

COUNCIL OF THE CITY OF PHILADELPHIA  
COMMITTEE ON RULES

Room 400, City Hall  
Philadelphia, Pennsylvania  
Wednesday, June 5, 2013  
10:20 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR  
COUNCILWOMAN CINDY BASS  
COUNCILWOMAN JANNIE BLACKWELL  
COUNCILMAN W. WILSON GOODE, JR.  
COUNCILMAN BOBBY HENON  
COUNCILMAN CURTIS JONES, JR.  
COUNCILMAN JAMES KENNEY  
COUNCILMAN DENNIS O'BRIEN  
COUNCILMAN MARK SQUILLA

BILLS 130274, 130330, 130347, 130349, 130350,  
130352, 130378, 130383, 130387, 130411, and  
130143

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COUNCILMAN GREENLEE: This is the Committee on Rules. Sorry for the delay. For the record, we have a quorum with Councilman Jones, Councilman O'Brien, Councilman Goode, Councilwoman Reynolds Brown, and Councilman Henon.

First, for the record, Bill Nos. 130383 and 130411 are being held to the call of the Chair at the request of the sponsors.

Ms. Marconi, will you please read the first bill before us today.

THE CLERK: Bill No. 130387, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Frankford Creek, Aramingo Avenue, Wheatsheaf Lane, Sepviva Street, Butler Street, Frankford Avenue, Valetta Street, Coral Street, Vici Street and Frankford Avenue.

COUNCILMAN GREENLEE: Thank you.

1           6/5/13 - RULES - BILL 130274, etc.

2           THE CLERK: Bill Kramer.

3           COUNCILMAN GREENLEE: Good  
4 morning.

5           MR. KRAMER: Good morning,  
6 Council Chairman Greenlee and members of  
7 the Rules Committee I'm William Kramer,  
8 Division Director of the Development  
9 Planning Division of the Philadelphia  
10 City Planning Commission. I'm here to  
11 testify on Bill No. 130387, which was  
12 introduced by Councilmember Squilla May  
13 9th, 2013.

14           Bill No. 130387 amends the  
15 Philadelphia Zoning Maps by rezoning the  
16 property known as 2101 Wheatsheaf Lane  
17 from a current zoning designation of  
18 "CA-2" Commercial Auto District to a  
19 proposed designation of "I-3" Heavy  
20 Industrial District.

21           The party-at-interest is  
22 requesting the zoning change to place a  
23 reentry correctional facility at this  
24 location. The party-of-interest has been  
25 informed that a portion of --

1           6/5/13 - RULES - BILL 130274, etc.

2           COUNCILMAN GREENLEE: Mr.  
3           Kramer, just one second.

4           If I could ask everybody -- I  
5           know people are still trying to work out  
6           some issues, but it's hard to hear after  
7           a while when 15 different people are  
8           talking. So if we could take any  
9           conversations outside, I'd appreciate it.

10          Sorry, Mr. Kramer. Please,  
11          proceed.

12          MR. KRAMER: That's quite all  
13          right. Thank you.

14          The party-at-interest is  
15          requesting the zoning change to place a  
16          reentry correctional facility at this  
17          location and has been informed that a  
18          portion of this property is within the  
19          hundred-year floodplain, and no detention  
20          or correctional facility is permitted to  
21          be located within that portion of the  
22          property per the Zoning Code.

23          At their meeting of May 21st,  
24          2013, the Philadelphia City Planning  
25          Commission considered Bill No. 130387 and

1           6/5/13 - RULES - BILL 130274, etc.  
2           recommended approval of the legislation.

3                   This concludes my testimony.  
4           I'd be happy to answer any questions you  
5           may have.

6                   COUNCILMAN GREENLEE: Thank  
7           you, Mr. Kramer. If I understand just  
8           the geography of this, this is sort of  
9           set apart, right? It's sort of out in an  
10          industrial area, right?

11                  MR. KRAMER: It is an  
12          industrial area. The history of this  
13          site is when it was zoned to commercial,  
14          it was at that point in time a furniture  
15          manufacturing location. It abuts the  
16          Frankford Creek, which is where the  
17          floodplain information is coming from,  
18          but it is surrounded primarily by  
19          existing industrial uses and industrial  
20          zoning classifications.

21                  COUNCILMAN GREENLEE: Okay.  
22          Thank you.

23                  Are there any other questions  
24          for Mr. Kramer?

25                  (No response.)

1           6/5/13 - RULES - BILL 130274, etc.

2           COUNCILMAN GREENLEE: Seeing  
3 none, I'd like the record to reflect  
4 Councilwoman Blackwell also is present,  
5 as is Councilman Squilla is back and  
6 forth here.

7           So no other questions?

8           (No response.)

9           COUNCILMAN GREENLEE: Thank  
10 you. Is there anyone else here to  
11 testify on Bill No. 130387?

12          (No response.)

13          COUNCILMAN GREENLEE: Seeing  
14 none, Ms. Marconi, will you please read  
15 the title of the next bill before us.

16          THE CLERK: Bill No. 130378, an  
17 ordinance to amend the Institutional  
18 Development District Master Plan of the  
19 University of Pennsylvania, located at  
20 461 University Avenue and 330 Chestnut  
21 Street for the construction of the new  
22 College House Dormitory and the new  
23 Neural and Behavioral Sciences Building.

24          COUNCILMAN GREENLEE: Just,  
25 Mr. Kramer, before you start, just for

1           6/5/13 - RULES - BILL 130274, etc.  
2           the information of the Committee, we got  
3           a little out of order here. So you have  
4           to kind of find the testimony. It's  
5           probably buried a little bit in there.

6                     Mr. Kramer.

7                     MR. KRAMER: Good morning,  
8           Chairman Greenlee and members of the  
9           Rules Committee. I'm William Kramer,  
10          Division Director of the Development  
11          Planning Division of the Philadelphia  
12          City Planning Commission. I am here to  
13          testify on Bill No. 130378, which was  
14          introduced into City Council May 9th,  
15          2013.

16                    Bill No. 130378 will permit the  
17          approval to changes to the University of  
18          Pennsylvania's Institutional District  
19          Master Plan to allow for the construction  
20          of two new buildings. The new College  
21          House Dormitory Building is an  
22          eight-story, 182,533 square foot  
23          structure, which will house dormitory  
24          rooms, study areas, dining facilities,  
25          and mechanical spaces. The Neural and

1           6/5/13 - RULES - BILL 130274, etc.  
2           Behavioral Sciences Building is a  
3           four-story, 57,689 square foot structure,  
4           which will contain academic classrooms,  
5           an auditorium, labs, offices, and support  
6           spaces.

7                       This amendment will also  
8           reflect the demolition of the Mudd  
9           Building, Kaplan Wing, and the east wing  
10          of the Leidy Laboratory.

11                      The content of Bill No. 130378  
12          was considered by the Civic Design Review  
13          Committee on March 15th, 2013, who  
14          recommended approval.

15                      The Philadelphia City Planning  
16          Commission at its meeting of April 18th,  
17          2013 had approved the changes to the  
18          Master Plan. The Philadelphia City  
19          Planning Commission at its meeting of May  
20          21st, 2013 recommended that Bill No.  
21          130378 be approved as an item in accord  
22          with previous policy.

23                      That concludes my testimony.  
24          I'd be happy to answer any questions you  
25          may have.



1           6/5/13 - RULES - BILL 130274, etc.

2           COUNCILMAN GREENLEE: Thank  
3           you, Mr. Kramer.

4           Any questions from members of  
5           the Committee?

6           (No response.)

7           COUNCILMAN GREENLEE: And the  
8           Chair recognizes Councilwoman Blackwell.

9           COUNCILWOMAN BLACKWELL: Thank  
10          you, Mr. Chairman, and thank you, members  
11          of this Committee. We're happy to  
12          support this project given the fact that  
13          we have met the EOP regulations. Last  
14          minute, but it was done, and certainly we  
15          thank Councilman Goode for his work in  
16          that regard, and we thank the Committee  
17          for your consideration.

18          COUNCILMAN GREENLEE: Better  
19          late than never, Councilwoman.

20          COUNCILWOMAN BLACKWELL: Thank  
21          you.

22          COUNCILMAN GREENLEE: Thank  
23          you.

24          Any other questions or  
25          comments?

1           6/5/13 - RULES - BILL 130274, etc.

2           (No response.)

3           COUNCILMAN GREENLEE: Seeing  
4 none, Mr. Kramer, thank you very much.

5           Is there anyone else here to  
6 testify on Bill No. 130378?

7           (No response.)

8           COUNCILMAN GREENLEE: Seeing  
9 none, Ms. Marconi, will you please -- the  
10 record will reflect Councilwoman Bass, a  
11 member of the Committee, is also present.

12          Ms. Marconi, our next bill.

13          THE CLERK: Bill No. 130330, an  
14 ordinance to amend the Philadelphia  
15 Zoning Maps by changing the zoning  
16 designations of certain areas of land  
17 located within an area bounded by  
18 Parkside Avenue, 52nd Street, Merion  
19 Avenue, Girard Avenue, and Belmont  
20 Avenue.

21          MR. KRAMER: Good morning,  
22 Chairman Greenlee and members of the  
23 Rules Committee. I am William Kramer,  
24 Division Director of the Development  
25 Planning Division of the Philadelphia

1           6/5/13 - RULES - BILL 130274, etc.  
2           City Planning Commission. I am here to  
3           testify on Bill No. 130330, which was  
4           introduced into City Council April 25th,  
5           2013.

6                       Bill No. 130330 amends the  
7           Philadelphia Zoning Maps by rezoning an  
8           area bounded by Parkside Avenue, 52nd  
9           Street, Merion Avenue, Girard Avenue, and  
10          Belmont Avenue from an existing zoning  
11          designation of "I-1" Industrial and  
12          "ICMX" Industrial Commercial Mixed Use to  
13          a single designation of "CMX-3"  
14          Commercial Mixed Use.

15                     This block is the present  
16          location of the Philadelphia Business and  
17          Technology Center, which houses several  
18          different types of uses, including  
19          business offices and a restaurant. This  
20          zoning change will make the zoning for  
21          this area consistent with the existing  
22          structures and the uses therein, as well  
23          as allow the owners of these properties  
24          to develop commercial uses, which would  
25          take advantage of the proximity of this

1           6/5/13 - RULES - BILL 130274, etc.  
2           the Centennial District of Fairmount  
3           Park. This is a recommendation of the  
4           Centennial District Master Plan of 2006  
5           and the West Park District Plan of the  
6           Philadelphia 2035 Comprehensive Plan.

