MR. COPELAND: Yes. I'm sorry.

20 COUNCILMAN KENNEY: The
21 proposed change to allow -- this is to
22 allow for 90 feet, correct? This is to
23 allow for a 90-foot building at 2nd and
24 Arch, correct -- 2nd and Race?

25 MR. COPELAND: It's allowing, I

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2 understand, for a larger height building.

3 COUNCILMAN KENNEY: What's the
4 current? 65?

5 MR. COPELAND: 65.

6 COUNCILMAN KENNEY: So it's
7 allowing 90?

8 MR. COPELAND: Yes, it is.

9 COUNCILMAN KENNEY: Is it
10 allowing anything higher than 90?

11 MR. COPELAND: I'm not aware of
12 that.

13 COUNCILMAN KENNEY: And the
14 development proposal that you're dealing
15 with at 2nd and Race, you have looked at,
16 your Zoning Committee has looked at and
17 you've vetted it, and you're happy with
18 the design and with the height?

19 MR. COPELAND: We have reviewed
20 the plan previous to this, actually.
21 There was a meeting of our Economic
22 Development Committee, and we reviewed
23 the previous plan.

24 COUNCILMAN KENNEY: And what do
25 you mean "the previous plan"?

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2 MR. COPELAND: There was a
3 proposed plan before this ordinance was
4 introduced.

5 COUNCILMAN KENNEY: Is that the
6 current plan?

7 MR. COPELAND: We haven't seen
8 a revised plan. We're here to support
9 the ordinance.

10 COUNCILMAN KENNEY: So you're
11 approving the change in height
12 restriction before you see the proposed
13 proposal of the development parcel?

14 MR. COPELAND: We are here to
15 support the ordinance for the zoning.

16 COUNCILMAN KENNEY: I
17 understand, but the ordinance allows for
18 a 90-foot building at 2nd and Race. Have
19 you seen the proposal for the 90-foot
20 building at 2nd and Race?

21 MR. COPELAND: We have not.

22 COUNCILMAN KENNEY: So how do
23 you support it if you haven't seen it?
24 So any 90-foot building is there is okay?

25 MR. COPELAND: We have not

1 5/14/13 - RULES - BILLS 130255 & 130305
2 reviewed the details of this specific
3 plan. We're here --

4 COUNCILMAN KENNEY: But you're
5 approving the allowance of its
6 construction?

7 MR. COPELAND: I don't believe
8 we are in the position to approve. We
9 review and give recommendations.

10 COUNCILMAN KENNEY: You're
11 recommending that we approve a piece of
12 legislation that allows for a 90-foot
13 building at 2nd and Race, correct?

14 MR. COPELAND: I can't even
15 speak to the height of 90 feet, frankly.

16 COUNCILMAN KENNEY: Let me
17 rephrase. You're asking us to approve a
18 proposal to allow for the construction of
19 a building bigger than 65 feet?

20 MR. COPELAND: That's correct.

21 COUNCILMAN KENNEY: And you
22 haven't seen what the building looks
23 like?

24 MR. COPELAND: That's correct.

25 COUNCILMAN KENNEY: In the

1 5/14/13 - RULES - BILLS 130255 & 130305
2 event that the current -- is there a
3 current developer?

4 MR. COPELAND: There is.

5 COUNCILMAN KENNEY: In the
6 event that this is granted and the
7 developer and the owner of the property
8 now has the right to build a building
9 higher than 65 feet, what happens if the
10 developer decides to sell the parcel?
11 Call it flip it.

12 MR. COPELAND: Well, I guess
13 that's always a possibility, and so we
14 are here to discuss what is on the table,
15 which is the proposed ordinance for
16 higher massing and greater height in the
17 concept as greater density and higher
18 massing. That's what we're here to
19 support.

20 COUNCILMAN KENNEY: Would you
21 feel better if the approval for the
22 higher building went with the current
23 owner, and if it were, quote/unquote,
24 flipped, it would go back to its original
25 height?

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2 MR. COPELAND: We'd have to
3 consider that and take a look at it.

4 COUNCILMAN KENNEY: Okay. Just
5 in general, what is your view as to the
6 current architecture and ambience of Old
7 City as it relates to the height of
8 buildings and what larger massed, higher
9 structures may do to the current feel of
10 the community?

