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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING AND PUBLIC MEETING

4

BEFORE COUNCIL COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, October 12, 1999
10:20 a.m.

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BILL NO. 990600 - An ordinance to amend the
Philadelphia Zoning Maps by changing the zoning
designations of certain areas of land located
within an area bounded by 58th Street, Kingsessing
Avenue, 59th Street, Greenway Avenue, 60th Street,
and Woodland Avenue.

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PRESENT: COUNCIL PRESIDENT ANNA C. VERNA, Chair
COUNCILWOMAN AUGUSTA CLARK
COUNCILMAN DAVID COHEN
COUNCILMAN JAMES F. KENNEY
COUNCILMAN FRANK DICICCO

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1 /99 COMMITTEE ON RULES

2 I N D E X

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4 Richard Lombardo, Commissioner 3
5 Philadelphia City Planning Commission

6 Chris Stouffer 5
7 PresbyHomes and Services of Lafayette Hill, PA
8 and Presbyterian Children's Village Services
of Rosemont, PA

9 Loren Preheim, Executive Director. 9
10 Presbyterian Children's Services

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2 P R O C E E D I N G S

3 COUNCIL PRESIDENT VERNA: Good morning.

4 This is the public hearing of the Committee on
5 Rules. I've asked the clerk to please read the
6 title of Bill No. 990600.

7 THE CLERK: Bill No. 990600, an
8 ordinance to amend the Philadelphia Zoning Maps by
9 changing the zoning designations of certain areas
10 of land located within an area bounded by 58th
11 Street, Kingsessing Avenue, 59th Street, Greenway
12 Avenue, 60th Street, and Woodland Avenue.

13 (Richard Lombardo comes forward.)

14 COUNCIL PRESIDENT VERNA: Good
15 morning.

16 MR. LOMBARDO: Good morning, Council
17 President and members of the committee. My name
18 is Rich Lombardo, with the City Planning
19 Commission, and I'm here today on behalf of Bill
20 No. 990600.

21 The legal description of this
22 particular property encompasses a fairly large
23 area of southwest Philadelphia. In fact, what we
24 are concerned here with is the redoing of ground
25 on the south side of Kingsessing Avenue between

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2 58th and 59th Street Streets and extending south
3 from Kingsessing Avenue approximately 750 feet.
4 This property is the property of
5 PresbyHomes and the Services of Lafayette Hill and
6 Presbyterian Children's Village, who currently
7 operate several facilities at this location. The
8 proposal is to rezone this property to allow for
9 institutional development, which the committee is
10 aware of. The master plan of the zoning district
11 is part of the rezoning of the plan of what could
12 be built. There is the only thing that could be
13 built there without coming back before the
14 Planning Commission and City Council to amend the
15 master plan. In fact, this master plan really
16 only involves construction of several smaller
17 buildings and parking lots. The bulk of this
18 property is already developed with relatively new
19 buildings that have been built over the last five
20 to ten years. The usage here meets institutional
21 development district plan restrictions, and it's a
22 combination of housing -- senior citizen housing,
23 a nursing home, and some social services. The
24 existing buildings that already exist on the
25 premises are going to be relocated and additions

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2 to be placed on the campus. The requirement for
3 parking under the institutional development would
4 be 74 parking spaces.

5 The Planning Commission, at its meeting
6 of August 12, 1999, approved the concept of
7 rezoning. The idea is -- the first action is
8 approving the concept that IDD is an appropriate
9 classification which we do before we would send
10 the District Councilperson -- in this case you --
11 a copy. So the Planning Commission has considered
12 Bill 990600 and recommends it approval to the
13 Council.

14 Chris Stouffer, the attorney for the
15 proponents, is here and is also available to offer
16 additional testimony.

17 COUNCIL PRESIDENT VERNA: So what you
18 were implicating to us is that what is presently
19 located on the grounds will be permitted under
20 this new designation?