7                     The Philadelphia City Planning  
8           Commission at its meeting of May 21st,  
9           2013 recommended that Bill No. 130330 be  
10          approved.

11                    That concludes my testimony.  
12          I'd be happy to answer any questions you  
13          may have.

14                    COUNCILMAN GREENLEE: Thank  
15          you, Mr. Kramer.

16                    Any questions from members of  
17          the Committee?

18                    (No response.)

19                    COUNCILMAN GREENLEE: The  
20          record will reflect Councilman Kenney,  
21          Vice Chair of the Committee, is also  
22          present.

23                    Any questions?

24                    (No response.)

25                    COUNCILMAN GREENLEE: Seeing

1           6/5/13 - RULES - BILL 130274, etc.

2           none, anyone else here to testify on Bill  
3           No. 130330?

4                       (No response.)

5                       COUNCILMAN GREENLEE: Seeing  
6           none, thank you.

7                       Ms. Marconi.

8                       THE CLERK: Bill No. 130347, an  
9           ordinance to amend the Philadelphia  
10          Zoning Maps by changing the zoning  
11          designations of certain areas of land  
12          located within an area bounded by Cecil  
13          B. Moore Avenue, 21st Street, Nicholas  
14          Street, and 22nd Street.

15                      COUNCILMAN GREENLEE: Mr.  
16          Kramer.

17                      MR. KRAMER: Good morning,  
18          Chairman Greenlee, members of the Rules  
19          Committee. I am William Kramer, Division  
20          Director of the Development Planning  
21          Division of the Philadelphia City  
22          Planning Commission. I am here to  
23          testify on Bill No. 130347, which was  
24          introduced by Councilmember Greenlee for  
25          Council President Clarke on May 2nd,

1           6/5/13 - RULES - BILL 130274, etc.  
2           2013.

3                   Bill No. 130347 amends the  
4           Philadelphia Zoning Maps by rezoning the  
5           block bounded by Cecil B. Moore, 21st  
6           Street, Nicholas Street, and 22nd Street  
7           from the zoning designations of "CMX-2"  
8           Commercial Mixed Use and "RSA-5"  
9           Residential Single Attached Districts to  
10          a single zoning designation of "CMX-3"  
11          Commercial Mixed Use.

12                   The rezoning is proposed in  
13          order to allow Project HOME, in  
14          partnership with Thomas Jefferson  
15          Hospital, to build a 15,000 square foot  
16          community wellness facility at this  
17          location, which will offer medical  
18          offices, wellness and lifestyle courses,  
19          and exercise and fitness programs to the  
20          wider community. The additional property  
21          on the block will remain under the  
22          control of the Philadelphia Redevelopment  
23          Authority for future disposition.

24                   The Philadelphia City Planning  
25          Commission at its meeting of May 21st,

1           6/5/13 - RULES - BILL 130274, etc.  
2           2013 considered Bill No. 130347 and  
3           recommended approval of the legislation.

4                   This concludes my testimony.  
5           If there's any questions, I'd be happy to  
6           answer them for you.

7                   COUNCILMAN GREENLEE: Thank  
8           you, sir.

9                   Any questions for Mr. Kramer?  
10                  (No response.)

11                  COUNCILMAN GREENLEE: Seeing  
12           none, is there anyone else here to  
13           testify on Bill No. 130347?

14                  (Witness approached witness  
15           table.)

16                  MR. PRIMAVERA: Good morning.

17                  COUNCILMAN GREENLEE: Good  
18           morning.

19                  MR. PRIMAVERA: Carl Primavera.  
20           I'm here as counsel for Project HOME.  
21           With me is Janet Stearns, their general  
22           counsel, and Monica McCurdy, the Project  
23           Director.

24                  COUNCILMAN GREENLEE: Good  
25           morning.

1           6/5/13 - RULES - BILL 130274, etc.

2           MR. PRIMAVERA: We just want to  
3 provide some very brief testimony, mostly  
4 to explain what we're proposing to do and  
5 to show how excited we are about this  
6 opportunity.

7           Basically Project HOME is going  
8 to be the sponsor of a health center,  
9 wellness center, which is going to  
10 provide a variety of services to the  
11 community across all ranges, and we're  
12 pleased to have as a participant Thomas  
13 Jefferson.

14           Janet has some boards to show  
15 you what it will look like, and I'll just  
16 introduce Monica to tell us a little bit  
17 very briefly about the kind of services  
18 that are going to be provided here.

19           MS. McCURDY: Good morning.  
20 Thanks for this opportunity. My name is  
21 Monica Medina McCurdy. I'm Vice  
22 President for Healthcare Services at  
23 Project HOME.

24           The wellness center -- well,  
25 Project HOME's mission is to serve people



1           6/5/13 - RULES - BILL 130274, etc.  
2           who are homeless as well as help  
3           revitalize a neighborhood in North  
4           Philadelphia, and our target population  
5           for the wellness center will be people  
6           who are homeless, including those living  
7           on the street, in shelter, in temporary  
8           housing or living doubled up in living  
9           situations or facing eviction. We also  
10          will be serving people in the wellness  
11          center who live in public housing, nearby  
12          facilities, which include primarily  
13          Bloomberg, Raymond Rosen, and Johnson  
14          Homes, as well as people living in the  
15          general 19121, 19132 zip codes.

16                 The facility will be a 28,000  
17          square foot facility that will house  
18          comprehensive services, medical care that  
19          we'll do in partnership with Jefferson  
20          Family Medicine, behavioral health, very  
21          important as a link to medical care,  
22          which will include linkage to substance  
23          abuse treatment. We'll have a dental  
24          practice in the building as well as a  
25          pharmacy and a fitness center in

1           6/5/13 - RULES - BILL 130274, etc.  
2           partnership with the YMCA. They'll be a  
3           tenant in the building. We're very  
4           excited about that. It will also have a  
5           small physical therapy practice,  
6           multi-purpose space for health classes,  
7           support groups, community meetings, and  
8           we're going to be linking patients to the  
9           health insurance changes and hopefully,  
10          if Medicaid expansion happens, we'll be  
11          seeing more and more patients through  
12          that, as well as -- all of these services  
13          will be imbedded in Project HOME's very  
14          large network of housing, employment,  
15          educational services for the community.

16                   M in our name stands for  
17          medical care. It's been a small M for  
18          many years. Now we're looking to make  
19          that a capital M.

20                   And we also are going to be --  
21          part of our plan at the wellness center  
22          is to apply for FQHC, federally qualified  
23          health center, look-alike status to help  
24          sustain the operations of the wellness  
25          center.

1           6/5/13 - RULES - BILL 130274, etc.

2           COUNCILMAN GREENLEE: Thank  
3           you.

4           MR. PRIMAVERA: We have nothing  
5           more.

6           COUNCILMAN GREENLEE: Thank  
7           you.

8           Any questions?

9           Councilwoman Reynolds Brown.

10          COUNCILWOMAN BROWN: Good  
11          morning. That is quite an exciting,  
12          exciting initiative. And from what I can  
13          think, it might be unprecedented in  
14          Philadelphia in terms of the variety of  
15          partners that you have, who each bring a  
16          unique expertise or service from the  
17          constituency you'll be serving.

18          So you say that the Y would be  
19          housed -- the Y will offer services  
20          housed in the facility?

21          MS. McCURDY: That's correct.

22          COUNCILWOMAN BROWN: And speak  
23          more about the relationship with  
24          Jefferson. Is it new? Is it -- it is  
25          not new?

1           6/5/13 - RULES - BILL 130274, etc.

2                   MS. McCURDY: No. We've been  
3       working with Jefferson for 18 years in a  
4       very small free clinic that's located  
5       about three blocks from the proposed  
6       location for the wellness center. We're  
7       in a small community center called St.  
8       Elizabeth's Community Center, just a  
9       former Catholic church rectory, now a  
10      community center. Jefferson Family  
11      Medicine and Project HOME have been  
12      providing free medical care for the  
13      neighborhood and people who are homeless  
14      since 1995, and it's been the same  
15      physicians coming from Family Medicine in  
16      particular, that branch of the hospital,  
17      who have been very, very, very committed  
18      to healthcare for the homeless and  
19      healthcare for the neighborhood.

20                   So it's definitely not new.  
21      It's been a long time coming, and we're  
22      really excited about it.

23                   COUNCILWOMAN BROWN: So is that  
24      model one that has been shown in other  
25      parts of the country? I'm just always

1           6/5/13 - RULES - BILL 130274, etc.

2           curious as to how you end up with such a  
3           unique blend of partners.

4                   MS. McCURDY: So I'm not sure  
5           if I know if it's totally unique in the  
6           country. I know that the trend is to try  
7           to provide more integrated care across  
8           the country, because it's better care for  
9           people, it's cheaper care than emergency  
10          room in the hospital. So integrated  
11          care, medical, behavioral health, dental,  
12          and enabling services is not new, but  
13          what we think is unique is the piece  
14          around helping increase physical activity  
15          and healthy eating and lifestyle change  
16          all blended together, so that when a  
17          physician prescribes it or -- I'm a  
18          physician assistant -- a PA or a nurse  
19          practitioner prescribes it, they can just  
20          go down the hall and start exercising and  
21          work with the YMCA. It's a really  
22          terrific, hopefully seamless model that  
23          we're trying to build.

24                   COUNCILWOMAN BROWN: And I  
25          cannot speak for my colleague Councilman

1           6/5/13 - RULES - BILL 130274, etc.

2           Jones, but I know that he has a vision of  
3           a like experience for constituents in his  
4           councilmanic district, so I'm sure he's  
5           paying lots of attention.

6                       MS. McCURDY: Thank you.

7                       COUNCILMAN GREENLEE: Thank  
8           you, Councilwoman.

9                       COUNCILWOMAN BROWN: Thank you  
10          for your work.

11                      COUNCILMAN GREENLEE: And just  
12          for the record, I have visited the St.  
13          Elizabeth's site before and you do a  
14          great job up there, and now that you're  
15          able to expand, I think you'll be able to  
16          serve that community, which certainly  
17          needs those services, even more. So good  
18          luck with it.

19                      COUNCILWOMAN BROWN: It's  
20          exciting.

21                      MS. McCURDY: Thank you very  
22          much.

23                      COUNCILMAN GREENLEE: Any other  
24          questions or comments?

25                      MR. PRIMAVERA: We'd have one

1           6/5/13 - RULES - BILL 130274, etc.

