

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, September 30, 2015
10:20 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILWOMAN MARIAN B. TASCO

BILLS 140519, 140858, 150145, 150348, 150502,
150505, 150542, 150615, 150666, 150667, and
150668

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COUNCILMAN GREENLEE: Good morning, everybody. Sorry for the delay. This is the Committee on Rules.

Can I have everybody's attention, please. If anybody is having a conversation, please go out in the hallway, because it can be hard to hear in this room.

This is the Committee of Rules. We have obtained a quorum: Councilman Goode, the Vice Chair of the Committee; Councilman Squilla; Councilman O'Brien; and Councilwoman Reynolds Brown.

Let me first announce that Bill No. 140519 was incorrectly listed and the hearing on that bill will be cancelled. The bill has actually already been addressed by this Committee and is on the final reading passage in City Council. So I apologize for anything on that.

And also at the request of the sponsor, Bill No. 150667 will be held to the call of the Chair.

Ms. Marconi, will you please

1 9/30/15 - RULES - BILL 140858

2 read the title of the first bill before
3 us today.

4 THE CLERK: Bill No. 150505, an
5 ordinance amending Section 14-200 of The
6 Philadelphia Code, entitled "Definitions"
7 and adding Section 14-500, entitled
8 "Overlay Zoning Districts," by adding a
9 new subsection entitled "/ECO, East
10 Callowhill Overlay District;" amending
11 Chapter 14-702 entitled "Floor Area and
12 Height Bonuses;" by adding a new
13 subsection entitled "Stormwater Open
14 Space" and a new subsection entitled
15 "Through-Block Connection;" and making
16 related changes, all under certain terms
17 and conditions. To amend the
18 Philadelphia Zoning Maps by changing the
19 zoning designations of certain areas of
20 land located within an area bounded by
21 Spring Garden Street, 2nd Street,
22 Callowhill Street, and 6th Street.

23 (Witness approached witness
24 table.)

25 COUNCILMAN GREENLEE: Thank

1 9/30/15 - RULES - BILL 140858

2 you.

3 Please identify yourself for
4 the record. Good morning.

5 MS. BURNS: Good morning,
6 Councilman Greenlee and members of the
7 Rules Committee. I am Paula Burns, a
8 member of the Development Division of the
9 Philadelphia City Planning Commission. I
10 am here to testify on Bill No. 150505,
11 which was introduced into City Council on
12 May 21st, 2015 by Councilmember Henon for
13 Councilmember Squilla.

14 Bill No. 150505 amends the
15 Philadelphia Zoning Maps by changing the
16 zoning designations of all land located
17 within an area bounded by Spring Garden
18 Street, 2nd Street, Callowhill Street,
19 and 6th Street. It also adds the East
20 Callowhill Overlay District; amends floor
21 area and height bonuses; and adds
22 definitions for stormwater open space and
23 through-block connection to the Zoning
24 Code.

25 The bill and its amendments

1 9/30/15 - RULES - BILL 140858

2 were drafted by the Planning Commission
3 staff in coordination with the
4 Philadelphia Water Department, the
5 Northern Liberties Neighborhood
6 Association, and select property owners
7 within the district.

8 The East Callowhill Overlay
9 expands upon the bonus system of the new
10 Zoning Code, with additional bonuses
11 specific to East Callowhill that will
12 encourage pedestrian connections to break
13 up long blocks and create open spaces to
14 capture stormwater from both public and
15 private property.

16 Bill No. 150505 continues the
17 implementation of Philadelphia2035
18 Central District Plan adopted by the City
19 Planning Commission in June 2013. This
20 rezoning is consistent with the plan and
21 advances multiple plan recommendations,
22 including CTR58, which is to create
23 stormwater management parks and open
24 space in the former Callowhill Industrial
25 District to help manage the area's

1 9/30/15 - RULES - BILL 140858
2 stormwater and incentivize development;
3 CTR69, extend existing streets to
4 reinstate grid connections, including
5 Noble Street in Callowhill.

6 In addition, remapping of this
7 area is priority zoning recommendation
8 No. 7 in the Central District Plan and
9 consistent with the recommendations of
10 Callowhill Chinatown North Strategic
11 Plan.

12 The City Planning Commission at
13 its meeting of September 15th, 2015
14 recommended Bill No. 150505 for approval,
15 as amended.

16 I will be happy to answer any
17 questions at this time.

18 COUNCILMAN GREENLEE: Thank
19 you, Ms. Burns.

20 Before any questions or
21 comments, I just want the record to
22 reflect that Councilmembers Bass, Tasco,
23 and Henon, members of the Committee, are
24 also present.

25 Councilman Squilla.

1 9/30/15 - RULES - BILL 140858

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

4 Mrs. Burns, during this
5 process, was there outreach to the
6 community for the planning?

7 MS. BURNS: I believe our
8 community planner, Ian Litwin, worked
9 closely with the community.

10 COUNCILMAN SQUILLA: I know
11 that we had received some input from
12 Northern Liberties on this. And do you
13 believe that there is support from the
14 community for this?

15 MS. BURNS: It is not in the
16 folder, so I do not know today.

17 COUNCILMAN SQUILLA: Okay.
18 Could you speak a little more in the mic.
19 You're a little hard to hear.

20 MS. BURNS: That was not in our
21 folder. A letter of support was not in
22 the folder, so I do not know.

23 COUNCILMAN SQUILLA: All right.
24 Thank you very much.

25 MS. BURNS: You're welcome.

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Thank
3 you, Councilman.

4 Any other questions for
5 Ms. Burns on this bill?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, is there anyone else here to
9 testify on Bill No. 150505?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, Ms. Marconi, our next bill, please.

13 THE CLERK: Bill No. 150542, 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 Valley
18 Green Road, Cherokee Street, and Wolcott
19 Drive.

20 COUNCILMAN GREENLEE:
21 Ms. Burns.

22 MS. BURNS: Good morning,
23 Councilman Greenlee and members of the
24 Rules Committee. I am Paula Burns, a
25 member of the Development Division of the

1 9/30/15 - RULES - BILL 140858

2 Philadelphia City Planning Commission. I
3 am here to testify on Bill No. 150542,
4 which was introduced into City Council on
5 June 4th, 2015 by Councilmember Bass.

6 Bill No. 150542 rezones an area
7 of land generally bounded by Valley Green
8 Road, Cherokee Street, and Wolcott Drive,
9 from the existing "RSA-1" Residential
10 designation to the new "SP-P0-A," which
11 is Active Parks and Open Space
12 designation. This rezoning is the result
13 of a property land transfer, which was
14 Bill No. 150475, for the property known
15 as 7900 Cherokee Street from Natural
16 Lands Trust, Incorporated, to the City
17 for incorporation into the Wissahickon
18 Valley Park, a part of the Fairmount Park
19 system. This donated property carries a
20 conservation easement that was originally
21 granted by Natural Lands Trust to the
22 Wissahickon Valley Watershed Association
23 in 1987.

24 The City Planning Commission at
25 its meeting of July 21st, 2015

1 9/30/15 - RULES - BILL 140858
2 recommended Bill No. 150542 for approval
3 as an item in accord with previous
4 policy.

5 I will be happy to answer any
6 questions at this time.

7 COUNCILMAN GREENLEE: Thank
8 you, Ms. Burns. First of all, I'm
9 eventually going to learn all these new
10 acronyms or these new titles for the
11 code. SP-P0-A, what does that stand for?

12 MS. BURNS: SP stands for
13 Special Purpose, P0 is Park and Open
14 Space, and then A is Active. So it's an
15 active park.