21 MR. LOMBARDO: That's right.

22 COUNCIL PRESIDENT VERNA: And they
23 would not have to come back to either City Council
24 or the Zoning Board?

25 MR. LOMBARDO: Exactly. For

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2 institutions like this in the district, it's
3 easier to reuse existing buildings because the
4 buildings are set; you can't change the buildings
5 and move them around but you can reuse the
6 buildings.

7 COUNCIL PRESIDENT VERNA: It mentions
8 senior citizen housing --

9 MR. LOMBARDO: Right.

10 COUNCIL PRESIDENT VERNA: -- is
11 presently located there?

12 MR. LOMBARDO: Right. I think that is
13 actually there by nature of the variance of the
14 Zoning Board.

15 COUNCIL PRESIDENT VERNA: Okay. Are
16 there any questions from members of the
17 committee?

18 (No questions.)

19 COUNCIL PRESIDENT VERNA: Mr. Stouffer,
20 I believe you want to testify?

21 Mr. Lombardo, would you please stand
22 by.

23 MR. STOUFFER: Good morning.

24 COUNCIL PRESIDENT VERNA: Good morning.
25 Please identify yourself for the record and

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2 proceed with your testimony.

3 MR. STOUFFER: Thank you. I'm
4 Christopher F. Stouffer, and I have the honor of
5 representing both cosponsors, PresbyHomes and
6 service and Presbyterian Children's Village
7 Services.

8 One hundred twenty-seven years ago, the
9 church first committed itself to this sight, in
10 1872, using land donated by Ann Thomas, with some
11 help from her niece Mary Feel. A group of local
12 churches, Presbyterian churches, established its
13 first home for widows and single women. A few
14 years later, Presbyterian Children's Village went
15 across the street to Kingsessing and established
16 the village there, so they go back a ways.

17 This project -- and this is a
18 collection of projects -- is about 85 percent
19 complete. And, right now, we calculate that
20 there's about an \$18 million reinvestment in this
21 community. The campus is about 89 acres and
22 started in 1989, 1990 with its first Section 202
23 mid-rise apartment building, having 75 apartments.
24 In 1993, 1994, there was a second group of
25 HUD-subsidized residences for older persons. And

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2 just this month, they've completed their total
3 rebuilding of the nursing center, 59 beds.
4 There's one more piece to go, and that piece is
5 the family center for the Presbyterian Family
6 Children Services, which is a very exciting
7 development, which, up until now, was only dealing
8 with one segment of the population -- older folks.

9 COUNCIL PRESIDENT VERNA: And what is
10 the Family Center?

11 MR. STOUFFER: The Family Center is a
12 children youth and family center. It's got mental
13 health services and it has a variety of services
14 for children and family in their own homes. They
15 call that phenomenon -- social workers call it
16 "wraparound services," and it will be essentially
17 offices and classrooms for family counseling.
18 There will be small recreational areas for people
19 to bring their kids in. It's not a residential
20 program.

21 COUNCIL PRESIDENT VERNA: Do I
22 understand correctly that the services that you're
23 presently providing at Rosemont will be moved into
24 the facilities that you're talking about Presby?

25 MR. STOUFFER: Not really, no. The

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2 Rosemont campus already provides service to a
3 limited degree to southwest Philadelphia. We're
4 actually bringing the services into this region.
5 So -- well, in other words, I guess you could say
6 that's true, I mean, in the sense that we are
7 bringing people who would have been out in
8 Rosemont into this area. But the people that
9 we're serving are still the people we have been
10 serving.

11 COUNCIL PRESIDENT Verna: The people
12 being served at Rosemont are they from the
13 southwest Philadelphia area?

14 MR. STOUFFER: To a large extent, yes.
15 Could I ask my director to give you more detail
16 about that? Do you want to come forward?

17 (Mr. Preheim comes forward.)

18 MR. STOUFFER: This is Mr. Preheim, the
19 Director of Presbyterian Children's Services. He
20 can answer that question better than I can,
21 exactly what the numbers are.

22 COUNCIL PRESIDENT Verna: Good
23 morning.

24 MR. PREHEIM: Good morning.

25 COUNCIL PRESIDENT Verna: Please

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2 identify yourself for the record.