2           request. If you could suspend the rules  
3           as well, we'd very much appreciate that.

4                   COUNCILMAN GREENLEE:

5           Absolutely. Thank you.

6                   Anyone else here to testify on  
7           Bill No. 130347?

8                   (No response.)

9                   COUNCILMAN GREENLEE: Seeing  
10          none, Ms. Marconi.

11                   THE CLERK: Bill No. 130349, an  
12          ordinance to amend the Philadelphia  
13          Zoning Maps by changing the zoning  
14          designations of certain areas of land  
15          located within an area bounded by Girard  
16          Avenue, Broad Street, Fairmount Avenue,  
17          16th Street, Brown Street, Francis  
18          Street, Perkiomen Street, and 19th  
19          Street.

20                   COUNCILMAN GREENLEE:

21          Mr. Kramer.

22                   MR. KRAMER: Good morning,  
23          Chairman Greenlee and members of the  
24          Rules Committee. I am William Kramer,  
25          Division Director of the Development

1           6/5/13 - RULES - BILL 130274, etc.

2           Planning Division of the Philadelphia  
3           City Planning Commission. I am here to  
4           testify on Bill No. 130349, which was  
5           introduced by Councilmember Greenlee for  
6           Council President Clarke May 2nd, 2013.

7                       Bill No. 130349 amends the  
8           Philadelphia Zoning Maps by rezoning an  
9           area of the Francisville neighborhood.  
10          The area is bounded by Girard Avenue,  
11          Broad Street, Fairmount Avenue, 16th  
12          Street, Brown Street, Francis Street,  
13          Perkiomen Street, and 19th Street. The  
14          community requested that Ridge Avenue be  
15          rezoned in order to allow it to be  
16          developed more fully as a commercial arts  
17          corridor. The new zoning districts added  
18          to the neighborhood are "CMX-2.5"  
19          Commercial Mixed Use along Ridge Avenue  
20          and "IRMX" Industrial Residential Mixed  
21          Use along Ridge Avenue and Broad Street  
22          to serve as a transition between the two  
23          corridors. The concern here was to  
24          minimize the creation of a valley between  
25          the heights of property zoned "CMX-4"



1           6/5/13 - RULES - BILL 130274, etc.  
2           along Broad Street and those zoned  
3           "CMX-2.5" along Ridge Avenue. The other  
4           significant changes to the neighborhood  
5           are located south of Ridge Avenue, where  
6           most residential districts have become  
7           "RSA-5" Residential Single Attached, and  
8           at the community's request we have  
9           down-zoned larger parcels of "CMX-2" that  
10          are currently vacant or underutilized.

11                   The community was included in  
12          the remapping process, and the Central  
13          District Plan was used as a guide to  
14          recommend the appropriate zoning for this  
15          legislation.

16                   The Philadelphia City Planning  
17          Commission considered Bill No. 130349 at  
18          their meeting of May 21st, 2013 and  
19          recommended approval.

20                   That concludes my testimony.  
21          I'd be happy to answer any questions you  
22          may have.

23                   COUNCILMAN GREENLEE: Thank  
24          you, Mr. Kramer. Just for the record,  
25          I'm very familiar with this area. It's

1           6/5/13 - RULES - BILL 130274, etc.  
2           near my home area in the great 15th Ward,  
3           and the community has worked very hard on  
4           trying to redevelop Ridge Avenue, which  
5           was once a pretty thriving commercial  
6           area unfortunately many years ago, and  
7           they really believe that this will help  
8           do that, and they appreciate the  
9           cooperation of everybody involved. So  
10          thank you.

11                   Any questions?

12                   (No response.)

13                   COUNCILMAN GREENLEE: Anyone  
14          else here to testify on Bill No. 130347?

15                   (No response.)

16                   COUNCILMAN GREENLEE: Seeing  
17          none, Ms. Marconi. I'm sorry; 130349.

18                   (No response.)

19                   COUNCILMAN GREENLEE: Ms.  
20          Marconi.

21                   THE CLERK: Bill No. 130352, an  
22          ordinance to amend the Philadelphia  
23          Zoning Maps by changing the zoning  
24          designations of certain areas of land  
25          located within an area bounded by Venango

1           6/5/13 - RULES - BILL 130274, etc.  
2           Street, K Street, Tioga Street, Palmetto  
3           Street, Atlantic Street, and I Street.

4                   COUNCILMAN GREENLEE:

5           Mr. Kramer.

6                   MR. KRAMER: Good morning,  
7           Chairman Greenlee and members of the  
8           Rules Committee. I am William Kramer,  
9           Division Director of the Development  
10          Planning Division of the Philadelphia  
11          City Planning Commission. I am here to  
12          testify on Bill No. 130352, which was  
13          introduced by Councilmember Sanchez on  
14          May 2nd, 2013.

15                   Bill No. 130352 amends the  
16          Philadelphia Zoning Maps by rezoning the  
17          property located at 1000 East Venango  
18          Street from a zoning designation of "I-2"  
19          Medium Industrial District to "IRMX"  
20          Industrial Residential Mixed Use  
21          District.

22                   The property was formerly used  
23          as the Jo-Mar factory and is currently  
24          vacant. The developer proposes to  
25          convert the existing four-story

1           6/5/13 - RULES - BILL 130274, etc.  
2           industrial property into a community of  
3           loft-style live/work apartments, light  
4           industrial artisanal workshops, and  
5           retail storefronts.

6                     At their meeting of May 21st,  
7           2013, the Philadelphia City Planning  
8           Commission considered Bill No. 130352 and  
9           recommended approval of the legislation.

10                    This concludes my testimony.  
11           I'd be happy to answer any questions you  
12           may have.

13                    COUNCILMAN GREENLEE: Thank  
14           you, Mr. Kramer. Just for the record,  
15           the Committee has a letter from  
16           Councilwoman Sanchez, the sponsor and the  
17           District Councilperson, saying this will  
18           create a very positive impact in the  
19           community and she fully supports the  
20           bill.

21                    Any questions for Mr. Kramer on  
22           this bill?

23                    (No response.)

24                    COUNCILMAN GREENLEE: Seeing  
25           none, anyone else here to testify on Bill

1           6/5/13 - RULES - BILL 130274, etc.

2           No. 130352?

3                   (No response.)

4                   COUNCILMAN GREENLEE: Seeing  
5           none, Ms. Marconi.

6                   THE CLERK: Bill No. 130143, an  
7           ordinance continuing the Aramingo Avenue  
8           Shopping District, a neighborhood  
9           improvement district, and amending the  
10          District's boundaries in an area  
11          generally including the east and west  
12          sides of Aramingo Avenue from 2700  
13          Aramingo Avenue to 3995 Aramingo Avenue  
14          and certain blocks of streets that  
15          intersect that portion of Aramingo Avenue  
16          and for which Impact Community  
17          Development Corporation, a Pennsylvania  
18          non-profit corporation, is the  
19          Neighborhood Improvement District  
20          Management Association for the District;  
21          approving a final plan for the District,  
22          including a list of proposed improvements  
23          and their estimated cost, and providing  
24          for assessment fees to be levied on  
25          property owners within the District;

1           6/5/13 - RULES - BILL 130274, etc.  
2           authorizing the Director of Commerce, on  
3           behalf of the City, to execute an  
4           agreement with Impact Community  
5           Development Corporation, relating to the  
6           District; and authorizing Impact  
7           Community Development Corporation to  
8           assess property owners within the  
9           District a special property assessment  
10          fee to be used in accordance with the  
11          approved plan; all in accordance with the  
12          provisions of the Community and Economic  
13          Improvement Act, and under certain terms  
14          and conditions.

15                   COUNCILMAN GREENLEE: Thank  
16          you.

17                   THE CLERK: Randy Hofer.

18                   COUNCILMAN GREENLEE: Mr.  
19          Hofer.

20                   (Witnesses approached witness  
21          table.)

22                   MR. HOFER: Good morning,  
23          Chairman Greenlee and members of the  
24          Rules Committee. My name is Randy Hofer.  
25          I'm the Director of Marketing for Impact

1           6/5/13 - RULES - BILL 130274, etc.  
2           Services Corporation and I'm again  
3           providing testimony in support of Bill  
4           No. 130143. I'm only going to restate a  
5           few points today, since we have already  
6           given extensive testimony on April 25th,  
7           2013.

8                       As mentioned in April, the  
9           District lacks greening and updated  
10          facades in many of the strip centers.  
11          The Green Stormwater Infrastructure  
12          Feasibility Study has reached its second  
13          phase and is a real opportunity to  
14          spearhead green development and give the  
15          Aramingo corridor a much-needed facelift.

16                      With reauthorization of the  
17          BID, we can move forward with  
18          implementation strategies and stormwater  
19          solutions, ultimately saving thousands of  
20          dollars for our parcel owners.

21                      Another important point to  
22          reiterate is, we initiated a District  
23          survey to the businesses and received  
24          over 100 responses. Ninety-four percent  
25          of these surveys were in favor of

1           6/5/13 - RULES - BILL 130274, etc.  
2           reauthorizing the BID for the next five  
3           years.

4                     We also asked key questions,  
5           and the top three answers were in this  
6           order: safety, clean, and streetscape  
7           improvements. Our reauthorization plan  
8           is consistent with these requests.

9                     In conclusion, we would like to  
10          restate what Impact CDC and the BID has  
11          done for the area since its inception.  
12          One of the most important outcomes and  
13          positive impacts from our services  
14          involves community and business  
15          assistance. Prior to 2005, there was no  
16          presence of a community-leading  
17          organization. With the formation of the  
18          business association in 2005 and BID in  
19          2008, we have answered the calls, visited  
20          the stores, walked through the  
21          neighborhood, promoted businesses,  
22          offered guidance with City issues, all  
23          while providing a clean and safe shopping  
24          experience with our programs.

25                    Upon approved reauthorization,



1           6/5/13 - RULES - BILL 130274, etc.  
2           Impact CDC can continue to be the focal  
3           point for community and business support,  
4           including proactive planning, program  
5           implementation, and improvement solutions  
6           for the next five years.

7                       Lastly, a clarification is  
8           necessary from previous testimony  
9           presented by the Shop Rite of Aramingo.  
10          It was inferred that Impact was  
11          responsible for bringing Walmart to  
12          Aramingo Crossings. It was also implied  
13          that Impact loaned money to the developer  
14          as an investor in the deal. Neither  
15          statement is true. Impact received a  
16          grant for economic development to create  
17          jobs in the neighborhood. The developer,  
18          Wolfman-Verrichia Group, was fully  
19          responsible for tenant coordination.