16 COUNCILMAN GREENLEE: Okay.
17 Thank you.

18 MS. BURNS: I still struggle.

19 COUNCILMAN GREENLEE: What's an
20 inactive park, by the way?

21 MS. BURNS: I'm sorry. What?

22 COUNCILMAN GREENLEE: It's an
23 active park. You mean not in use?

24 MS. BURNS: Before we used to
25 just have recreation, and so now we've

1 9/30/15 - RULES - BILL 140858
2 separated into passive and active. A
3 passive park is where we really don't do
4 anything to it. Active is where we
5 maintain or have activity.

6 COUNCILMAN GREENLEE: Got you.
7 Thank you.

8 Any questions of Ms. Burns on
9 this bill?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, anyone else here to testify on Bill
13 No. 150542?

14 (No response.)

15 COUNCILMAN GREENLEE: I should
16 mention on the first bill there is an
17 amendment that will be offered at the
18 meeting.

19 Ms. Marconi, our next bill,
20 please.

21 THE CLERK: Bill No. 150666, 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 Spring

1 9/30/15 - RULES - BILL 140858
2 Garden Street, 9th Street, Callowhill
3 Street, Franklin Street, Vine Street
4 Expressway, Vine Street, and Broad
5 Street.

6 COUNCILMAN GREENLEE:
7 Ms. Burns.

8 MS. BURNS: I labeled the
9 folder wrong. I'm sorry.

10 COUNCILMAN GREENLEE: You found
11 it, okay.

12 MS. BURNS: I'm here to testify
13 on Bill No. 150666, which was introduced
14 into City Council on September 10th, 2015
15 by Councilmember Squilla.

16 The purpose of Bill No. 150666
17 is to rezone the area bounded by Spring
18 Garden Street, 9th Street, Callowhill
19 Street, Franklin Street, Vine Street
20 Expressway, Vine Street, and Broad
21 Street. This bill will remove much of
22 the inappropriate heavy industrial zoning
23 in the area and replace it with more
24 compatible commercial zoning.

25 Given the timing of this bill's

1 9/30/15 - RULES - BILL 140858
2 introduction and the September 16th City
3 Planning Commission meeting, the City
4 Planning Commission staff respectfully
5 requests an additional 45 days to review
6 the bill. We will consider Bill No.
7 150666 at the next stated meeting on
8 October 20th, 2015.

9 I will be happy to answer any
10 questions at this time.

11 COUNCILMAN GREENLEE: Okay.

12 Thank you, Ms. Burns.

13 Any questions on this?

14 Councilman Squilla.

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

17 Do you have a date when you're
18 going to look at this at the meeting?

19 MS. BURNS: Yes. It's going to
20 be our next meeting, which is October
21 20th, which is the third Tuesday of this
22 month -- next month.

23 COUNCILMAN SQUILLA: So if we
24 get this out of the hearing and then hold
25 it until after then, would that suffice?

1 9/30/15 - RULES - BILL 140858

2 MS. BURNS: Yes.

3 COUNCILMAN SQUILLA: Thank you
4 very much.

5 COUNCILMAN GREENLEE: Okay.
6 Thank you, Councilman.

7 Any other questions?

8 (No response.)

9 COUNCILMAN GREENLEE: And
10 there's an amendment on this too, I
11 understand, right?

12 COUNCILMAN SQUILLA: Yes.

13 COUNCILMAN GREENLEE: All
14 right. Anyone else here to testify on
15 Bill No. 150666?

16 (Witness approached witness
17 table.)

18 COUNCILMAN GREENLEE: Good
19 morning, sir.

20 MR. PRIMAVERA: Good morning.
21 Carl Primavera. Good to see you this
22 morning. I'm here representing Bruce
23 Shelly, Shelly Electric. He and his
24 family own some substantial property in
25 this area going back to 1950s, I believe,

1 9/30/15 - RULES - BILL 140858

2 and only recently has he strategically
3 thought, with the help of some
4 consultants, about some of the potential
5 future development on his properties,
6 especially since they enjoy close
7 proximity to the High Line and the rail
8 park. So we've mentioned to the
9 Councilman and briefly to the Planning
10 Commission that as this goes forward, we
11 would perhaps like to consider some
12 upzoning so that the potential future
13 development would be a little more robust
14 and take advantage of the assemblages
15 which they've accumulated over the years,
16 mostly relating to their business, never
17 thinking, because he's not a developer,
18 that this would some day be a really
19 tremendous opportunity.

20 So I've asked the Councilman
21 and spoken to the Planning Commission to
22 say that we will have follow-up
23 discussions. I believe the Planning
24 Commission is October 20th. So by then,
25 we would have a recommendation, and

1 9/30/15 - RULES - BILL 140858

2 hopefully the Planning Commission and the
3 Councilman would look favorably upon an
4 amendment, again, to upzone the property.

5 COUNCILMAN GREENLEE: So you're
6 talking about a possible amendment, not
7 another bill, I guess?

8 MR. PRIMAVERA: That's correct.
9 Just an amendment.

10 COUNCILMAN GREENLEE: All
11 right. And where is this located, this
12 business?

13 MR. PRIMAVERA: It's 12th and
14 Callowhill. It's a very interesting
15 site. It's basically like a pie-shaped
16 arc, but it happens to be next to the
17 right-of-way for the High Line. And he
18 now has an architect, who is here today.
19 We've looked at some of the things that
20 they've done in New York in terms of
21 creating an opportunity and it could be
22 very exciting, but it's in the early
23 stages. There's no development. It's
24 just --

25 COUNCILMAN GREENLEE: I

1 9/30/15 - RULES - BILL 140858

2 understand, but things could be happening
3 over there. I got you.

4 MR. PRIMAVERA: Yes. It's an
5 exciting area of the City over the next
6 five, ten years, I suppose.

7 COUNCILMAN GREENLEE:
8 Councilman Squilla.

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

11 Mr. Primavera, I know you said
12 you reached out to Planning. So, I mean,
13 you're going to do that before their
14 review on the 20th?

15 MR. PRIMAVERA: That's correct.

16 COUNCILMAN SQUILLA: All right.
17 I mean, I still would like to get this
18 out of Committee and then if --

19 MR. PRIMAVERA: We have no
20 objection to that.

21 COUNCILMAN SQUILLA: Okay.
22 Thank you very much.

23 MR. PRIMAVERA: Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you, Councilman.

1 9/30/15 - RULES - BILL 140858

2 Any other questions?

3 The record will reflect that

4 Councilman Johnson, a member of the

5 Committee, new member of the Committee --

6 welcome, sir.

7 COUNCILMAN JOHNSON: Thank you,
8 Mr. Chair.

9 COUNCILMAN GREENLEE: --

10 (continued) is present.

11 Any other questions?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, anyone else here to testify on Bill
15 No. 150666?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, for the Committee's information,
19 we're going to go a little out of order
20 of the schedule you have. We're going to
21 go to Bill No. 150668.

22 Ms. Marconi, please.

23 THE CLERK: Bill No. 150668, an
24 ordinance amending Title 9 of The
25 Philadelphia Code, entitled "Regulation

1 9/30/15 - RULES - BILL 140858
2 of Businesses, Trades and Professions,"
3 by amending Chapter 9-600, entitled
4 "Service and Other Businesses," to add a
5 new Section 9-636, to require that
6 certain establishments and City-owned
7 buildings open to the public, with
8 single-occupancy bathroom facilities, use
9 gender-neutral signage for such
10 facilities, under certain terms and
11 conditions.

12 (Witness approached witness
13 table.)