3 MR. PREHEIM: Good morning, Council
4 President Verna. My name is Loren Preheim, and
5 I'm the Executive Director of Presbyterian
6 Children's Services. I'd like to amplify a little
7 bit on what Mr. Stouffer has said.

8 Presbyterian Children's Village
9 provides a range of service to abused and troubled
10 children and offers a residential treatment center
11 for adolescents with serious emotional issues. In
12 Rosemont, there is also an array of community
13 services -- a foster care program, kinship care
14 services, in-home services. We have a services to
15 children program, which is provided in their own
16 homes. We operate a psychiatric clinic providing
17 mental health services, including wraparound
18 services, as Mr. Stouffer mentioned. We also have
19 intervention services and are a partner agency
20 with the Office of Family Centers and have a
21 family center located in Mitchell Elementary
22 School at 56th and Kingsessing. We provide
23 consultation social services in Bartram cluster,
24 in six elementary schools, providing an array of
25 child welfare and mental health and educational

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2 services.

3 Our residential program is located in
4 Rosemont, and it will continue to be located in
5 Rosemont.

6 Our community services have a primary
7 geographic focus in southwest Philadelphia, and
8 that's because about half of the foster families
9 and children we work with in foster family care
10 are living in homes in southwest Philly. All of
11 the children we work with in our kinship care
12 program are located in southwest Philadelphia.

13 I mentioned a few minutes ago that our
14 involvement in the Family Center is in southwest
15 Philadelphia, and our consultation and education
16 services are directed at elementary school
17 students in the Bartram cluster. So there's a
18 strong focus geographically on the southwest
19 Philadelphia area. Because of this geographic
20 focus, our board felt that it was important for us
21 to develop a physical presence in the community
22 and to relocate many of our community services
23 into southwest Philadelphia so that they would be
24 more accessible to the children and families with
25 whom we work, and the staff who provide those

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2 services would be able to go into the homes of the
3 children and families on a more frequent basis.
4 That's really the reason why we want to bring the
5 services that we've already been providing into
6 the southwest Philadelphia community.

7 COUNCIL PRESIDENT VERNA: Thank you,
8 you've answered my question. And may I say, I
9 think that Presbyterian does a fabulous job.

10 MR. PREHEIM: Thank you.

11 COUNCIL PRESIDENT VERNA: Thank you so
12 much. Why have you asked for a zoning change to
13 R9 for a small portion of the area on the map?

14 MR. STOUFFER: Mr. Lombardi, is he
15 still here, City Planning? Rich?

16 MR. LOMBARDO: Yeah.

17 MR. STOUFFER: The president has asked
18 a question, which you may be better qualified to
19 answer than I am.

20 (Mr. Lombardo returns to witness
21 table.)

22 MR. STOUFFER: Would you mind repeating
23 the question.

24 COUNCIL PRESIDENT VERNA: Why have you
25 asked for zoning change from G2 to R9 for a small

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2 portion of the area on the map that we have in our
3 bill?

4 MR. LOMBARD0: I'm sorry. Let me --

5 COUNCIL PRESIDENT VERNA: Do you want a
6 copy of the bill Mr. Lombardi?

7 MR. LOMBARD0: Yeah.

8 That area, if you look at the --

9 MR. STOUFFER: Madam President,
10 apparently the change was in G2 to R5, am I
11 correct in that? The R9 hasn't been changed in
12 our copy.

13 MR. LOMBARD0: Let me explain, try to
14 explain this. When we do these types of maps, it
15 tends to confuse people. All that's being changed
16 by this map is the property of Presbyterian.

17 COUNCIL PRESIDENT VERNA: The entire
18 seven acres?

19 MR. LOMBARD0: The remainder of blocks
20 aren't being changed that are shown here. The
21 only thing being changed is, the R5 is being
22 changed, which is controlled by Presbyterian
23 Homes. That's being changed from R5 to R9. When
24 that's done, you still hold over a piece of R5
25 that's not being changed. The only thing being

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2 changed by the zoning is their property.