11 MR. COPELAND: We're supportive
12 of higher density.

13 COUNCILMAN KENNEY: Higher
14 density meaning higher buildings?

15 MR. COPELAND: Both density and
16 height.

17 COUNCILMAN KENNEY: Is there a
18 limit to the height?

19 MR. COPELAND: Yes, there would
20 be, certainly.

21 COUNCILMAN KENNEY: Would you
22 support a high-rise St. James style
23 property at 2nd and Race?

24 MR. COPELAND: These are
25 hypothetical questions. We haven't --

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2 COUNCILMAN KENNEY: It's not a
3 hypothetical question. It's an actual
4 question. You've seen the St. James
5 house.

6 MR. COPELAND: I don't know the
7 height of that building, and it's got to
8 be site specific, sir.

9 COUNCILMAN KENNEY: Have you
10 seen the St. James house?

11 MR. COPELAND: Yes.

12 COUNCILMAN KENNEY: And it's
13 higher than 90 feet; is that fair?

14 MR. COPELAND: I don't know.

15 COUNCILMAN KENNEY: It's higher
16 than 90 feet.

17 MR. COPELAND: Okay. I'll take
18 your word for it.

19 COUNCILMAN KENNEY: It's higher
20 than 90 feet.

21 So in approving this particular
22 piece of legislation, you would be okay
23 with building a structure the size of the
24 St. James place at that location?

25 MR. COPELAND: The developers,

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2 when they were considering the earlier
3 project, took time and effort to define
4 the site lines and the way the building
5 worked with the street, the way it worked
6 with the neighbors, the way it worked
7 with the bridge, and all those
8 considerations were factors. Certainly
9 it's going to be on a case-specific
10 basis, and we would certainly, past this
11 point, want to review everything about a
12 specific plan. So when you're asking
13 about whether a certain building would
14 fit on a certain site, it's purely
15 hypothetical, and we would reserve the
16 right to take a look at every proposal
17 and review it on its merit.

18 COUNCILMAN KENNEY: You're
19 going to reserve a right to examine every
20 proposal after the authority to build it
21 more than 65 feet is approved. So what
22 is your input and leverage into that
23 discussion once the building height is
24 allowed to go above 65 feet? What are
25 you going to have to say about it?

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2 MR. COPELAND: We certainly
3 reserve the right to review and make
4 recommendations on any project, sir.

5 COUNCILMAN KENNEY: And if you
6 have no authority to stop it or to alter
7 it, what would your input matter?

8 MR. COPELAND: Well, I think
9 the input matters as an RCO in this
10 process, or otherwise why would you
11 create that RCO review process if there
12 was no input.

13 COUNCILMAN KENNEY: But you're
14 asking us to change the zoning to allow
15 for the construction of a building higher
16 than 65 feet. Once we do that, you're
17 out of it. No?

18 MR. COPELAND: Well, I'm not
19 going to disagree with you, sir. I'm
20 just here to give my testimony in
21 support.

22 COUNCILMAN KENNEY: And it's
23 the support of the Old City Civic
24 Association that higher buildings and
25 denser mass is in the best interest of

1 5/14/13 - RULES - BILLS 130255 & 130305
2 the neighborhood?

3 MR. COPELAND: I don't
4 represent the Old City Civic Association.

5 COUNCILMAN KENNEY: I'm sorry.
6 You represent the Special Service
7 District?

8 MR. COPELAND: Correct.

9 COUNCILMAN KENNEY: So it's the
10 Special Service District's view that
11 higher buildings, bigger massing for Old
12 City is a good thing?

13 MR. COPELAND: Yes.

14 COUNCILMAN KENNEY: Okay. I
15 don't agree, but...

16 MR. COPELAND: I understand
17 that. That's pretty clear to me.

18 COUNCILMAN KENNEY: Okay. I'm
19 a pretty clear person. Thank you.

20 MR. COPELAND: Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Any other questions?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 5/14/13 - RULES - BILLS 130255 & 130305
2 none, thank you, sir, for your testimony.

3 MR. COPELAND: Thank you.

4 COUNCILMAN GREENLEE: Is there
5 anyone else here to testify on Bill No.
6 130255?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, that will conclude the business of
10 the hearing of the Rules Committee. We
11 will momentarily go into a public
12 meeting. Thank you.