14 COUNCILMAN GREENLEE: Thank
15 you.

16 Ms. Fitzpatrick, good morning.
17 How are you?

18 MS. FITZPATRICK: Thank you.

19 COUNCILMAN GREENLEE: Please
20 identify yourself and proceed.

21 MS. FITZPATRICK: Good morning.
22 Helen Fitzpatrick.

23 Good morning, Councilman
24 Greenlee and members of the Rules
25 Committee. I am Helen Fitzpatrick,

1 9/30/15 - RULES - BILL 140858

2 Director of the LGBT Affairs office here
3 for the City of Philadelphia, and I'm
4 proud to support Bill No. 150668, which
5 was sponsored by Councilman Squilla.

6 Thank you, Councilman.

7 This bill requires that certain
8 establishments, ones open to the general
9 public for the sale of goods and
10 services, and City-owned buildings open
11 to the public with single-occupancy
12 bathroom facilities use gender-neutral
13 signage for such facilities.

14 Let us begin by acknowledging
15 that speaking about bathrooms is not
16 something that many of us do on a daily
17 basis. Further, we can all agree that
18 using public bathrooms rarely brings
19 about an enjoyable or fond memory for
20 anyone. However, for transgender people
21 and for many individuals, using a public
22 bathroom can be highly stressful and even
23 a dangerous experience. This bill is an
24 excellent way to help provide more safely
25 accessible bathrooms and to eliminate the

1 9/30/15 - RULES - BILL 140858

2 stress of doing -- the stress of some
3 individuals in doing what each of us do
4 every day, which is simply use a
5 bathroom.

6 The Philadelphia Fair Practice
7 Ordinance currently defines gender
8 identity as "self-perception, or
9 perception by others, as male or female,
10 and shall include an individual's
11 appearance, behavior, or physical
12 characteristics, that may be in accord
13 with, or opposed to, one's physical
14 anatomy, chromosomal sex, or sex assigned
15 at birth; and shall include, but not be
16 limited to, individuals who are
17 undergoing or who have completed sex
18 reassignment." Our Fair Practice
19 Ordinance prohibits discrimination based
20 on someone's gender identity. Our
21 ordinances provide, among many important
22 protections, access to public
23 accommodations based on one's gender
24 identity, gender-neutral bathrooms in
25 City-controlled buildings, and the right

1 9/30/15 - RULES - BILL 140858

2 to dress consistently with one's gender
3 identity, just to mention a few. In
4 effect, this means that people in our
5 city may access the restroom that they
6 know to be the restroom that is suitable
7 to them, without regard to the sex on
8 their birth certificate, to the gender
9 marker on their government-issued ID's or
10 to their gender presentation to the rest
11 of the world.

12 Simply put, if you are a woman,
13 no matter transgender or cisgender, you
14 may use the women's room if you choose.
15 If you are a man, transgender or
16 cisgender, you may use the men's room if
17 you choose. As our law stands, this
18 applies to both single and
19 multiple-occupancy bathrooms, which of
20 course may lead you to ask why we need to
21 ensure that gender-neutral signage for
22 single-occupancy bathrooms exist when
23 Philadelphia has law and policy in place
24 that enables individuals to access
25 whatever restroom they need to use.

1 9/30/15 - RULES - BILL 140858

2 Simply put, bathrooms without a
3 designated gender, without signage
4 labeling them as accessible to only women
5 or to only men benefit individuals who
6 are not comfortable or face mistreatment
7 when accessing gender-specific bathrooms.

8 Transgender and gender
9 non-conforming people often face stress,
10 anxiety, and mistreatment when accessing
11 gendered bathrooms in public that are
12 appropriate for them. Providing access
13 to a private non-gendered space can
14 reduce stress and even eliminate the
15 burden of them feeling that stress.

16 On April 18th, 2011 around 8:00
17 p.m., a 22-year-old transgender woman
18 named Chrissy Polis entered a
19 multi-occupancy bathroom, a women's room,
20 in McDonald's, a restaurant just outside
21 of the suburb of Maryland in Rosdale.
22 Chrissy immediately was confronted by two
23 teenage women in that McDonald's
24 restroom. One of them spit in her face,
25 and they both proceeded to repeatedly

1 9/30/15 - RULES - BILL 140858

2 punch and kick Chrissy about her face and
3 body. The brutal beating went on for
4 several minutes as Chrissy covered her
5 head while laying in the fetal position
6 trying to survive the attack. Instead of
7 intervening or helping Chrissy,
8 onlookers, including McDonald's
9 employees, laughed and videotaped the
10 attack on a cell phone. The video shows
11 the attackers dragging Chrissy's body
12 through the restaurant, and after one
13 particularly powerful blow to her head,
14 she appeared to have a violent seizure
15 while bleeding from the mouth. It was
16 finally at that point that the employee
17 filming the assault warned spectators and
18 the attackers to flee before the police
19 arrive, and the assault came to an end.

20 Chrissy laid alone convulsing
21 and bleeding by the trash can when the
22 video cuts off. In the aftermath of the
23 assault, the two attackers, aged 19 and
24 14, were arrested. Years later Chrissy
25 remains afraid to leave her home and

1 9/30/15 - RULES - BILL 140858

2 reported to news sources that she's so
3 embarrassed by the incident, that she
4 never planned on even telling her story.

5 The video of this heinous
6 attack remains on YouTube today and has
7 been viewed hundreds of thousands of
8 times. Chrissy's story went viral due to
9 the video being captured and shared on
10 the Internet. For many like Chrissy,
11 their victimization goes untold,
12 unhealed, and ongoing.

13 I share Chrissy's story with
14 you to speak to the most important thing
15 that this bill will do. It will assist
16 in eliminating members of our public,
17 members of our city, the store owners,
18 the employees, customers and so on from
19 policing the gender of others. This bill
20 provides a space that is labeled for its
21 purpose, a bathroom, and not a
22 gender-controlled space that allows
23 others to question, harass or harm those
24 seeking to use it.

25 I included a study from the

1 9/30/15 - RULES - BILL 140858

2 Williams Institute for your review, so
3 I'll summarize this next point that goes
4 through the statistics that show that in
5 fact transgender people do face this
6 discrimination. Some of the numbers show
7 that the overwhelming majority, 70
8 percent, of individuals report negative
9 experiences when accessing bathrooms in
10 public, ranging from verbal assault to
11 harassment. Sixty-eight percent report
12 being told they're in the wrong facility
13 or to leave, being questioned, being
14 ridiculed. Moving forward, 54 percent
15 report having negative health
16 implications and complications, facing
17 things like dehydration and urinary tract
18 infections because they don't use
19 facilities when they go in public. And
20 58 percent report avoiding even going
21 into public areas to avoid this entire
22 situation from happening to them.

23 Beyond the transgender and
24 gender non-conforming community,
25 mandating gender-neutral bathroom spaces

1 9/30/15 - RULES - BILL 140858

2 will help many others looking to simply
3 use a safe and efficient access to the
4 bathroom. People with disabilities and
5 those needing assistance in using a
6 bathroom may experience stress or
7 difficulty accessing a gendered bathroom
8 when the person that they need to help
9 them is of a different gender.
10 Gender-neutral bathrooms can provide a
11 more accommodating single-use facility
12 for two people with different genders to
13 use and/or assist another in simply going
14 to the bathroom. For parents or
15 guardians of children of a different
16 gender, they can encounter
17 misunderstanding and harassment and even
18 more when accessing gender-specific
19 bathrooms with our children.
20 Gender-neutral, single-use bathrooms
21 provide a space for adults to ensure safe
22 bathroom usage for their children, no
23 matter what anybody's gender is involved.
24 And, finally, every single one of us has
25 had to wait in line to use a

1 9/30/15 - RULES - BILL 140858

2 single-occupancy bathroom with a sign for
3 the gender that we identify with while
4 the same exact facility that bears a sign
5 of the opposite gender that we do not
6 identify with remains open and unused.
7 There's simply no need for anyone to
8 stand in line to use a single-occupancy
9 bathroom because of a sign. We have
10 gendered spaces throughout our society
11 that create unwelcoming, unaffirming, and
12 at times dangerous places for people in
13 our city. The onus should not be on the
14 individual trying to safely navigate the
15 gender-segregated spaces that we have
16 created. The onus is on us as a city and
17 a society to ensure that every single
18 person in our jurisdiction can access a
19 bathroom safely and efficiently. Thank
20 you for working to label these spaces as
21 what they are - bathrooms.