3 Everything else will be left the way it is. This
4 map does confuse the issue.

5 COUNCIL PRESIDENT Verna: It's not very
6 clear.

7 MR. Lombardi: We've changed over to a
8 computer mapping system, but we've we got to get
9 somebody who doesn't worship the computer and will
10 make things understandable.

11 COUNCILMAN Cohen: Yeah, it would be a
12 revolutionary idea to make things understandable.

13 MR. Lombardo: Well, I didn't realize
14 there was this problem until we got here this
15 morning. I was just telling Tom we got to change
16 the way we do it because this is just too
17 confusing. I apologize.

18 COUNCIL PRESIDENT Verna: Mr. Stouffer,
19 are your clients amenable to setting up a
20 neighborhood advisory board that would get input
21 from community residents?

22 MR. Stouffer: Yes, most
23 enthusiastically. We've already had one meeting
24 with Glenda Christopher, who's has been
25 steadfastly vigilant throughout this decade. It's

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2 a shame more homeowners aren't here.

3 COUNCIL PRESIDENT Verna: They are or
4 not?

5 MR. Stouffer: They aren't.

6 COUNCIL PRESIDENT Verna: They are not
7 here because, I understand, there was not a
8 community meeting.

9 MR. Stouffer: There was not a meeting
10 of the entire community, that's true. There were,
11 however, a lot of meetings with people who had
12 shown interest in the past. And what I wanted to
13 say is thanks to the homeowners and their having
14 hung in with the neighborhood for so long. And
15 this neighborhood has gone through some very tough
16 times. It's nice that this campus exists today
17 and the investment coming in is a \$21 million
18 investment. And a lot of the credit goes to the
19 homeowners. That's the point I want to make.

20 COUNCIL PRESIDENT Verna: We understand
21 the benefit of you're not having to go to the
22 community for approval of your projects, but you
23 to understand that this is a very vital
24 residential community that deserves to have
25 something to say as to what happens in their

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2 neighborhood. How does PresbyHomes intend to
3 partner with the community in this area?

4 MR. STOUFFER: Well, our first thought
5 -- I've been talking to Mr. Paone (ph.), who's
6 our consultant and he --

7 COUNCIL PRESIDENT Verna: Well, talk to
8 us now.

9 MR. STOUFFER: Our first goal is to try
10 to either set up or bring into this immediate
11 neighborhood a community development corporation
12 to address itself. I'll ask Mr. Preheim to
13 continue with this to address itself to some of
14 the weaker areas of the neighborhood such as along
15 60th Street. So I'd like to turn the mike over to
16 Mr. Preheim.

17 COUNCIL PRESIDENT Verna: Thank you.

18 MR. PREHEIM: Council President Verna,
19 I'd like to tell you a little bit about our
20 involvement in the community right now. The
21 family center project, we've been involved in that
22 project for the past 18 months as the partnering
23 agency with the Office of Family Centers. Each
24 family center is unique in that it develops an
25 array of services that are identified by members

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2 of the community as being essential and necessary
3 for that particular community.

4 Each family center also has an advisory
5 board. The advisory board must be comprised of --
6 at least 51 percent of the members must be
7 community residents. So we've developed
8 relationships with members of the community
9 through our participation in advisory support.

10 In addition to that, over the years,
11 because we've been working with many families in
12 southwest Philly, we have developed relationships
13 with other community members and other community
14 organizations and institutions. So we look
15 forward to continuing the development of those
16 relationships as we develop a physical presence in
17 the community, and we'd welcome the opportunities,
18 both in informal and in formal ways, to ensure
19 that there is adequate representation from the
20 immediate neighborhood when it comes to decisions
21 about the kinds of services that we will be
22 providing in the future.

23 COUNCIL PRESIDENT VERNA: Can you tell
24 us what the long-range plans are for development?

25 MR. PREHEIM: Our immediate plans are

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2 to create office space, meeting rooms, and play
3 areas to support the programs that have already
4 been described for you. Because of our
5 involvement in the family center project, we've
6 learned a good bit about the community, and one of
7 the things we're committed to is not duplicating
8 services that are already there.