13 COUNCILMAN KENNEY:
14 Mr. Chairman, I have to leave. I'm
15 sorry. I have an 11 o'clock. I just
16 would like to be recorded as voting no on
17 the bill relative to the height limit on
18 the Old City property, not specific to
19 this particular proposal. And I do
20 understand the importance for
21 construction jobs and for development. I
22 think Old City is Old City, and it's Old
23 City for a reason, and if we're going to
24 go and start massing large buildings,
25 removing light and air and the view of

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2 bridges and the like, I think that's a
3 mistake. So I will just -- I will be
4 leaving my no vote. I have to leave.
5 I'll be leaving --

6 COUNCILMAN GREENLEE: Well,
7 we're going to vote right now.

8 COUNCILMAN KENNEY: Oh, okay.

9 COUNCILMAN GREENLEE: In fact,
10 I'll take that first.

11 This is the meeting of the
12 Committee on Rules. The Chair recognizes
13 Councilman Goode regarding Bill No.
14 130255.

15 COUNCILMAN GOODE: Thank you,
16 Mr. Chairman. I move that Bill No.
17 130255 be reported out of this Committee
18 with a favorable recommendation.

19 (Duly seconded.)

20 COUNCILMAN GREENLEE: It's been
21 moved and seconded.

22 All in favor?

23 (Aye.)

24 COUNCILMAN GREENLEE: Opposed?

25 COUNCILMAN KENNEY: No.

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2 COUNCILMAN GREENLEE: The
3 record will reflect that Councilman
4 Kenney voted no.

5 Bill No. 130255 is reported out
6 of this Committee favorably.

7 Councilman Goode, Bill No.
8 130305.

9 COUNCILMAN GOODE: Thank you,
10 Mr. Chairman. I move that Bill No.
11 130305 be reported out of this Committee
12 with a favorable recommendation and the
13 rules of Council be suspended so as to
14 permit first reading at our next Council
15 session.

16 (Duly seconded.)

17 COUNCILMAN GREENLEE: Moved and
18 seconded.

19 All in favor?

20 (Aye.)

21 COUNCILMAN GREENLEE: Opposed?

22 (No response.)

23 COUNCILMAN GREENLEE: Hearing
24 none, Bill No. 130305 is reported out of
25 this Committee favorably with a rules

1 5/14/13 - RULES - BILLS 130255 & 130305
2 suspension to allow first reading at our
3 next session of Council.

4 I have to go back to Bill No.
5 130255. We did this too fast. There's
6 an amendment, correct?

7 COUNCILMAN SQUILLA: Yes.

8 COUNCILMAN GREENLEE: Let me
9 revert back. Councilman Goode I
10 recognize for an amendment to Bill No.
11 130255.

12 COUNCILMAN GOODE: Thank you,
13 Mr. Chairman. I move that the
14 amendment --

15 COUNCILMAN KENNEY: I'm sorry,
16 Mr. Chairman. I apologize. What's the
17 amendment?

18 COUNCILMAN SQUILLA: The
19 amendment was changing the map.

20 COUNCILMAN KENNEY: Thank you.

21 COUNCILMAN GOODE: Thank you,
22 Mr. Chairman. I move that the amendment
23 to Bill 130255 be approved.

24 (Duly seconded.)

25 COUNCILMAN GREENLEE: It's been

1 5/14/13 - RULES - BILLS 130255 & 130305

2 moved and seconded.

3 All in favor?

4 (Aye.)

5 COUNCILMAN GREENLEE: Opposed?

6 (No response.)

7 COUNCILMAN GREENLEE: Hearing

8 none, Bill No. 130255 is amended.

9 Now, once again, Councilman
10 Goode.

11 COUNCILMAN GOODE: Thank you,
12 Mr. Chairman. I move that Bill No.
13 130255, as amended, be reported out of
14 this Committee with a favorable
15 recommendation.

16 (Duly seconded.)

17 COUNCILMAN GREENLEE: It's been
18 moved and seconded.

19 All in favor?

20 (Aye.)

21 COUNCILMAN GREENLEE: Opposed?

22 COUNCILMAN KENNEY: No.

23 COUNCILMAN GREENLEE: The
24 record will reflect Councilman Kenney
25 voting no.

1 5/14/13 - RULES - BILLS 130255 & 130305

2 Bill No. 130255, as amended, is
3 reported out of this Committee with a
4 favorable recommendation.

5 Being no further business
6 before the Rules Committee today, that
7 concludes our meeting and our business.

8 Thank you very much.

9 (Committee on Rules concluded
10 at 11:00 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

(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.)

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