20                      The beginning of the  
21          evaluator's summary reads, "Impact  
22          Services entered into a loan agreement  
23          with the limited partnership established  
24          by the Wolfson-Verrichia Group,  
25          Incorporated to facilitate the

1           6/5/13 - RULES - BILL 130274, etc.  
2           development of the Aramingo Crossings  
3           commercial real estate project." From  
4           Page 7, "The CDC's principal role was  
5           providing below-market financing under  
6           very patient terms (interest only with a  
7           balloon payment at five years) while  
8           simultaneously assuming an important  
9           liaison function in organizing project  
10          businesses and other nearby merchants."

11                   The initial projection  
12          anticipated the creation of over 200  
13          full-time employment positions, and  
14          Walmart was not a part of the original  
15          scope. However, upon their opening at  
16          the Crossings, new jobs total over 600  
17          positions. Currently, hundreds of these  
18          positions are held by formerly low-income  
19          individuals.

20                   Thank you for allowing me to  
21          set the record straight on this important  
22          matter. Once again, we respectfully  
23          request your support of this business  
24          plan as we make Aramingo Avenue Shopping  
25          District more unified, green, and

1           6/5/13 - RULES - BILL 130274, etc.  
2           welcoming over the next five years.

3                   COUNCILMAN GREENLEE: Thank  
4           you, Mr. Hofer. Thank you for the work  
5           you do up there.

6                   Sir.

7                   MR. McDONALD: Yes. I'm John  
8           McDonald. I'm the President of Impact  
9           CDC. I'd be happy to answer any  
10          questions, if there happen to be any.

11                   COUNCILMAN GREENLEE: Thank  
12          you. Just for the record, the Committee  
13          can approve this today. It can go on  
14          Second Reading, but there's still a  
15          45-day protest or question period, if you  
16          will, after it. So it will have to sit  
17          on Second Reading for that period of  
18          time.

19                   MR. HOFER: Right.

20                   COUNCILMAN GREENLEE: Any  
21          questions?

22                   (No response.)

23                   COUNCILMAN GREENLEE: Seeing  
24          none, that's a good thing. See, no  
25          questions. Thank you very much. Thank

1           6/5/13 - RULES - BILL 130274, etc.

2           you.

3                       (Thank you.)

4                       COUNCILMAN GREENLEE: Is there  
5           anyone else here to testify on Bill  
6           130143?

7                       (No response.)

8                       COUNCILMAN GREENLEE: Seeing  
9           none, Ms. Marconi.

10                      THE CLERK: Bill No. 130274, an  
11           ordinance amending Title 14 of The  
12           Philadelphia Code, entitled "Zoning and  
13           Planning," by repealing and replacing  
14           Section 14-507, entitled "CD0, Central  
15           Delaware Riverfront Overlay District," to  
16           provide for new special controls by, and  
17           by amending Section 14-702, entitled  
18           "Floor Area Bonuses," to provide for  
19           floor area and height bonuses for the  
20           Central Delaware Riverfront, and to make  
21           adjustments to the criteria for bonuses  
22           relating to public open space, transit  
23           improvements and green development, all  
24           under certain terms and conditions.

25                      Alan Greenberger.

1           6/5/13 - RULES - BILL 130274, etc.

2                   (Witness approached witness  
3       table.)

4                   COUNCILMAN GREENLEE:   Good  
5       morning, Mr. Greenberger.   We have your  
6       written testimony.

7                   DEPUTY MAYOR GREENBERGER:   So  
8       don't read it?

9                   COUNCILMAN GREENLEE:   I know  
10      you really look forward to reading it and  
11      we really look forward to hearing it, but  
12      if wanted to --

13                  DEPUTY MAYOR GREENBERGER:   You  
14      know me.   I'll summarize.

15                  COUNCILMAN GREENLEE:   --  
16      shorten it, we would not protest.   Thank  
17      you, sir.

18                  DEPUTY MAYOR GREENBERGER:   I  
19      will summarize.

20                  Good morning, Mr. Chairman and  
21      members of Council.   I'm Alan  
22      Greenberger, Deputy Mayor for Economic  
23      Development and Chairman of the City  
24      Planning Commission, here to testify on  
25      Bill 130274, which was introduced by

1           6/5/13 - RULES - BILL 130274, etc.  
2           Councilman Squilla on April 11th of this  
3           year.

4                   As you heard, this amends  
5           the -- replaces, rather, the Central  
6           Delaware River Overlay District with  
7           boundaries as stated in the testimony,  
8           and I just want to emphasize that the  
9           port industrial zoning, I-P, is excluded  
10          from this overlay district.

11                   Let me just highlight for you  
12          some of the components of this bill that  
13          does further the Master Plan for the  
14          Central Delaware River, which was adopted  
15          by the Planning Commission on March 6th  
16          of this year as well.

17                   This overlay will require  
18          active ground-level uses along the  
19          waterfront, along Christopher Columbus  
20          Boulevard, and eight other river access  
21          streets which serve as east-west  
22          connections to the waterfront, all in the  
23          interest of promoting more active uses  
24          for people to engage with as they walk to  
25          the waterfront.

1           6/5/13 - RULES - BILL 130274, etc.

2                   It requires 40 percent open  
3       areas for properties on the waterfront  
4       that are larger than 5,000 square feet.

5       A critical piece of it is, it requires a  
6       minimum building height of 25 feet and a  
7       maximum building height of 100 feet.

8       However, there are provisions in the bill  
9       that allow the maximum height to go up to  
10      244 feet through a series of development  
11      bonuses that are further described in the  
12      testimony.

13                  It restricts curb cuts on some  
14      of the active streets. It allows for  
15      above-ground parking garages if they're  
16      adequately screened, as approved by the  
17      Planning Commission, and that's  
18      specifically in relationship to some  
19      difficult soil issues on properties on  
20      the waterfront.

21                  It has form and design  
22      standards that include issues of facade  
23      articulation, how to deal with so-called  
24      big-box stores and the like. It has some  
25      additional criteria for Civic Design

1           6/5/13 - RULES - BILL 130274, etc.

2           Review.

3                     One quick note about the height  
4           issues, the bill does provide height  
5           bonuses to allow construction of  
6           buildings taller than 100 feet and floor  
7           area bonuses to properties larger than  
8           three acres. The height and floor area  
9           bonuses are available through various  
10          provisions, including things like public  
11          art, public space, mixed-income housing,  
12          transit improvements, and green  
13          buildings. They also can be earned  
14          through provision of trails, additional  
15          ground floor retail space, and the  
16          dedication of land for the extension of  
17          east-west streets.

18                    Mr. Chairman, this bill was  
19          carefully crafted over a series of many  
20          months. I think it involves what we  
21          think are perfectly reasonable  
22          compromises to make sure that we're  
23          trying to attend both to the needs of the  
24          Master Plan, interest of the communities,  
25          and the interest of the development



1           6/5/13 - RULES - BILL 130274, etc.  
2           community.

3                   And with that, I will  
4           recommend -- it was recommended by the  
5           Planning Commission on its meeting of  
6           April 18th, and I'll personally recommend  
7           and urge its approval. And that will  
8           conclude my testimony.

9                   How was that?

10                  COUNCILMAN GREENLEE: Very  
11           good, Mr. Greenberger.

12                  DEPUTY MAYOR GREENBERGER:  
13           Thank you.

14                  COUNCILMAN GREENLEE: You're  
15           learning in here.

16                  DEPUTY MAYOR GREENBERGER: By  
17           the end of this, I might get it.

18                  COUNCILMAN GREENLEE: Yeah, how  
19           about that?

20                  Thank you very much. Thank you  
21           for the work that was done on this.

22                  Councilman Squilla.

23                  COUNCILMAN SQUILLA: Thank you.  
24           Thank you, Mr. Chairman.

25                  I know we've worked a lot of

1           6/5/13 - RULES - BILL 130274, etc.

2           different meetings, pulling our hair out,  
3           trying to get this together, but --

4                   COUNCILMAN GREENLEE: It worked  
5           for you apparently.

6                   COUNCILMAN SQUILLA: It looks  
7           good too, don't it?

8                   I mean, we know that not  
9           everything is perfect when you come to a  
10          final draft, but in your sense obviously  
11          moving forward, you see this as a fair  
12          compromise as far as the community, the  
13          DRWC, and with the developers.

14                   Moving forward, do you see a  
15          possibility of anything maybe changing in  
16          the future with this, and if so, do you  
17          think it's something that would be done  
18          again with the input of all the parties  
19          involved?

20                   DEPUTY MAYOR GREENBERGER:  
21          Well, the answer, Councilman, would be  
22          hopefully not, but there's always that  
23          possibility. That's how zoning works.  
24          You can't -- a zoning bill cannot predict  
25          everything about the future. These are a

1           6/5/13 - RULES - BILL 130274, etc.  
2           very reasonable set of requirements, I  
3           think, for development. The market needs  
4           to respond to it. The market also needs  
5           to adjust to it and put forward proposals  
6           that are in keeping with the spirit and  
7           hopefully the letter of what this  
8           proposes.

9                       Development on the waterfront,  
10          as you know, is difficult, especially for  
11          the pioneer that's going to really get  
12          the first major private development going  
13          in some time. So there may be -- we  
14          might see proposals that have small  
15          detailed issues with this overlay, and we  
16          may even have to come back and talk to  
17          you or talk to other Councilmembers about  
18          tweaks to this thing, but we also have to  
19          have a set of rules to move forward. And  
20          you've been very cooperative in hosting  
21          the sort of aggregation of these  
22          interests, and we think this represents a  
23          very good way forward that we think will  
24          be workable, and if it turns out that  
25          we're wrong, we'll be back talking. But

1           6/5/13 - RULES - BILL 130274, etc.

2           I think this will work.

3                   COUNCILMAN SQUILLA: Great.

4           Thank you very much, and thank you for  
5           all your work. And I do want to commend  
6           the staff, Eva and Natalie, who have  
7           worked endless hours and I'm sure  
8           overtime to get this together. So I do  
9           appreciate everything that was done by  
10          you and your staff.

11                   DEPUTY MAYOR GREENBERGER:

12          Thank you. Appreciate you saying that.

13                   COUNCILMAN GREENLEE: Thank  
14          you, Councilman.

15                   Any other questions for  
16          Mr. Greenberger?

17                   (No response.)