22 This concludes my testimony. I
23 want to thank Councilman Squilla for
24 introducing this bill and thank the Rules
25 Committee for taking the time to consider

1 9/30/15 - RULES - BILL 140858

2 this important issue to the LGBT
3 community and beyond. We respectfully
4 ask that this bill be reported favorably
5 out of Committee with the rules suspended
6 so that the bill can get the first
7 reading at the next session of Council.
8 And I'll be happy to respond to any
9 questions at this time.

10 Thank you, everyone.

11 COUNCILMAN GREENLEE: Thank
12 you. Thank you very much.

13 First Councilman Squilla, then
14 Councilwoman Tasco.

15 COUNCILMAN SQUILLA: Thank you,
16 Ms. Fitzpatrick. I just want to thank
17 you for the work you have done on this
18 bill and bringing it to our attention.
19 It's a true commonsense bill, something
20 that we need to do here, not only here in
21 the City but hopefully throughout the
22 country.

23 It's funny because I was at the
24 Pope event this weekend and they had
25 bathrooms, single-use bathrooms, that

1 9/30/15 - RULES - BILL 140858

2 were used and they did have names on
3 them, but halfway through they changed it
4 and they just put bathroom, and everybody
5 who waited in line got to use the
6 bathroom as one person left because
7 exactly what you stated, was that the
8 men's line was real short and everybody
9 was going in and the women's line was
10 real long, and then once they changed it,
11 everybody waited in the same line, and it
12 made perfect sense.

13 So I appreciate your work on
14 this bill. I think it means a lot to a
15 lot of people here in the City of
16 Philadelphia. So I'm really proud and
17 honored to have introduced it. Thank
18 you.

19 MS. FITZPATRICK: Thank you,
20 Councilman.

21 COUNCILMAN GREENLEE: Thank
22 you, Councilman.

23 Councilwoman Tasco.

24 COUNCILWOMAN TASCO: Good
25 morning. Thank you very much for your

1 9/30/15 - RULES - BILL 140858

2 testimony.

3 MS. FITZPATRICK: Good morning.

4 COUNCILWOMAN TASCO: Sometimes
5 in the men's bathroom they have a urinal
6 which is more convenient for them. Would
7 that be allowed in a single bathroom
8 where men and women would use the
9 bathroom?

10 MS. FITZPATRICK: Of course.

11 Of course. Oftentimes you'll see --

12 COUNCILWOMAN TASCO: Now, would
13 they have to retrofit the bathroom?

14 MS. FITZPATRICK: No, they will
15 not. We are talking about signage.
16 Oftentimes when you open a door and you
17 see that there's a urinal in one of those
18 single-occupancy facilities and the one
19 right next to it is a baby's changing
20 table. So while a man may prefer to use
21 a urinal, he may also have a child that
22 he needs to change on a changing table.
23 So this would allow him to or anybody to
24 choose whichever facility suits your
25 needs. I can only speak for the

1 9/30/15 - RULES - BILL 140858

2 cisgender men that I know in my life, but
3 they don't have urinals at home, so I'm
4 sure that men will be okay using whatever
5 facilities are there. But, no, this will
6 require no re-retrofitting of the
7 facilities whatsoever.

8 COUNCILWOMAN TASCO: That's a
9 thought. But I noticed in a number of
10 restaurants they just have a single-use
11 bathroom in a number of their
12 restaurants, especially the smaller
13 restaurants that I've been to.

14 MS. FITZPATRICK: Correct.

15 Yes.

16 COUNCILWOMAN TASCO: Thank you.
17 Thank you.

18 COUNCILMAN GREENLEE: Thank
19 you, Councilwoman.

20 And the record will reflect the
21 newest father in here, Councilman
22 Johnson, applauded that changing station.

23 Any other questions for
24 Ms. Fitzpatrick?

25 (No response.)

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Seeing
3 none, anyone else here to testify on --

4 COUNCILWOMAN TASCO: Let me ask
5 you a question.

6 COUNCILMAN GREENLEE:
7 Councilwoman Tasco.

8 COUNCILWOMAN TASCO: I'm
9 thinking of the airport, and when
10 passengers come off, you have a women and
11 men's bathroom. Would that change?
12 Because, you know, it's a lot of people,
13 a lot of women. I don't know about that
14 being --

15 MS. FITZPATRICK: Right. I
16 think what you're thinking about are
17 bathroom facilities for more than one
18 person to be using at a time. This is
19 talking about single-occupancy bathrooms.
20 So the bathrooms where you open the door
21 and there's a toilet and a sink and you
22 close the door and it's a single room
23 that you're inside of.

24 COUNCILWOMAN TASCO: Okay.

25 MS. FITZPATRICK: Not the ones

1 9/30/15 - RULES - BILL 140858

2 where you go in and you see multiple
3 stalls and multiple people can be using
4 multiple toilets at the same time. So
5 those facilities, multiple-use
6 facilities, will remain the same.

7 I would assume that the
8 bathrooms that are there at the airport,
9 if there are single-use bathrooms, I
10 don't know personally of any that are
11 gendered. I believe they already are
12 gender neutral, but if it's the ones that
13 you open the door and it's a single
14 facility, that would change if they are
15 gendered.

16 COUNCILWOMAN TASCO: Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you, Councilwoman.

19 Any other questions?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, anyone else here to testify on Bill
23 No. 150668?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 9/30/15 - RULES - BILL 140858
2 none, just for the record, I have a
3 letter to be made part of the record from
4 the Pennsylvania Restaurant and Lodging
5 Association in support of this bill.

6 Again, no other testimony on
7 this bill, thank you. Thank you,
8 Ms. Fitzpatrick.

9 MS. FITZPATRICK: Thank you.
10 Thank you, Committee.

11 COUNCILMAN GREENLEE: We will
12 now go back to our schedule here on the
13 record here.

14 Ms. Marconi, our next bill,
15 please.

16 THE CLERK: Bill No. 150502, an
17 ordinance amending Title 14 of The
18 Philadelphia Code, entitled "Zoning and
19 Planning," by providing for balconies,
20 revising the requirements for roof decks,
21 adding definitions, and making related
22 changes, all under certain terms and
23 conditions.

24 (Witness approached witness
25 table.)

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Good
3 morning again, Ms. Burns.

4 MS. BURNS: I'm here to testify
5 on Bill No. 150502, which was introduced
6 into City Council on May 21st, 2015 by
7 Councilmember Henon for Councilmember
8 Squilla.

9 Bill No. 150502 provides
10 clarification on access structures for
11 roof decks, known as pilot houses, and
12 provides a definition and regulation for
13 balconies. Access structures must now be
14 set back 5 feet from the front line of
15 the building or behind any of the
16 required setbacks. This is consistent
17 with the 5 feet setback requirement for
18 roof decks themselves and corrects an
19 oversight of the original regulations.
20 The access structures are now limited to
21 70 square feet and may only serve to
22 enclose the stairs. The original
23 regulations were ambiguous in terms of
24 the size of these structures.

25 Balconies in the code were

1 9/30/15 - RULES - BILL 140858

2 previously undefined. A balcony will now
3 be defined as an extension of an upper
4 floor of the building, partially enclosed
5 by a parapet, balustrade, or a railing
6 accessible only from another space within
7 the building. An interior balcony is
8 located within an enclosed building,
9 while an exterior balcony is open to the
10 air.

