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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

BEFORE THE COMMITTEE ON PUBLIC PROPERTY
AND PUBLIC WORKS

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Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, June 11, 1998
10:55 a.m.

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BILL 980533 - Authorizing Commissioner on Public
Property, on behalf of the City of Philadelphia,
pursuant to the Urban Redevelopment Law, to
execute and deliver to the Redevelopment Authority
of the City of Philadelphia, without
consideration, the deed conveying fee simple title
to City-owned land situate at 4501 Ridge Avenue
for use by the Philadelphia Housing Authority.

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PRESENT:

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COUNCILWOMAN JANNIE L. BLACKWELL,
Vice Chair

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COUNCILWOMAN JOAN L. KRAJEWSKI
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN BRIAN J. O'NEILL
COUNCILMAN FRANK RIZZO
COUNCILMAN W. THACHER LONGSTRETH
COUNCILMAN DAVID COHEN
COUNCILWOMAN MARIAN B. TASCO
COUNCILMAN RICHARD T. MARIANO

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I N D E X

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D. K. Johnston, Project Manager, Schuylkill Falls Development, PHA-----	4
Paul Lonie, Manager, Survey Bureau, Department of Streets-----	6
Kenneth A. Sipos, Real Estate Specialist, Department of Public Property-----	8
- - -	
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- - -	

1 BILL 980533

2 COUNCILWOMAN BLACKWELL: The
3 Committee on Public Property and Public Works is now
4 in session.

5 The record will note that we have a
6 quorum. To my left, Councilman Longstreth,
7 Councilman Nutter. To my right, Councilwoman
8 Krajewski, Miller, Councilwoman Tasco, Councilman
9 Rizzo, and Councilman Mariano, as well as Councilman
10 Cohen and Councilman O'Neill.

11 Thank you very much.

12 Councilman Nutter will read the title
13 of the bill.

14 COUNCILMAN NUTTER: Bill No. 980533,
15 authorizing the Commissioner on Public Property,,
16 (Commissioner), on behalf of the City of
17 Philadelphia, pursuant to the Urban Redevelopment
18 Law, P.L. 991, (May 24, 1945), to execute and
19 deliver to the Redevelopment Authority of the City
20 of Philadelphia, without consideration, the deed
21 conveying fee simple title to City-owned land
22 situate at 4501 Ridge Avenue for use by the
23 Philadelphia Housing Authority, PHA, for egress and
24 ingress in connection with PHA's Schuylkill Falls
25 HOPE VI Development; and authorizing the

1 BILL 980533

2 Commissioner to remove certain restrictive covenants
3 with respect to the contiguous property 3700 West
4 School House Land, all under certain terms and
5 conditions.

6 COUNCILWOMAN BLACKWELL: Do we have
7 witness to testify on or against this bill? Please
8 come forward.

9 Please identify yourself for the
10 record, give your first and last name, and proceed.

11 Thank you very much.

12 MR. D. K. JOHNSTON: Good morning.
13 My name is D. K. Johnston. I am Project Manager
14 with the Philadelphia Housing Authority for the
15 Schuylkill Falls Development.

16 COUNCILWOMAN BLACKWELL: Thank you.
17 It is difficult to hear you. Would you say that
18 again.

19 MR. JOHNSTON: My name is D. K.
20 Johnston. I am Project Manager for Philadelphia
21 Housing Authority for the Schuylkill Falls
22 Development.

23 We have received a HOPE VI grant.
24 Actually, your preamble is mistaken. There are 300
25 dwelling units planned for the site as a

1 BILL 980533

2 mixed-income community.

3 One of the goals of the HOPE VI
4 program nationally is to end the isolation of
5 low-income families. We feel it is important to
6 have more than one major street connection with the
7 outside world for the redeveloped site.

8 Today we have a dead-end street
9 pattern. And in the maps in front of you, you will
10 see the second map shows today's pattern.

11 The 2-acre parcel at 4501 Ridge is a
12 little bit less steep than most of the rest of the
13 frontage of our site, and it is possible to engineer
14 a second major street at that location.

15 This would give us an opportunity to
16 improve the street pattern.

17 COUNCILMAN NUTTER: Mr. Johnson, is
18 the purpose of this bill to transfer a piece of
19 property in order for PHA to be able to build a new
20 street?

21 MR. JOHNSTON: That's correct.

22 COUNCILMAN NUTTER: As a part of the
23 HOPE VI application?

24 MR. JOHNSTON: Yes.

25 COUNCILMAN NUTTER: Is that the

1 BILL 980533

2 purpose of the bill?

3 MR. JOHNSTON: Yes.

4 COUNCILMAN NUTTER: Okay. Thank
5 you.

6 MR. JOHNSTON: And as to the deed
7 restriction on the School House Lane parcel that is
8 already owned by PHA, it would enable us to place
9 twin homes on that part of the redevelopment site,
10 which is important to the overall unit.