9 There are really some fine
10 organizations that are providing very good
11 supportive services for children and families, and
12 we see no reason to duplicate services that are
13 already in place in the community. We will
14 explore the possibility of filling in the gaps
15 where there are services needed that have been
16 identified by community members as services that
17 would be welcomed and would be beneficial for
18 children and families. We will be exploring the
19 possibility of providing such services.

20 An example -- I think I talked with you
21 previously about an example of such service, which
22 might be day care. There is a growing need for
23 day care in the city, as you know, and that might
24 be one possible service that we would consider
25 again, taking into consideration the views of

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2 community members.

3 COUNCIL PRESIDENT Verna: Has the
4 construction of the nursing home been completed?

5 MR. STOFFER: I believe it has, Madam
6 President. If my information's correct, they are
7 in the process of moving or have moved people from
8 the old home to the new wing.

9 COUNCIL PRESIDENT Verna: Thank you.

10 Are there any questions from members of
11 the committee?

12 The Chair recognizes Councilman Cohen.

13 COUNCILMAN COHEN: More it's a comment
14 than a question. I think the issue raised by
15 Council President Verna about community
16 partnerships is very important, and it goes beyond
17 the question of furnishing services. It means
18 involving the active community organizations,
19 whatever they are, the active community people in
20 full discussions with you with respect to your
21 plans, and making sure that there's general
22 agreement. That's what we hope will occur so that
23 both the outside community and the Presbyterian
24 organization will be seen as a closely knit,
25 closely working together community group. The

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2 more you speak, the more the community should be
3 involved, and I think the more successful the
4 community will be.

5 We wish you well and all share in the
6 Council President's feeling about the great work
7 that your church organization does in the field of
8 human services as well as in the field of
9 religion. So we wish you very well but we think
10 the long-term success means getting in touch with
11 each other and getting closer to hear the
12 community's needs for the community to regard you
13 as a friend and as a kind of a partner in any
14 concept of community development.

15 Thank you, Madam President.

16 COUNCIL PRESIDENT Verna: Thank you.

17 Are there any other questions from
18 members of the committee?

19 (No further questions.)

20 COUNCIL PRESIDENT Verna: Is there
21 anyone else here to testify on this bill?

22 (No response.)

23 COUNCIL PRESIDENT Verna: Mr. Stouffer,
24 just one comment. I will ask my colleagues to
25 report this out favorably. However, you're going

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2 to have to have a community meeting first. So
3 this will be held on the calendar until such time
4 as we are notified by the community that they have
5 no objections to it.

6 MR. STOUFFER: Very well.

7 COUNCIL PRESIDENT VERNA: Okay.

8 MR. STOUFFER: Thank you.

9 COUNCIL PRESIDENT VERNA: And I think
10 that should have been done before coming here in
11 morning. Thank you.

12 MR. STOUFFER: I understand.

13 COUNCIL PRESIDENT VERNA: Mm-hmm.

14 Since we have no one else to testify,
15 this will conclude public hearing.

16 - - -

17 COUNCIL PRESIDENT VERNA: We will now
18 go into our public meeting.

19 The Chair recognizes Councilman Kenney.

20 COUNCILMAN KENNEY: Thank you, Madam
21 Chair. I move that Bill 990600 be reported out of
22 committee with a favorable recommendation.

23 (Duly seconded.)

24 COUNCIL PRESIDENT VERNA: It's been
25 moved and properly seconded that Bill 990600 be

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2 moved out of committee with a favorable
3 recommendation.

4 All in favor will signify by saying
5 aye.

6 Those opposed?

7 The ayes have it and the motion is
8 carried.

9 Thank you very much for your patience.

10 (Adjourned at 10:46 a.m.)

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Tuesday, October 12, 1999, were
reported fully and accurately by me, and that this
is a correct transcript of same.

RE: COUNCIL COMMITTEE ON RULES
BILL NO. 990600

_____,
JOSEPHINE CARDILLO,
Registered Professional Reporter