11 Exterior balconies will be
12 permitted in the RM-2, RM-3, RM-4, RMX-3,
13 CMX-3, CMX-4, CMX-5, and IRMX zoning
14 districts. These districts generally
15 represent the zoning classifications that
16 permit more residential density. The
17 exterior balconies must be located at
18 least 10 feet above the average ground
19 level and shall not be located above the
20 highest floor level of the building.
21 These balconies also shall not extend
22 more than 4 feet from the building, but
23 may extend into the required rear yard
24 area. A guardrail, parapet or other
25 safety structure shall be located at the

1 9/30/15 - RULES - BILL 140858

2 front of the balcony for safety, and the
3 safety structure shall be at least 42
4 inches tall. Balconies may have covers,
5 but the covers may not extend beyond the
6 floor of the balcony that's being
7 covered.

8 The City Planning Commission at
9 its meeting of June 9th, 2015 recommended
10 Bill No. 150502 for approval.

11 I will be happy to answer
12 questions at this time.

13 COUNCILMAN GREENLEE: Thank
14 you, Ms. Burns.

15 Councilman Squilla.

16 COUNCILMAN SQUILLA: Thank you.

17 I know there's been a lot of
18 work and amendments on this bill. What
19 we have introduced as it being amended is
20 what you testified on, or no?

21 MS. BURNS: No. I testified on
22 the original bill. We already wrote the
23 testimony on the original bill, not the
24 amendments.

25 COUNCILMAN SQUILLA: Did you

1 9/30/15 - RULES - BILL 140858

2 see any of the comments or questions from
3 the Crosstown Coalition as far as what
4 they thought about the bill or maybe
5 amending the bill?

6 MS. BURNS: No, I did not.

7 COUNCILMAN SQUILLA: Okay. All
8 right. Thank you.

9 MS. BURNS: You're welcome.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Any other questions for
13 Ms. Burns?

14 (No response.)

15 COUNCILMAN GREENLEE: Seeing
16 none, Mr. Schiavo, I think you -- come on
17 up, whoever would like to come up.

18 (Witnesses approached witness
19 table.)

20 COUNCILMAN GREENLEE: Please
21 speak into the microphone and identify
22 yourself and proceed.

23 MS. DeCOU: Hi. My name is
24 Ruth DeCou. I live in the 700 block of
25 Rodman Street.

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Into the
3 microphone, please. It's a little hard
4 to hear in this place.

5 MS. DeCOU: I just have a
6 question about the definition of -- can
7 someone define for me what a "cover" is?

8 COUNCILMAN GREENLEE: A what?

9 MS. DeCOU: What is the
10 definition of a cover on a balcony?

11 COUNCILMAN GREENLEE:
12 Ms. Burns, can you answer that.

13 MS. BURNS: Yes, I can. And
14 what it is is on multiple --

15 COUNCILMAN GREENLEE: No. We
16 all got to hear it.

17 MS. BURNS: I know. I'm sorry.

18 COUNCILMAN GREENLEE: There's
19 another chair there.

20 MS. BURNS: On multiple-story
21 buildings, balconies come out and the
22 floor above has a balcony. So it's
23 basically the bottom of the floor above
24 you's balcony.

25 MS. DeCOU: That makes sense.

1 9/30/15 - RULES - BILL 140858

2 Like Hopkinson House.

3 MS. BURNS: Yes.

4 COUNCILMAN GREENLEE: You can
5 sit down.

6 MS. DeCOU: Okay. That's fine.
7 Thank you very much.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 And, Mr. Schiavo, before you
11 start, if I can say, have you seen a copy
12 of the amendments to the bill yet?

13 MR. SCHIAVO: I would say no if
14 they --

15 COUNCILMAN GREENLEE: First
16 identify yourself just for the record.

17 MR. SCHIAVO: Sure. Thank you.
18 My name is Joe Schiavo. I'm here on
19 behalf of the Philadelphia Crosstown
20 Coalition and its Zoning and Land Use
21 Committee, which I chair.

22 COUNCILMAN GREENLEE: All
23 right. Go ahead. I just didn't know --
24 because we have some amendments here. I
25 didn't know if you saw them yet. Okay.

1 9/30/15 - RULES - BILL 140858

2 Go ahead.

3 MR. SCHIAVO: No. The
4 Crosstown Coalition Zoning and Land Use
5 Committee worked on the bill as I believe
6 it was originally introduced, and we do
7 have amendments that we believe will
8 improve the bill. We think that the bill
9 actually speaks to a point that we
10 intended to raise sometime in calendar
11 year 2015 because of the complaints about
12 balconies, roof decks, and roof access
13 structures, and under the new code, as
14 you know, they're permitted broadly, but
15 some folks in many Center City
16 communities were concerned as they saw
17 development over the past few years with
18 the new code in effect. Sometimes these
19 structures were more intrusive than might
20 have been anticipated when just reading
21 the code as text. So, therefore, there
22 have been many comments on this
23 particular subject, and we welcome the
24 bill as an opportunity to build new
25 regulations or amended regulations that

1 9/30/15 - RULES - BILL 140858

2 might improve how these uses then are
3 built.

4 I do have a list of recommended
5 amendments. I have copies for each
6 Committee member.

7 COUNCILMAN GREENLEE: Let me
8 interrupt you just a second. Have you
9 shared these with the sponsor yet,
10 Councilman Squilla?

11 MR. SCHIAVO: They were shared
12 with the sponsor of the bill yesterday
13 morning. I apologize for the short
14 notice to the sponsor of the bill,
15 Councilman Squilla, but in fact, we
16 didn't become aware of this bill until it
17 appeared on the agenda, and our committee
18 then worked on it over the past eight
19 days.

20 COUNCILMAN GREENLEE: Okay.

21 MR. SCHIAVO: So if you would
22 care to see what we're proposing.

23 COUNCILMAN GREENLEE: Okay.

24 MR. SCHIAVO: The amendments
25 we're proposing are both in a narrative

1 9/30/15 - RULES - BILL 140858

2 form on the first three pages of that
3 packet that we're distributing, and the
4 next five pages are the bill itself with
5 our suggested edits in red illustrated.

6 And so, for instance, we think
7 that it may be a problem allowing roof
8 decks and roof deck access structures
9 permitted by-right in all historic
10 districts and neighborhood conservation
11 districts. They are an architectural
12 anomaly relative to the character of
13 those districts, and allowing the
14 structures by-right is sometimes
15 problematic in terms of the preservation
16 of the character of the area. And that
17 is one exception that we're proposing be
18 incorporated in the bill, that historic
19 districts and neighborhood conservation
20 districts not be permitted by-right, but
21 instead be considered special exception
22 uses.

23 We are proposing that
24 non-accessory residential or commercial
25 accessory roof decks not be permitted in

1 9/30/15 - RULES - BILL 140858

2 districts CMX-2, CMX-2.5, and CMX-3
3 parcels, because these uses often become
4 potential noise nuisance uses, and it
5 would certainly result -- give us a
6 better result in terms of such uses
7 fitting into the fabric of the
8 neighborhood if they were permitted by
9 special exception rather than by-right as
10 the bill proposes.

11 We also suggest that there be
12 specific development standards
13 established for the roof deck access
14 structures. Access structures as
15 proposed by the bill will have only the 5
16 foot setback that is required for the
17 decks themselves, but of course the 5
18 foot setback is proposed to best disguise
19 the enclosure of the roof deck from
20 street view. And if we're adding a
21 structure that's potentially 10 feet high
22 that's set back only 5 feet, then it is
23 more conspicuous than need be. So we are
24 proposing that that setback be changed to
25 12 feet for that portion of the roof

1 9/30/15 - RULES - BILL 140858

2 access structure that is above 42 inches,
3 the same height permitted for the deck
4 itself.