18                   COUNCILMAN GREENLEE: Seeing  
19          none, thank you very much.

20                   DEPUTY MAYOR GREENBERGER:

21          Thank you.

22                   COUNCILMAN GREENLEE: Ms.  
23          Marconi, maybe call up -- we have three  
24          people. Maybe call all three.

25                   THE CLERK: Karen Thompson,

1           6/5/13 - RULES - BILL 130274, etc.

2           Craig Schelter, Matt Ruben.

3                   COUNCILMAN GREENLEE: You can  
4 all come up at the same time.

5                   COUNCILMAN SQUILLA: The last  
6 two hold hands when they come up.

7                   COUNCILMAN GREENLEE: Unless  
8 you don't want to come up together. We  
9 all get along here.

10                   (Witnesses approached witness  
11 table.)

12                   COUNCILMAN GREENLEE: By the  
13 way, is there anyone else here to testify  
14 on this bill other than these three  
15 individuals?

16                   (No response.)

17                   COUNCILMAN GREENLEE:  
18 Ms. Thompson, your name was called first.  
19 Why don't you go first, please.

20                   MS. THOMPSON: Thank you. Good  
21 morning. My name is Karen Thompson. I'm  
22 a planner and a project manager with the  
23 Delaware River Waterfront Corporation.  
24 So I'm here on behalf of the DRWC today,  
25 and I want to start out saying overall

1           6/5/13 - RULES - BILL 130274, etc.  
2           that the DRWC is very pleased with the  
3           overlay as it's currently drafted. We  
4           believe that it holds to the letter and  
5           the spirit of the principles of the  
6           Master Plan for the Central Delaware,  
7           which was adopted by the Philadelphia  
8           City Planning Commission in March of  
9           2012.

10                         DRWC has been involved  
11           throughout the overlay drafting process,  
12           and we've served in an advisory role at  
13           meetings that were convened by Councilman  
14           Squilla between CDAG and the Development  
15           Workshop and the Planning Commission  
16           staff. In this role, DRWC served to  
17           clarify the intentions of the Master Plan  
18           and to ensure that the overlay holds true  
19           to the principles of the Master Plan.

20                         DRWC applauds Councilman  
21           Squilla's involvement throughout this  
22           process and his willingness to bring all  
23           involved parties to the table in order to  
24           work out the many complex issues that  
25           were involved in codifying the Master

1           6/5/13 - RULES - BILL 130274, etc.

2           Plan, as well as to address the concerns  
3           of developers, the community groups, and  
4           DRWC. The overlay, as it's drafted  
5           before you, is much stronger because  
6           these discussions happened. And so,  
7           again, we thank Councilman Squilla for  
8           his leadership. We also thank the staff;  
9           in particular, Eva Gladstein and Natalie  
10          Shieh at the Planning Commission, for all  
11          of their work.

12                 More specifically, the  
13          overlay's bonus system for height  
14          provides a rational and defensible system  
15          for buildings going above the Master  
16          Plan's 100-foot height limit. The Master  
17          Plan identified areas and scenarios in  
18          which taller buildings would be necessary  
19          and desirable, but could only provide  
20          broad recommendations for what those  
21          scenarios might be. The proposed overlay  
22          successfully interprets and details these  
23          recommendations through this bonus  
24          system, and DRWC believes this section in  
25          particular is a success, because it

1           6/5/13 - RULES - BILL 130274, etc.  
2           provides certainty and clarity about  
3           additional height rather than subjective  
4           interpretation and uncertainty.

5                     Our only objection to the  
6           proposed overlay as it's drafted is the  
7           removal of Berks Street as a river access  
8           street. The Master Plan identified Berks  
9           Street as a primary connector street  
10          because it would terminate at the  
11          proposed Berks Park, which is one of the  
12          Master Plan's parks proposed every half  
13          mile along the waterfront, and it's the  
14          only street between Columbia Avenue and  
15          Cumberland Street that can connect to the  
16          waterfront because of PennDOT's  
17          construction there. Having noted this  
18          objection, we strongly support the  
19          Council's approval of this overlay.

20                    Finally, we just want to say  
21          that with the adoption of the Master Plan  
22          for the Central Delaware by the Planning  
23          Commission and the adoption of the  
24          citywide 50-foot waterway setback just a  
25          few months ago, the adoption of this



1           6/5/13 - RULES - BILL 130274, etc.  
2           overlay is kind of the third and final  
3           legislative element that's needed for  
4           DRWC and for the City to move forward  
5           with the redevelopment of the waterfront.

6                     Thank you.

7                     COUNCILMAN GREENLEE: Thank  
8           you, Ms. Thompson.

9                     Mr. Schelter, we have your  
10          written testimony, so maybe you could  
11          summarize. We'd appreciate it. Thank  
12          you. Your written testimony will be made  
13          part of the record.

14                    MR. SCHELTER: Thank you. Good  
15          morning, Chairman Greenlee and members of  
16          the Rules Committee. I'm here today to  
17          testify on behalf of the Development  
18          Workshop in favor of a series of  
19          amendments which we have submitted to  
20          Councilman Squilla, especially regarding  
21          one part of this bill, which is Section  
22          14-702.

23                    Let me begin by saying that we  
24          at the Development Workshop have great  
25          respect and appreciation for the time and

1           6/5/13 - RULES - BILL 130274, etc.  
2           energy Mark Squilla has put in to trying  
3           to structure a comprised legislation that  
4           encourages both development and  
5           investment along the Delaware River  
6           Waterfront and affords adjacent  
7           communities improved connections to their  
8           neighborhoods to the Delaware Waterfront.  
9           Accordingly, we have tried to engage in a  
10          proactive, can-do process through  
11          numerous drafts of the proposed zoning  
12          change. We have shared these amendments  
13          as of last Friday with Deputy Mayor Alan  
14          Greenberger inasmuch as they deal with  
15          specifics of the development process  
16          rather than the goals that are in the  
17          overall Master Plan.

18                   It has been a long process,  
19           requiring no less than nine drafts and a  
20           series of meetings between Planning  
21           Commission, CDAG, Delaware River  
22           Waterfront Corporation, and the  
23           Development Workshop under the aegis of  
24           Councilman Squilla going back to April of  
25           2012. One reason the process required so

1           6/5/13 - RULES - BILL 130274, etc.  
2           many drafts was that another section of  
3           the bill needed to be added to the  
4           original conception of the bill, which is  
5           the Section 14-702, in addition to  
6           repealing and restating the old -- the  
7           existing CDO overlay.

8                     Our recommendations come from  
9           an analysis of looking at not so much  
10          what is in the overlay, but how the costs  
11          are figured and what the cost impact is  
12          on development. And we wanted to get to  
13          a point where it was at least marginally  
14          acceptable from a cost and development  
15          process point of view, especially the  
16          high cost of infrastructure exactions  
17          and/or land dedications required of  
18          developers in return for modest increases  
19          to what we have always believed are  
20          arbitrary height restrictions on  
21          development.

22                    And I'd just like to use  
23          parenthetically a photo here. This is  
24          probably the outstanding waterfront  
25          development in Boston. It's the Boston

1           6/5/13 - RULES - BILL 130274, etc.

2           Harbor Hotel, and this is a project  
3           where, if you can see this little line  
4           here, this much of it would be within the  
5           hundred-foot height limit that is  
6           proposed in the Master Plan, and that's  
7           something we accept. In the area above  
8           that, it's all additional height that was  
9           necessary in order to make that  
10          particular project work. So the question  
11          is how to get that allowable height.

12                   Our simple -- let me back up a  
13          little bit.

14                   We continue to have serious  
15          concerns that the cost of these exactions  
16          in return for allowable additional  
17          building height will discourage  
18          investment on the Central Waterfront and  
19          will instead put numerous development  
20          parcels in development limbo. The area  
21          and length encompassed by the overlay is  
22          unreasonably large and unwieldy. The  
23          market is not sufficiently strong, and  
24          the capital infrastructure costs are  
25          great for areas south of Washington

1           6/5/13 - RULES - BILL 130274, etc.  
2           Avenue and north of Columbia Avenue,  
3           where very little land is in public  
4           ownership, as opposed to the central  
5           section, where DRWC has substantial land  
6           where they can move on development at  
7           this point in time.

8                       These conditions are  
9           complicated by the relatively meager  
10          availability of infrastructure funding,  
11          as borne out by reviewing the last two  
12          capital budgets approved by the City  
13          Planning Commission and by this City  
14          Council.

15                      Our simple message here is that  
16          the Central Delaware Overlay continues to  
17          be a massive overreach based on a  
18          comprehensive plan that has limited  
19          possibility of substantial private  
20          development during the remainder of this  
21          Administration or in the next 25 years,  
22          in view of the limited public  
23          infrastructure funding and the fact that  
24          the City Planning Commission has recently  
25          added another very exciting and very

1           6/5/13 - RULES - BILL 130274, etc.  
2           ambitious waterfront undertaking on the  
3           Lower Schuylkill River to the City's  
4           development agenda. And if you take the  
5           public cost of both of these projects,  
6           we're well over a billion dollars.

7                       Now, let me go to Section  
8           14-702, introduces a new concept to the  
9           Zoning Code which does not exist today,  
10          trading off height increases for land  
11          dedication and/or infrastructure  
12          improvements. As written, the bill  
13          requires developers seeking building  
14          heights in excess of 100 feet to make  
15          substantial contribution in the form of  
16          infrastructure improvements, without  
17          getting any reciprocal floor area  
18          increases to offset those costs.

19                      Let me just give you a  
20          comparison in the present code. If you  
21          were to take CMX-4's commercial zoning,  
22          which is prevalent on the waterfront and  
23          Center City, it allows a bonus of 100  
24          percent of the site area that you have  
25          your project on in return for an increase

1           6/5/13 - RULES - BILL 130274, etc.  
2           of 10 percent in the amount of open space  
3           you provide. The additional income from  
4           this floor space provides an offset to  
5           the cost of providing that open space.  
6           In this particular bill, in return for  
7           increasing the amount of open space, a  
8           developer is not allowed any increase in  
9           height. In our proposed amendments, the  
10          allowable height would increase by one  
11          story for that 10 percent increase but,  
12          again, without any greater floor area to  
13          offset these costs.

14                       In addition to open space,  
15          similar public benefits are sought in  
16          return for additional building height to  
17          achieve mixed-income housing, transit  
18          improvements, green buildings, waterfront  
19          trails, street extensions, and retail  
20          space, all worthy goals, which we  
21          support. But this bill requires these  
22          amenities to be paid for by developers  
23          without the ability to recoup these costs  
24          with higher gross floor area. Therefore,  
25          our amendments deal with reducing the

1           6/5/13 - RULES - BILL 130274, etc.