11 COUNCILMAN NUTTER: Thank you very
12 much.

13 COUNCILWOMAN BLACKWELL: Thank you.

14 Any questions for the witness? Thank
15 you.

16 MR. PAUL LONIE: Good morning, Madam
17 Chair. My name is Paul Lonie. I am Manager of the
18 Survey Bureau, Department of Streets. And the
19 Department of Streets would like to offer the
20 following testimony on Bill No. 980533.

21 The Department would specifically
22 like a address Section 1ii of the ordinance, which
23 was placed at the request the Department of
24 Streets.

25 One of our ongoing projects is the

1 BILL 980533

2 reconstruction of School House Lane. This project
3 is still in the design stage, and the final design
4 has not yet been achieved.

5 One of the proposed alignments would
6 place School House Lane within the area of this
7 proposed transfer.

8 We are asking in this section the RDA
9 or its successors dedicate a strip of this ground
10 back to the city for streets purposes.

11 COUNCILMAN NUTTER: Excuse me,
12 Mr. Lonie.

13 Ladies and gentlemen, we know that
14 everyone has a lot of different business here. We
15 want to respect everyone for whatever purpose they
16 may be here. But it is difficult for the committee
17 members to hear what is going on.

18 If we could have a little more quiet
19 in the chambers, we would greatly appreciate it.
20 And we appreciate your indulgence.

21 Thank you.

22 MR. LONIE: Thank you, Councilman.

23 The alignment of this strip of ground
24 and the necessity of the dedication has yet to be
25 determined.

1 BILL 980533

2 We are currently in negotiations with
3 the community to reach a final alignment of the new
4 School House Lane. We must weigh the community's
5 wishes against the engineering and economic
6 realities that exist at this site. This is a slow,
7 but necessary process.

8 We are requesting by this section of
9 the ordinance the freedom to devise a plan that is
10 both economically prudent and acceptable to the
11 community.

12 This ordinance as it now is written
13 will grant the Department of Streets the latitude it
14 needs to facilitate the final design that will
15 address the needs and wishes of all the parties.

16 Therefore, this ordinance as it is
17 written is supported by the Department of Streets
18 and is recommended to your committee for favorable
19 action.

20 COUNCILWOMAN BLACKWELL: Thank you.

21 COUNCILMAN NUTTER: Mr. Sipos, before
22 you start, you have submitted written testimony; is
23 that correct?

24 MR. KENNETH A. SIPOS: Yes, sir, I
25 did.

1 BILL 980533

2 COUNCILMAN NUTTER: We will
3 incorporate your testimony into the record as if it
4 had been read.

5 Would you like to summarize your
6 statement?

7 MR. SIPOS: Thank you. Mr. Nutter
8 and Madam Chairwoman, the Department of Public
9 Property is in favor of this transfer, and will do
10 everything. And we would like a Rule suspension.
11 Thank you.

12 COUNCILWOMAN BLACKWELL: Are there
13 any questions by any members of the committee for
14 any of these witnesses?

15 Seeing none, we will conclude our
16 Public Hearing on Bill No. 980533.

17 (Public Hearing adjourned.)

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2 COUNCIL OF THE CITY OF PHILADELPHIA
3 PUBLIC MEETING
4 of the
5 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
6 - - -
7 Thursday, June 11, 1998
8 - - -
9 Public Meeting conducted by the Committee
10 on Public Property and Public Works, held in Room
11 400, City Hall, Philadelphia, Pennsylvania, on the
12 above date, to consider action on the following:
13 BILL 980533
14 - - -
15 PRESENT:
16 COUNCILWOMAN JANNIE L. BLACKWELL,
17 Vice Chair
18 COUNCILWOMAN JOAN L. KRAJEWSKI
19 COUNCILWOMAN DONNA REED MILLER
20 COUNCILMAN MICHAEL A. NUTTER
21 COUNCILMAN BRIAN J. O'NEILL
22 COUNCILMAN FRANK RIZZO
23 COUNCILMAN W. THACHER LONGSTRETH
24 COUNCILMAN DAVID COHEN
25 COUNCILWOMAN MARIAN B. TASCO
COUNCILMAN RICHARD T. MARIANO
- - -

1 PUBLIC MEETING

2 COUNCILWOMAN BLACKWELL: We will
3 begin our Public Meeting.

4 The Chair recognizes Councilman
5 Nutter for the purposes of a motion.

6 COUNCILMAN NUTTER: Madam Chair, I
7 move that Bill No. 980533 be reported out of this
8 committee with a favorable recommendation, and a
9 further recommendation that the Rules of Council be
10 suspended so as to permit first reading at our next
11 session.

12 (Duly seconded.)

13 COUNCILWOMAN BLACKWELL: All in
14 favor?

15 Those opposed?

16 The ayes have it.

17 This will conclude the Public Hearing
18 with regard to Bill No. 980533.

19 Thank you.

20 (Public Meeting adjourned at 11:05
21 a.m.)

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

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Thursday, June 11, 1998, were
reported fully and accurately by me, and that this
is a correct transcript of same.

RE: COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

DEBRA A. WHITEHEAD, RPR