5 When it comes to corner
6 properties, one of the issues that's
7 arisen under the new code is that when
8 roof decks and roof deck access
9 structures are built at corner
10 properties, sometimes the perspective
11 from the secondary or side street isn't
12 taken into consideration. There is no
13 setback required at the side street, and
14 Crosstown Coalition believes that it
15 would be best to establish a setback for
16 the side street also. We're proposing a
17 6 foot setback for both the deck and the
18 roof deck access structure or 30 percent
19 of the width of the property, whichever
20 is greater.

21 When it comes to the access
22 structures themselves, we're proposing
23 that they be no taller than 9 feet 6
24 inches tall. We'd be glad to discuss the
25 formula that the architects and planners

1 9/30/15 - RULES - BILL 140858

2 of the Committee used to arrive at this
3 height. And we suggest that that
4 measurement be taken from the roof line
5 at the door frame of the access
6 structure. Because under the new code,
7 there is, of course, a mean roof line
8 formula that makes the actual height of
9 the roof that you would use for such a
10 measurement sometimes a bit nebulous, and
11 that's why we're proposing the
12 measurement be taken from the door frame
13 as it meets the roof at the access
14 structure.

15 We are proposing that the
16 access structure be limited to enclose
17 the stairs and the stair landing only.
18 You're probably aware that in some cases
19 these structures are built in a way that
20 they also include a powder room or other
21 amenity, really building them out to
22 constitute a small occupiable room versus
23 what they're intended to be, which is an
24 enclosure of stairs and stair landings.
25 So we think that the bill needs to be

1 9/30/15 - RULES - BILL 140858

2 more specific in that regard.

3 We propose that roof deck
4 access structures not be permitted
5 additional appurtenances on top of the
6 structure. As it is today, you may have
7 noticed some builders are building roof
8 deck access structures and then putting
9 the air conditioning compressor units for
10 the building on top, and, in effect, it
11 creates a pedestal for what may be one of
12 the least attractive components of the
13 building's infrastructure. So we suggest
14 that the bill disallow putting additional
15 appurtenances on top of the roof deck
16 access structure.

17 We, again, in deference to
18 historic districts and neighborhood
19 conservation districts, suggest that roof
20 deck access structures not be permitted
21 within historic districts, neighborhood
22 conservation districts by-right and that
23 they be by special exception; therefore,
24 allowing the possibility that the
25 Historical Commission and neighborhood

1 9/30/15 - RULES - BILL 140858

2 RCOs would have the opportunity to vest,
3 have input into how that roof access
4 structure would be positioned on the roof
5 so that it does not negatively affect the
6 historic assets of the district.

7 For exterior balconies we
8 propose that they again not be permitted
9 within historic districts and
10 neighborhood conservation districts
11 by-right, be managed as a special
12 exception use. And, further, we're
13 suggesting that those balconies not
14 project beyond 3 feet when over the
15 public way, and that would be consistent
16 with the Streets Department current
17 standard.

18 We are suggesting that
19 balconies not be permitted to project
20 over side yards. The bill does not
21 articulate that particular point, but we
22 are suggesting that they be prohibited at
23 side yards. We believe that they would
24 be most intrusive in terms of privacy
25 relative to adjacent properties if they

1 9/30/15 - RULES - BILL 140858

2 were permitted at side yards.

3 As it is, we're proposing that
4 balconies not be permitted to be fully
5 enclosed and that that be very clear
6 within the bill. Otherwise, it's no
7 longer a balcony. It's a bay, as you
8 could probably imagine.

9 We're proposing that for those
10 structures that are over 75 feet tall,
11 putting them in the classification of a
12 high-rise building, that the bill allow
13 for the possibility that the parapet of
14 the balcony, balustrade, railing or other
15 guard be permitted to be as tall as 48
16 inches. We're offering this as an
17 amendment because we think it adds
18 additional security for those taller
19 buildings to have a higher enclosure for
20 the balconies.

21 And we are proposing that all
22 balconies that have a solid floor surface
23 must meet stormwater management controls
24 that are incorporated in other areas of
25 the City code.

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Mr.

3 Schiavo, just so we can move on, we will
4 certainly make all your amendments, your
5 suggestions part of the record.

6 Councilman Squilla, did you
7 want to --

8 COUNCILMAN SQUILLA: Yeah. Is
9 there any other real important one that
10 is not listed? I know I went through
11 them yesterday. I did send them to the
12 Planning Commission. I know Marty did
13 review some of them. I don't think Paula
14 actually --

15 MS. BURNS: Marty and I were
16 both out yesterday. I'm here today.
17 Marty is still out today.

18 COUNCILMAN SQUILLA: All right.
19 It was Andrew. I'm sorry. Andrew had
20 looked at them.

21 But what we would like to do --
22 and I think you have a lot of good
23 commonsense amendments that we could add,
24 maybe belt and suspender amendments also.
25 The historic district, wouldn't they need

1 9/30/15 - RULES - BILL 140858

2 Historical approval for this anyway, or
3 no?

4 MR. SCHIAVO: Yes. It is the
5 case that in most cases it would require
6 approval of Historic, but when the
7 applicant can demonstrate that they're
8 permitted to do what they've planned to
9 do, it does create a conflict, and I
10 think it best that they not be by-right
11 so that it can be a negotiation and
12 approval of all parties involved.

13 COUNCILMAN SQUILLA: And the
14 other question I had, I know you said a
15 height of 9 feet 6 inches. The bill has
16 10 feet. And that 6 inches would make a
17 major difference in what way?

18 MR. SCHIAVO: Well, frankly,
19 Councilman, I think it all makes a
20 difference and we're trying to make it
21 the best it can be.

22 COUNCILMAN SQUILLA: Okay.

23 MR. SCHIAVO: We think that the
24 9'6", according to the architects that
25 participate in the Committee work, works

1 9/30/15 - RULES - BILL 140858

2 well in all circumstances.

3 COUNCILMAN SQUILLA: All right.
4 What I would like to do is, I would agree
5 to hold -- I agree to get the bill out of
6 Committee and then hold it until we could
7 sit down with the Planning Commission and
8 review some of your proposed amendments
9 and then hopefully come up with some type
10 of compromise where we could put
11 amendments on the floor to move it
12 forward, and I would agree to do that, if
13 that's okay with you.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 MR. SCHIAVO: Thank you.

17 COUNCILMAN SQUILLA: Thank you.

18 COUNCILMAN GREENLEE: Any other
19 questions?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, anyone else here to testify on Bill
23 No. 150502?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 9/30/15 - RULES - BILL 140858

2 none, moving along, thank you.

3 Ms. Marconi, our next bill,
4 please.

5 THE CLERK: Bill No. 150615, an
6 ordinance to amend the Institutional
7 Development District Master Plan of the
8 Holy Redeemer Lafayette retirement
9 community, located at 8560 Verree Road,
10 by allowing for an addition to the
11 Skilled Nursing Building.

12 (Witness approached witness
13 table.)

14 COUNCILMAN GREENLEE: Thank
15 you.

16 Ms. Burns.

17 MS. BURNS: I'm here to testify
18 on Bill No. 150615, which was introduced
19 into City Council on June 18th, 2015 by
20 Councilmember O'Neill.

21 Bill No. 150615 amends the
22 Institutional Special Purpose Master Plan
23 for the Holy Redeemer Lafayette
24 retirement community, located at 8560
25 Verree Road. The Holy Redeemer Lafayette

1 9/30/15 - RULES - BILL 140858

2 is a retirement community with varying
3 levels of care. Bill No. 150615 will
4 allow for the construction of a
5 three-story, 8,700 square foot addition,
6 which will be used to expand the
7 cafeteria on all three floors, as well as
8 adding activity and office space on the
9 upper floors.