2           costs by clarifying the process to make  
3           this happen.

4                       As an example, considering the  
5           height bonus for transit improvements, we  
6           recommend a more conceptual standard for  
7           approval, coupled with additional types  
8           of transit improvements, including  
9           mechanical conveyance, signage, lighting,  
10          graphics in addition to structure that  
11          can be considered to qualify for  
12          additional building height.

13                      We acknowledge Councilman  
14          Squilla's continuing effort to reach  
15          common ground. However, the current  
16          compromise, in our opinion, will not move  
17          development forward on the Delaware  
18          Waterfront. The compromise will simply  
19          codify an overly ambitious comprehensive  
20          plan way beyond the City's ability to  
21          implement.

22                      And I say that with no  
23          disrespect for the effort that DRWC and  
24          the Planning Commission have put in to  
25          moving this forward. It's simply that



1           6/5/13 - RULES - BILL 130274, etc.  
2           when we met over two years ago with the  
3           economic consultants preparing the Master  
4           Plan, we asked them, If you're going to  
5           have this length of area with an overlay,  
6           how much public money needs to be  
7           available for infrastructure, and they  
8           said, Well, you definitely need at least  
9           65 million over the next five years if  
10          you're going to have an impact. And the  
11          amount of money that's been available in  
12          the City's capital budget has been  
13          dramatically short of that, again,  
14          because of the other pressing needs that  
15          the City has.

16                 So at the same time, the City  
17          is seeking private dedication of trails  
18          and streets without compensation to land  
19          owners. Towards what purpose and why  
20          now? We still have an interim overlay in  
21          place. That is law today, and developers  
22          and the Planning Commission are operating  
23          with that today. With all the focused  
24          and determined debate going on in City  
25          Council right now on AVI, real estate tax

1           6/5/13 - RULES - BILL 130274, etc.  
2           abatements, additional taxes, the needs  
3           of the public schools, movement on this  
4           bill should be extremely deliberative.

5                     In conclusion, in our view, it  
6           would be advisable to hold the bill in  
7           Committee without a recommendation over  
8           the summer to see whether additional  
9           headway can be made along the lines of  
10          our suggested amendments. If not, it may  
11          be more straightforward for the  
12          Development Workshop to simply oppose the  
13          bill as drafted.

14                    We remain available to discuss  
15          any aspects of these recommendations,  
16          and, again, we thank you for your efforts  
17          to promote development on the Delaware  
18          Waterfront.

19                    COUNCILMAN GREENLEE:  
20          Councilman, let's hear from Mr. Ruben and  
21          then we'll have questions.

22                    Mr. Ruben. We have your  
23          testimony also.

24                    MR. RUBEN: Yes. Thank you,  
25          Mr. Chairman. And I do have some good

1           6/5/13 - RULES - BILL 130274, etc.  
2           news, which is that I was under the  
3           impression when I crafted the testimony  
4           that the three-minute limit was in place,  
5           so my testimony is only three minutes.  
6           Although I'm going to --

7                   COUNCILMAN GREENLEE: We were  
8           going to put it just for you, Matt,  
9           but --

10                   MR. RUBEN: I appreciate that,  
11           and you would be justified.

12                   COUNCILMAN GREENLEE: If we did  
13           it for Mr. Schelter, you would have got  
14           to it a lot quicker.

15                   MR. RUBEN: We can always --  
16           hope springs eternal.

17                   So I'm here representing the  
18           Central Delaware Advocacy Group as its  
19           Chair, and I want to thank this Committee  
20           and the Chairman for the opportunity to  
21           testify, thank Councilman Squilla and the  
22           Planning Commission and the DRWC for all  
23           their work, and I would be remiss if I  
24           didn't acknowledge the presence in the  
25           Chambers of former Councilman Frank

1           6/5/13 - RULES - BILL 130274, etc.

2           DiCicco, without whom we would not be  
3           able to be here today at the stage that  
4           we're at on this.

5                     The Central Delaware Advocacy  
6           Group, which is really hard to say, is a  
7           coalition of 20 waterfront civic and  
8           stakeholder organizations, and we support  
9           this bill. By creating a permanent  
10          zoning overlay, it implements principles  
11          of the Master Plan for the Central  
12          Delaware, which already has improved the  
13          waterfront since the Planning Commission  
14          adopted it unanimously last year.

15                    The plan came out of an  
16          historic six-year public process. This  
17          overlay bill, therefore, serves the  
18          public by giving the plan the teeth it  
19          needs. It promotes mixed-use economic  
20          development, port industrial growth,  
21          public access, and public open space  
22          along the waterfront. But as has been  
23          said by DRWC and others, this overlay  
24          also is measured, reasonable, and  
25          practical. Anyone who says it's pie in

1           6/5/13 - RULES - BILL 130274, etc.  
2           the sky, overambitious or will stifle  
3           development is either misinformed or  
4           trying to deceive you.

5                     This bill is a compromise.  
6           CDAG is troubled in fact by the exclusion  
7           of Berks and Cumberland from the list of  
8           river access streets. We feel that our  
9           northern friends deserve waterfront  
10          access as much as everyone else. And  
11          many other major compromises have been  
12          made, and I just want to briefly list  
13          them so you understand exactly how much  
14          has been changed here.

15                    The old interim overlay  
16          mandated a 100-foot waterfront setback.  
17          This bill uses the smaller citywide  
18          setback of only 50 feet.

19                    Earlier versions of the overlay  
20          caused some to worry it might restrict  
21          port growth, but this bill totally  
22          exempts all port industrial land from the  
23          entire overlay.

24                    Earlier drafts gave the  
25          Planning Commission broad, undefined

1           6/5/13 - RULES - BILL 130274, etc.  
2           discretion to grant building height  
3           waivers. This bill includes a clear,  
4           predictable height bonus system, modeled  
5           on the already proven FAR bonus system.

6                     Early drafts didn't let  
7           developers use height and FAR bonuses at  
8           the same time, but this bill allows  
9           owners of large parcels to use both.

10                    The original draft included 11  
11           river access streets. This bill includes  
12           only eight, and they are permitted to  
13           turn or angle on their way to the water.

14                    Earlier versions prohibited  
15           parking garages on the riverside of  
16           Columbus Boulevard, but this bill allows  
17           them.

18                    And this bill does not require  
19           any property owner to donate or sell any  
20           land or to spend a single dime for a  
21           trail or river access street, unless they  
22           want to.

23                    So this bill already balances  
24           multiple competing interests and  
25           concerns. Further compromise or

1           6/5/13 - RULES - BILL 130274, etc.

2           amendment would render it toothless,  
3           effectively killing the Master Plan.

4                   Councilman Squilla has convened  
5           multiple working meetings on this  
6           overlay, and at them, I've heard every  
7           objection that you've just heard and then  
8           some. Every objection that's been raised  
9           either already is addressed in the bill  
10          or is irrelevant to the bill because it  
11          concerns something in the underlying  
12          citywide Zoning Code or concerns the fact  
13          that this overlay discourages the kind of  
14          super high rise, openly dense, gated  
15          residential-only development that's  
16          already proven unsustainable and  
17          antithetical to a good waterfront.

18                   And I just want to note that  
19          the Development Workshop's testimony made  
20          clear, if you listened closely, that what  
21          they want is they want you to cut out  
22          about half the Central Delaware  
23          Waterfront, below Washington in the south  
24          and areas in the north. They keep saying  
25          that it would put properties in limbo,

1           6/5/13 - RULES - BILL 130274, etc.  
2           which is amazing, because anyone who  
3           knows the waterfront knows that what this  
4           plan and overlay are trying to do is  
5           break the logjam and the stagnation and  
6           the limbo that's existed for years and  
7           years and years on the waterfront. And  
8           they keep saying that the height bonuses  
9           require developers to provide public  
10          benefits without any increase in gross  
11          floor area, continually ignoring and  
12          hoping you won't notice that when you're  
13          allowed to build additional height and  
14          stories on your building, those stories  
15          contain square footage. That is the  
16          point. You get extra floors and,  
17          therefore, more square footage beyond  
18          what you could have built otherwise.  
19          That's the whole point of a height bonus.

20                 So if you believe that planning  
21          is a legitimate City function and that  
22          Councilman Squilla has worked in good  
23          faith to get the best possible compromise  
24          here, then please support this bill.

25                         The Race Street Pier; the Penn



1           6/5/13 - RULES - BILL 130274, etc.

2           Street Trail; the Race, Spring Garden,  
3           and Columbia connectors; Washington  
4           Avenue Green; the new Fringe Live Arts  
5           headquarters on Delaware Ave; the new  
6           Columbus Boulevard apartment projects in  
7           Old City and South Philly; a large  
8           multi-block Delaware Avenue project in  
9           Fishtown; and the acquisition of long  
10          mothballed waterfront property near Pier  
11          70, if these all sound like good things  
12          and like a refreshing change from years  
13          of stagnation, then please support  
14          Councilman Squilla and recommend this  
15          bill favorably out of Committee.

16                       Thank you very much for your  
17          time and consideration.

18                       COUNCILMAN GREENLEE: Thank  
19          you. You didn't quite make that three  
20          minutes, but that wasn't bad.

21                       MR. RUBEN: Sorry.

22                       COUNCILMAN GREENLEE: First,  
23          any questions from the Committee?

24                       (No response.)

25                       COUNCILMAN GREENLEE: Seeing

1           6/5/13 - RULES - BILL 130274, etc.

2           none, Councilman Squilla.

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

5                   Mr. Schelter, you stated that  
6           there was -- the reason why this would  
7           not work is because the bonus system is  
8           sort of too expensive for developers to  
9           take advantage of that.

10                   MR. SCHELTER: Yes.

11                   COUNCILMAN SQUILLA: During the  
12           process during our meetings that we were  
13           having, as we made several changes and  
14           went through different gyrations in order  
15           to get to the bonus system -- because  
16           initially we didn't even have a bonus  
17           system in place.

18                   MR. SCHELTER: That's correct.

19                   COUNCILMAN SQUILLA: And then a  
20           lot of the suggestions that came from the  
21           bonus system, didn't they come from the  
22           Development Workshop?