10 The City Planning Commission at
11 its meeting of April 28th, 2015 approved
12 the Master Plan amendment for the Holy
13 Redeemer Lafayette Institutional Special
14 Purpose District and recommends Bill No.
15 150615 for approval as an item in accord
16 with previous policy.

17 I'll be happy to answer any
18 questions at this time.

19 COUNCILMAN GREENLEE: Thank
20 you, Ms. Burns.

21 Ma'am, why don't you state your
22 name and testify, and then if we have any
23 questions for either, please.

24 MS. FRANKWICH: Good morning,
25 Councilman Greenlee and members of the

1 9/30/15 - RULES - BILL 140858

2 Rules Committee. I'm Robin Frankwich.
3 I'm the Group Vice President for Holy
4 Redeemer Lafayette, which is a skilled
5 nursing facility for the elderly that is
6 part of Holy Redeemer Health System. I
7 am here to testify regarding Bill No.
8 150615, which was introduced into City
9 Council on September 10th, 2015 by
10 Councilman O'Neill.

11 The purpose of Bill No. 150615
12 is to amend the Institutional Development
13 District Master Plan to permit
14 construction of a modest addition to the
15 existing dining facilities of the main
16 building constituting Holy Redeemer
17 Lafayette, which is located at 8580, I'm
18 sorry, Verree Road. So there's a
19 correction to the address.

20 Holy Redeemer Lafayette is an
21 independent retirement community. As
22 part of a larger renovation of the
23 interior amenities of Holy Redeemer
24 Health System, we have determined that an
25 overhaul of the kitchen and dining

1 9/30/15 - RULES - BILL 140858

2 facilities of the Lafayette was warranted
3 to provide our residents with better
4 amenities and dining options, as well as
5 to expand some of our administrative and
6 recreation areas. This renovation would
7 entail the construction of the
8 three-story addition to the existing
9 building and, with this addition, having
10 a footprint of approximately 3,300 square
11 feet on each floor. Bill No. 150615
12 would simply permit Holy Redeemer Health
13 System to amend its existing Master Plan
14 to include the construction of this
15 addition.

16 Holy Redeemer Health System has
17 met with both the controlling Fox Chase
18 community organization and the City
19 Planning Commission staff, both of whom
20 have extended their support on this
21 proposed amendment. Holy Redeemer Health
22 System respectfully requests the passage
23 of Bill No. 150615 so that we may
24 continue to provide the best possible
25 facilities for our residents.

1 9/30/15 - RULES - BILL 140858

2 I'm happy to answer any
3 questions at this time.

4 COUNCILMAN GREENLEE: Thank
5 you, Ms. Frankwich. Thank you for all
6 the work that's done at Holy Redeemer.

7 Any questions for either
8 Ms. Burns or Ms. Frankwich?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, thank you very much.

12 MS. FRANKWICH: Thank you.

13 COUNCILMAN GREENLEE: Anyone
14 else here to testify on Bill No. 150615?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, Ms. Marconi, our next bill, please.

18 THE CLERK: Bill No. 150348, an
19 ordinance establishing a neighborhood
20 improvement district, to be known as the
21 Mayfair Improvement District, in an area
22 that generally includes both sides of
23 Frankford Avenue from the north side of
24 Harbison Avenue to the south side of
25 Sheffield Street and certain blocks of

1 9/30/15 - RULES - BILL 140858

2 streets that intersect that portion of
3 Frankford Avenue; designating Mayfair
4 Business Improvement District,
5 Incorporated, a Pennsylvania nonprofit
6 corporation, as the Neighborhood
7 Improvement District Management
8 Association for the District; approving a
9 plan for the District, including a list
10 of proposed improvements and their
11 estimated cost, and providing for
12 assessment fees to be levied on property
13 owners within the District; authorizing
14 the Director of Commerce, on behalf of
15 the City, to execute an agreement with
16 Mayfair Business Improvement District
17 relating to the District; and authorizing
18 the Mayfair Business Improvement
19 District, Incorporated to assess property
20 owners within the District a special
21 property assessment fee to be used in
22 accordance with the approved plan; all in
23 accordance with the provisions of the
24 Community and Economic Improvement Act,
25 and under certain terms and conditions.

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Thank you
3 very much.

4 Before we take testimony,
5 Councilman Henon.

6 COUNCILMAN HENON: Thank you,
7 Mr. Chair.

8 Good morning. Thank you for
9 coming. This is the second Committee
10 hearing for the BID, and I just want to
11 say for the record that my support for
12 the formation of the BID is unwavering
13 and will continue to support that. I've
14 had the pleasure of working with
15 Ruthanne, George, and Sharon. And George
16 and Sharon are small business owners and
17 business owners that are going to
18 participate in the BID, along with others
19 on the Mayfair commercial corridor.

20 We are in such an exciting time
21 in Mayfair right now. There is
22 transformable changes that are taking
23 place with a vision and a plan, and I
24 think the BID accomplishes that. And I
25 just want to thank you all for all your

1 9/30/15 - RULES - BILL 140858

2 hard work, all your personal investment
3 into making sure that not only your
4 business is a success but the community
5 thrives as real partners a part of this
6 vision moving forward. And it's going to
7 really make the commercial corridor
8 safer, cleaner, and more cohesive.

9 So I just want to state for the
10 record that I'm proud of all the work
11 that you have put in, your personal
12 investment yourselves and as well as the
13 steering committee and other small
14 businesses that are a part of seeing this
15 being a successful BID. So thank you for
16 your presence here and support.

17 COUNCILMAN GREENLEE: Thank
18 you, Councilman.

19 Just for the record, as you may
20 know, by law if this Committee approves
21 the bill today, which I think is probably
22 likely, it has to hold for 45 days by law
23 before it can officially be approved by
24 the full City Council.

25 We have written testimony from

1 9/30/15 - RULES - BILL 140858

2 Mr. Capriotti and from Ms. Owens, but
3 whoever would like to testify and/or add
4 anything or just want your testimony in
5 the record, that's fine too.

6 MR. ZALLIE: Let me just say --

7 COUNCILMAN GREENLEE: Identify
8 yourself first.

9 MR. ZALLIE: Pardon?

10 COUNCILMAN GREENLEE: Identify
11 yourself first.

12 MR. ZALLIE: George Zallie, a
13 supermarket owner in Mayfair section of
14 the City for 35 years. I've recently
15 reinvested rather heavily in it. It's a
16 focal point of a neighborhood, as
17 everyone knows, and having been a
18 lifelong resident until I was 39 years
19 old, the Port Richmond section and the
20 Lower Frankford area and having been a
21 graduate of Frankford High School, I have
22 deep roots in the area. The people there
23 are not only customers, they're friends.
24 We have a very neighborhood environment
25 store. A lot of local people are

1 9/30/15 - RULES - BILL 140858

2 employed there.

3 I just want to say it's been an
4 honor for me to be involved in this
5 process from its inception. I met some
6 absolutely wonderful people, dedicated
7 entrepreneurs and private citizens who
8 gave much of their own time in order to
9 make this a success, and it's been an
10 honor for me to be involved in it. And I
11 just want to thank Ruthanne, Sharon, Dan
12 and everyone who participated in this
13 process. It's been a real honor, and I
14 just want to say thank you to them and
15 thank you to Councilman Henon. Thank you
16 all.