23                   MR. SCHELTER: We made many  
24           suggestions. I think the thing that  
25           never happened in the meeting, the joint

1           6/5/13 - RULES - BILL 130274, etc.  
2           meetings with the Commission, CDAG, DRWC,  
3           and the Planning Commission, were looking  
4           at what the calculations were for those  
5           bonuses. And that was something that  
6           when we sat down and started looking,  
7           that if you were going to -- if you were  
8           simply going to add on an extra floor in  
9           height, but you got no more floor area  
10          that you could use to offset the cost for  
11          whatever public benefit you were  
12          providing and you added up how many of  
13          those dollars you'd have to spend to get  
14          more than just one or two additional  
15          stories, it became a six- or seven-figure  
16          exaction that the developers looked at  
17          and said, There's no way that that is  
18          going to compensate us. And we fully  
19          understand, by the way, why the community  
20          would say, Well, we don't see a problem  
21          with this, because this is a case of what  
22          I call asymmetrical risk, where you can  
23          want all these things, but if the money  
24          isn't in a project to make a pro forma  
25          work, to make a lender lend the money for

1           6/5/13 - RULES - BILL 130274, etc.  
2           it, then it's simply not going to happen.  
3           And I've told you in those meetings and  
4           privately we're trying to get to a point  
5           where some of these things can happen.  
6           We even talked about this particular  
7           project, and you said to me, Forget about  
8           that now. If this developer comes in to  
9           Philadelphia, we'll find a way with  
10          amendments to the district.

11                   COUNCILMAN SQUILLA: Either  
12          amendments or maybe variances. There's  
13          still a variance process.

14                   MR. SCHELTER: Sir, the  
15          variance process in this code is  
16          extremely difficult. It was constructed  
17          that way by the Zoning Code Commission  
18          and the Planning Commission to limit the  
19          number of variances. So what developers  
20          are finding now is, they're coming to  
21          Council to get Council amendments so that  
22          they can go forward with the development  
23          as opposed to getting a variance and then  
24          having endless appeals, which sap huge  
25          amounts of money, force them to miss the

1           6/5/13 - RULES - BILL 130274, etc.  
2           time in the market, and the project  
3           doesn't happen. And I think that's  
4           the --

5                   COUNCILMAN SQUILLA: Before the  
6           new code, there was still a variance  
7           process. People could still appeal that  
8           variance then. They did that before if  
9           you wanted to stop a project. This here  
10          is a set of guidelines and rules helped  
11          formulated by you and the Development  
12          Workshop and by the committee that we  
13          came up with -- not everything is -- I'm  
14          not going to say it's perfect. In a  
15          perfect world, everybody would have got  
16          what they wanted. You see everybody who  
17          spoke is a little upset about something.

18                   So in a perfect world,  
19          everybody would have went away perfectly  
20          happy and this would have been great.  
21          But it's not a perfect world. We may see  
22          in the future that some of the decisions  
23          that we made, maybe some of the bonuses,  
24          maybe we have to add a different bonus in  
25          the future, and that's something that we

1           6/5/13 - RULES - BILL 130274, etc.  
2           could still do. But if we keep meeting  
3           and -- I mean, because I thought about  
4           this. I thought about do we hold it, do  
5           we do these different things. If we keep  
6           meeting and meeting -- we've been meeting  
7           for almost two years. We can meet for  
8           another two years and never come up with  
9           everybody being happy, and I don't know  
10          if you would actually ever come here and  
11          say, You know what, this is a great plan  
12          and we support this overlay 1,000  
13          percent.

14                   MR. SCHELTER: I think it's why  
15          in my testimony for the first part of the  
16          bill, which essentially lays out the  
17          public policy on what the City wants on  
18          the waterfront, I haven't objected to  
19          that. It's what happens when you get  
20          into the process by which you dedicate or  
21          create a river access street to the  
22          waterfront or you create a waterfront  
23          trail. Those conditions right now as  
24          written don't work, and what we've  
25          recommended as an example, that if the

1           6/5/13 - RULES - BILL 130274, etc.  
2           City, the Planning Commission, Council,  
3           want to have these streets go through to  
4           the waterfront, they put them on the City  
5           Plan, and by putting them on the City  
6           Plan, then there is the basis that, yes,  
7           the City is going to find the  
8           infrastructure dollars to make them a  
9           priority.

10                       When the plan was originally  
11           approved, we heartily endorsed the plan  
12           between Spring Garden Street and  
13           Washington Avenue. We thought there were  
14           a lot of really interesting ideas there,  
15           and there were a lot of places where the  
16           public owned land. When you get north of  
17           Columbia Avenue and you get south of  
18           Washington Avenue, the public doesn't own  
19           the land. So it's trying to push those  
20           infrastructure costs back on the private  
21           developer, because the City simply  
22           doesn't have it, and that's the thing  
23           that became clear in looking at two years  
24           of capital budgets, and it was in the  
25           vicinity of \$2 or \$3 million a year that

1           6/5/13 - RULES - BILL 130274, etc.  
2           was available. And I'm not saying that's  
3           chump change. A lot of neighborhoods  
4           would love to have that, but when you  
5           need to get 600 million to do all the  
6           infrastructure, we're never going to get  
7           there. So what happens is, it raises  
8           enormous expectations on the part of the  
9           community groups involved, and it  
10          frustrates developers, who say, Well, I'm  
11          willing to do such-and-such, but I don't  
12          know when the adjacent site will be  
13          developed. I don't know if I do a  
14          waterfront trail in front of my building,  
15          it currently says you have to extend to  
16          the north and south end of my site when  
17          an adjacent development will take place  
18          or even, if this was the case of PECO,  
19          they would ever agree to have it happen.  
20          So I'm putting something in that I don't  
21          know it will ever connect and I don't  
22          know that it won't be an attractive  
23          public nuisance. That's the kind of  
24          thing --

25                           COUNCILMAN SQUILLA: But I



1           6/5/13 - RULES - BILL 130274, etc.

2           think what we were listening to and heard  
3           from the Development Workshop was a set  
4           of guidelines, a set of rules, a set of  
5           something that people would know what is  
6           available to them, what is out there,  
7           what they could do. And you heard Alan  
8           Greenberger testify, there may come a  
9           time where we have to tweak something, we  
10          have to look at something differently,  
11          and we will do that. If we're all in  
12          agreement, I can see DRWC, the Planning  
13          Commission, CDAG, this is a great plan,  
14          but it doesn't fit within our overlay, we  
15          would be all supportive of trying to get  
16          that passed, whether we have to do a  
17          variance or whether we have to amend and  
18          introduce something into this bill.

19                 So, I mean, I appreciate your  
20          comments. I know you worked hard and you  
21          represent the Development Workshop, and  
22          we talked to the developers and yourself  
23          along the way. A lot of the information,  
24          a lot of the things that were changed  
25          were changed because of your input. I

1           6/5/13 - RULES - BILL 130274, etc.

2           think it made it stronger. I think it  
3           made it better.

4                   I think that obviously -- is it  
5           perfect? It's not perfect for anybody,  
6           but I think we have to start somewhere.  
7           And if we keep continuing to let this go  
8           down the road, we can meet for another  
9           five years and the next Councilperson  
10          after me could introduce it.

11                   So, I mean, that's just my  
12          opinion. I'm willing to still work with  
13          you on this to go through and talk with  
14          all these guys during the process. This  
15          doesn't end it. Just because -- if we  
16          introduce it and it gets passed and  
17          everything goes fine, it doesn't mean  
18          that this is over and it's never going to  
19          change.

20                   But I appreciate everybody who  
21          participated during this process. And  
22          you know how difficult it was sometimes,  
23          because you and your buddy next to you  
24          never really held hands and sang Kumbaya  
25          in any of the meetings, but it was

1           6/5/13 - RULES - BILL 130274, etc.  
2           something that we felt that we could have  
3           at least some language that we can  
4           introduce.

5                       So I want to thank you, and I  
6           want to thank Matt and CDAG and DRWC for  
7           all their input and really hard work and  
8           really, you know, compromise. Because  
9           the only way we get things done in the  
10          City is to be able to compromise on  
11          certain issues. And either way, you know  
12          in this business, nobody is happy at the  
13          end result.

14                     All right. I would just like  
15          to move forward. I don't know, did you  
16          have anything else to testify to?

17                     MR. SCHELTER: No. No. I  
18          just -- I think that the ball is clearly  
19          in your court, and I wanted to position  
20          the Workshop and the people who were on  
21          our Zoning Committee before this Council  
22          that we're not just naysayers, that we  
23          really tried to make this work in  
24          response to your challenge, and we didn't  
25          think the bill still got there yet in

1           6/5/13 - RULES - BILL 130274, etc.  
2           terms of making these other things work,  
3           but if you've decided you're comfortable  
4           with going with the bill as it is, God  
5           speed, but I'm just putting on the record  
6           that I think we'll be back for additional  
7           bills for the kinds of things that we're  
8           looking for.

9                   COUNCILMAN GREENLEE: And if  
10          that happens, we'll address it.

11                  COUNCILMAN SQUILLA: Yes. I'll  
12          be back, and looking forward to our  
13          meetings together, and maybe we'll have  
14          lunch at the next one.

15                  COUNCILMAN GREENLEE: You  
16          really mean that, Councilman?

17                  COUNCILMAN SQUILLA: Yes, I do.  
18          I mean it.

19                  Thank you.

20                  COUNCILMAN GREENLEE: Any other  
21          questions for the panel?

22                  (No response.)

23                  COUNCILMAN GREENLEE: Seeing  
24          none, again, just one more time. Is  
25          there anyone else here to testify on this

1           6/5/13 - RULES - BILL 130274, etc.

2           bill?

3                   (No response.)

4                   COUNCILMAN GREENLEE: Seeing  
5           none, Ms. Marconi, our last bill of the  
6           day.

7                   THE CLERK: Bill No. 130350, an  
8           ordinance to amend the Philadelphia  
9           Zoning Maps by changing the zoning  
10          designations of certain areas of land  
11          located within an area bounded by  
12          Harbison Avenue, Tulip Street, Sanger  
13          Street, Tulip Street, Cheltenham Avenue,  
14          Keystone Street, Van Kirk Street, the  
15          Delaware Expressway, Fraley Street, Eadom  
16          Street, and Bridge Street.

17                  COUNCILMAN GREENLEE:  
18          Mr. Kramer.

19                  MR. KRAMER: Good morning,  
20          Chairman Greenlee and members of the  
21          Rules Committee. I am William Kramer,  
22          Division Director of the Development  
23          Planning Division of the Philadelphia  
24          City Planning Commission. I am here to  
25          testify on Bill No. 130350, which was

1           6/5/13 - RULES - BILL 130274, etc.  
2           introduced by Councilmember Henon May  
3           2nd, 2013.

4                       Bill No. 130350 amends the  
5           Philadelphia Zoning Maps by rezoning the  
6           property known as 5400 Tulip Street in  
7           the Wissinoming community. The property  
8           is currently zoned "I-2" Medium  
9           Industrial and the proposed zoning is  
10          "CA-2" Commercial Auto.

11                      The site is currently used as a  
12          warehouse and storage facility. The  
13          applicant is proposing to construct an  
14          110,000 square foot shopping center with  
15          700 parking spaces on 13 acres. Given  
16          the surrounding industrial uses in the  
17          area, the City Planning Commission  
18          recommended that Bill No. 130350 be  
19          amended to a proposed district of "ICMX"  
20          Industrial Commercial Mixed Use, which  
21          would continue to allow the current use  
22          and future light industrial uses on this  
23          site, as well as permit commercial uses.  
24          This recommendation was acceptable to the  
25          Councilman's staff and representatives of

1           6/5/13 - RULES - BILL 130274, etc.

2           the owners.

3                   I submit the amendment for your  
4           consideration. I would -- just for  
5           clarity's sake, there was one previously  
6           submitted that had a portion of the site  
7           on Harbison Avenue. Left is "I-2."  
8           That's been corrected to be "ICMX" just  
9           so the record is clear.

10                   The Philadelphia City Planning  
11           Commission at its meeting of May 21st,  
12           2013 considered Bill No. 130350 and  
13           recommended approval of this zoning  
14           change with the amendment to rezone the  
15           property known as 5400 Tulip to "ICMX"  
16           Industrial Commercial Mixed Use.

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

20                   COUNCILMAN GREENLEE: And just  
21           so I'm clear, there was an original  
22           amendment and there's a change of the  
23           amendment?

24                   MR. KRAMER: Yes, sir. As  
25           here, yes.

1           6/5/13 - RULES - BILL 130274, etc.

2           COUNCILMAN GREENLEE: Right.

3           It happens sometimes.

4           MR. KRAMER: It does.

5           COUNCILMAN GREENLEE: Any

6           questions for Mr. Kramer?

7           (No response.)

8           COUNCILMAN GREENLEE: Seeing

9           none, is there anyone else here that

10          wants to testify on this bill?

11          (No response.)

12          COUNCILMAN GREENLEE: Seeing

13          none, all right. Very good.

14          That concludes our public

15          hearing of the Rules Committee, and

16          momentarily we will go into the public

17          meeting.

18          (Pause.)

19          COUNCILMAN GREENLEE: Sorry.

20          This is the meeting of the Committee on

21          Rules. And first, again, for the record,

22          Bill Nos. 130383 and 130411 are being

23          held to the call of the Chair at the

24          request of the sponsors.

25          The Chair recognizes Councilman



1           6/5/13 - RULES - BILL 130274, etc.

2           Kenney regarding Bill No. 130387.

3                   COUNCILMAN KENNEY: Thank you,  
4           Mr. Chairman. I move that Bill No.  
5           130387 be reported out of this Committee  
6           with a favorable recommendation and a  
7           request for rules suspension to allow  
8           first reading at our next Council  
9           session.

10                   (Duly seconded.)

11                   COUNCILMAN GREENLEE: It's been  
12           moved and seconded.

13                   All in favor?

14                   (Aye.)

15                   COUNCILMAN GREENLEE: Opposed?

16                   (No response.)

17                   COUNCILMAN GREENLEE: Hearing  
18           none, Bill No. 130387 is reported out of  
19           the Committee favorably with a rules  
20           suspension.

21                   Councilman Kenney, Bill No.  
22           130330.

23                   COUNCILMAN KENNEY:

24           Mr. Chairman, I move that Bill 130330 be  
25           reported out of this Committee with a

1           6/5/13 - RULES - BILL 130274, etc.

2           favorable recommendation and a request  
3           made for rules suspension to allow first  
4           reading at our next Council session.

5                       (Duly seconded.)

6                       COUNCILMAN GREENLEE: It's been  
7           moved and seconded.

8                       All in favor?

9                       (Aye.)

10                      COUNCILMAN GREENLEE: Opposed?  
11                      (No response.)

12                      COUNCILMAN GREENLEE: Hearing  
13           none, Bill No. 130330 is reported out of  
14           this Committee favorably with a rules  
15           suspension.

16                      Councilman Kenney, Bill No.  
17           130347.

18                      COUNCILMAN KENNEY:  
19           Mr. Chairman, I move that Bill No. 130347  
20           be reported out of this Committee with a  
21           favorable recommendation and a request  
22           made for rules suspension to allow first  
23           reading at our next Council session.

24                      (Duly seconded.)

25                      COUNCILMAN GREENLEE: It's been

1           6/5/13 - RULES - BILL 130274, etc.

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. 130347 reported out of

9           this Committee favorably with a rules

10          suspension.

11                   Councilman Kenney, Bill No.

12          130349.

13                   COUNCILMAN KENNEY:

14          Mr. Chairman, I move that Bill No. 130349

15          be reported out of this Committee

16          favorably and a request made for rules

17          suspension to allow first reading at our

18          next Council session.

19                   (Duly seconded.)

20                   COUNCILMAN GREENLEE: It's been

21          moved and seconded.

22                   All in favor?

23                   (Aye.)

24                   COUNCILMAN GREENLEE: Opposed?

25                   (No response.)

1           6/5/13 - RULES - BILL 130274, etc.

2           COUNCILMAN GREENLEE: Hearing  
3 none, Bill No. 130349 reported out of  
4 this Committee favorably with a rules  
5 suspension.

6           Councilman Kenney, the  
7 amendment to Bill No. 130350.

8           COUNCILMAN KENNEY: Thank you,  
9 Mr. Chairman. I move that the amendment  
10 be approved to Bill No. 130350 as  
11 circulated to the members of the  
12 Committee.

13           (Duly seconded.)

14           COUNCILMAN GREENLEE: It's been  
15 moved and seconded.

16           All in favor?

17           (Aye.)

18           COUNCILMAN GREENLEE: Opposed?

19           (No response.)

20           COUNCILMAN GREENLEE: Hearing  
21 none, the amendment is approved.

22           Councilman Kenney.

23           COUNCILMAN KENNEY: Thank you,  
24 Mr. Chairman. I move that Bill 130350,  
25 as amended, be reported out of this

1           6/5/13 - RULES - BILL 130274, etc.

2           Committee favorably, with a request made  
3           for rules suspension to allow first  
4           reading at our next Council session.

5                       (Duly seconded.)

6                       COUNCILMAN GREENLEE: It's been  
7           moved and seconded.

8                       All in favor?

9                       (Aye.)

10                      COUNCILMAN GREENLEE: Opposed?  
11                      (No response.)

12                      COUNCILMAN GREENLEE: Hearing  
13           none, Bill No. 130350, as amended,  
14           reported out of this Committee favorably  
15           with a rules suspension.

16                      Councilman Kenney, Bill No.  
17           130352.

18                      COUNCILMAN KENNEY:  
19           Mr. Chairman, I move that Bill No. 130352  
20           be reported out of this Committee  
21           favorably and a request made for rules  
22           suspension to allow first reading at our  
23           next Council session.

24                      (Duly seconded.)

25                      COUNCILMAN GREENLEE: It's been

1           6/5/13 - RULES - BILL 130274, etc.

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. 130352 is reported out of

9           this Committee favorably with a rules

10          suspension.

11                   Councilman Kenney, the

12          amendment to Bill No. 130378.

13                   COUNCILMAN KENNEY: Thank you,

14          Mr. Chairman. I move the amendment to

15          Bill No. 130378 be approved as circulated

16          to the members of the Committee.

17                   (Duly seconded.)

18                   COUNCILMAN GREENLEE: It's been

19          moved and seconded.

20                   All in favor?

21                   (Aye.)

22                   COUNCILMAN GREENLEE: Opposed?

23                   (No response.)

24                   COUNCILMAN GREENLEE: Hearing

25          none, the amendment is approved.

1           6/5/13 - RULES - BILL 130274, etc.

2           Councilman Kenney.

3           COUNCILMAN KENNEY: Thank you,  
4 Mr. Chairman. I move that Bill No.  
5 130378, as amended, be reported out of  
6 this Committee favorably with a rules  
7 suspension to allow first reading at our  
8 next Council session.

9           (Duly seconded.)

10          COUNCILMAN GREENLEE: All in  
11 favor?

12          (Aye.)

13          COUNCILMAN GREENLEE: Opposed?

14          (No response.)

15          COUNCILMAN GREENLEE: Hearing  
16 none, Bill No. 130378, as amended,  
17 reported out of this Committee favorably  
18 with a rules suspension.

19          Councilman Kenney, Bill No.  
20 130143.

21          COUNCILMAN KENNEY: Thank you,  
22 Mr. Chairman. I move that Bill No.  
23 130143 be reported out of this Committee  
24 favorably.

25          (Duly seconded.)

1           6/5/13 - RULES - BILL 130274, etc.

2           COUNCILMAN GREENLEE: It's been  
3 moved and seconded.

4           All in favor?

5           (Aye.)

6           COUNCILMAN GREENLEE: Opposed?

7           (No response.)

8           COUNCILMAN GREENLEE: Hearing  
9 none, Bill No. 130143 is reported out of  
10 this Committee with a favorable  
11 recommendation.

12           Finally, Councilman Kenney,  
13 Bill No. 130274.

14           COUNCILMAN KENNEY: Mr.  
15 Chairman, I move that Bill No. 130274 be  
16 reported out of this Committee favorably  
17 and a request made for rules suspension  
18 to allow first reading at our next  
19 Council session.

20           (Duly seconded.)

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

23           All in favor?

24           (Aye.)

25           COUNCILMAN GREENLEE: Opposed?



1           6/5/13 - RULES - BILL 130274, etc.

2                   (No response.)

3                   COUNCILMAN GREENLEE: Hearing  
4 none, Bill No. 130274 is reported out of  
5 this Committee favorably with a rules  
6 suspension.

7                   Being no further business  
8 before this Committee, that concludes the  
9 meeting of the Rules Committee. And  
10 somehow we got through 11 bills in an  
11 hour and a half.

12                   Thank you.

13                   (Committee on Rules concluded  
14 at 11:30 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

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of the same by any means, unless under the  
direct control and/or supervision of the  
certifying reporter.)

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