17 COUNCILMAN GREENLEE: Thank
18 you, sir.

19 Anybody else like to say
20 anything? Please identify yourself and
21 proceed.

22 MS. OWENS: Yes. I'm Sharon
23 Owens, State Farm agent and business
24 owner in Mayfair since 2001. And in the
25 short period of time in the formation or

1 9/30/15 - RULES - BILL 140858

2 at least the seed formation of this BID,
3 I have now become the proud owner of the
4 property at 7034 Frankford Avenue. So
5 I'm hedging my bet on something good
6 happening there and continuing to happen
7 there for the residents and the
8 businesses along the Avenue.

9 We're just a small portion of
10 all that's there. Upwards of almost 375
11 or so businesses are in our designated
12 district, and from what I'm hearing and
13 what we've been working very hard to do
14 on a day-to-day basis is to gain support
15 for the revitalization of that corridor,
16 and I've staked my bet and my money
17 behind that program.

18 I thank you for what you've
19 done in two very significant programs as
20 well. The SafeCam program, I'm a proud
21 recipient of some of those funds to help
22 offset that cost, and I'm partnering with
23 the Police Department as of yesterday on
24 something that they're investigating
25 along the Avenue. So it proves itself

1 9/30/15 - RULES - BILL 140858

2 that when we work together, good things
3 can happen. And I was a little late on
4 the storefront improvement, but I've also
5 invested there. Thank you for making
6 those rules a lot more conducive to small
7 business and keeping the business in the
8 neighborhood. And thank you for Bobby
9 for everything he has facilitated to help
10 that happen. We look forward to working
11 together and making Philadelphia and
12 specifically Mayfair a great place to
13 work and to live.

14 Thank you.

15 COUNCILMAN GREENLEE: Thank
16 you. Thank you, Ms. Owens.

17 Yes, Ruthanne.

18 MS. MADWAY: My name is
19 Ruthanne Madway. Councilman Greenlee and
20 members of City Council Rules Committee,
21 my name is Ruthanne Madway. I'm the
22 Executive Director of the Mayfair
23 Community Development Corporation, a
24 non-profit organization whose mission is
25 the improvement of the Mayfair community,

1 9/30/15 - RULES - BILL 140858

2 including the revitalization of the
3 Mayfair commercial corridor along
4 Frankford Avenue.

5 For the last two years, the
6 Mayfair CDC has taken the lead in
7 promoting a plan to establish a business
8 improvement district in Mayfair and has
9 shepherded the process every step of the
10 way. Ordinance 150348 which is before
11 you today is the result of that
12 multi-year planning process.

13 As a result of my work with
14 Mayfair businesses and property owners
15 and the work of everyone associated with
16 this process, I can report to City
17 Council that the business community is
18 energized and encouraged by what a
19 business improvement district can mean
20 for the revitalization of Mayfair's
21 commercial corridor. At the same time,
22 they are pragmatic and realistic about
23 the hard work that they've already done
24 and what will need to be done in the
25 future to make the Mayfair BID a success.

1 9/30/15 - RULES - BILL 140858

2 It has truly been a bottom-up kind of
3 process. It was the impetus of community
4 organizations - the Mayfair Business
5 Association, the Mayfair Civic
6 Association, and the Mayfair CDC -
7 working collaboratively that first put
8 this idea forward. The members of the
9 Mayfair BID Steering Committee -- and we
10 have two of them here today -- met
11 diligently in a dozen open meetings over
12 the course of the last year to hammer out
13 the elements of the BID plan before you.
14 And I'd specially like to thank
15 Councilman Henon who has been there
16 through every step of the process as well
17 and been supportive.

18 But perhaps most important,
19 we've met with and informed the
20 stakeholders of the BID, the property
21 owners along with the business owners, at
22 every point in the process. We conducted
23 two surveys and we held two business
24 community meetings where we described
25 what a business improvement district is,

1 9/30/15 - RULES - BILL 140858

2 what it can do for Mayfair, and how we
3 will run it with the full input and
4 involvement of the members. We have also
5 addressed property owners' questions and
6 concerns and made numerous modifications
7 in the plan in response to questions and
8 problems posed by various property
9 owners/stakeholders. This has been a
10 truly collaborative and democratic
11 process, as it should be, and the final
12 result in the Mayfair BID plan shows it.
13 And the Mayfair BID will continue to
14 operate in this fashion under a
15 governance structure that is open,
16 transparent, and truly encourages
17 stakeholder participation.

18 For all of this, this has been
19 an incredible two years of hard work, but
20 for me personally also a pleasure and an
21 honor to have played a role in bringing
22 the Mayfair Business Improvement District
23 ordinance to this point. We now ask for
24 Council's support in making the Mayfair
25 BID a reality so that the stakeholders

1 9/30/15 - RULES - BILL 140858

2 can begin in earnest the work of
3 revitalizing the community.

4 Thank you.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Thank you all.

8 Please, quickly, because we're
9 really getting behind in the hearing.
10 Please. Thank you.

11 MR. ZALLIE: I just want to say
12 that we mention Mayfair all the time,
13 Mayfair, but anyone who is from the area
14 knows we service Tacony, we service
15 Frankford, we service Wissinoming,
16 Holmesburg. So it's not just Mayfair,
17 although Mayfair is --

18 COUNCILMAN GREENLEE: I got
19 you. Very good. We appreciate all the
20 work you do.

21 Any questions or comments?
22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, again, thank you all very much.
25 Thank you for your work.

1 9/30/15 - RULES - BILL 140858

2 Anyone else here to testify on
3 Bill No. 150348?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing
6 none, Ms. Marconi, our next bill, please.

7 By the way, we do have, I
8 understand, a small amendment on that
9 bill, and that will be offered at the
10 meeting.

11 Ms. Marconi, our next bill,
12 please.

13 THE CLERK: Bill No. 150145, 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 Eleventh Street, Susquehanna Street, Penn
19 Street, Tenth Street, and Diamond Street.
20 Further to approve the Master Plan for
21 Temple University by adding the site
22 bounded by Eleventh Street, Susquehanna
23 Avenue, Tenth Street, and Diamond Street;
24 and the site bounded by Broad Street,
25 Master Street, Thirteenth Street, Girard

1 9/30/15 - RULES - BILL 140858

2 Avenue, Watts Street, and Thompson
3 Street; to their Institutional (Special
4 Purpose) District and approving various
5 construction projects.

6 COUNCILMAN GREENLEE:

7 Ms. Burns, please.

8 MS. BURNS: I'm here to testify
9 on Bill No. 150145, which was introduced
10 into City Council on February 26th, 2015
11 by Councilmember Greenlee for Council
12 President Clarke.

13 Bill No. 150145 amends the
14 Master Plan for Temple University and
15 adds new area to the Institutional
16 District (SP-INS). The Edberg Olson
17 athletic practice facility, located in
18 the vicinity of 11th Street and
19 Susquehanna Avenue, will be rezoned from
20 a mix of residential, commercial, and
21 industrial classifications to a new
22 classification of Institutional (Special
23 Purpose) District.

24 The former William Penn High
25 School campus, located in the vicinity of

1 9/30/15 - RULES - BILL 140858

2 North Broad Street and Oxford Street,
3 which is already zoned SP-INS, will be
4 added to Temple's Master Plan. In total,
5 approximately 24 acres of land is being
6 added to the SP-INS district.

7 Bill No. 150145 also approves
8 an amendment to the Temple University
9 Master Plan to permit the construction of
10 a new school library at the intersection
11 of 13th Street and Norris Street. The
12 library will be approximately 220,000
13 square feet and will require a hearing
14 before the Civic Design Review Committee
15 of the City Planning Commission.

16 In addition to the library, the
17 bill will approve an approximately
18 305,000 square feet addition to the
19 existing Weiss Hall.

20 The Philadelphia City Planning
21 Commission at its meeting of February
22 17th, 2015 approved the Master Plan
23 changes for Temple University's SP-INS
24 district. The Philadelphia City Planning
25 Commission approved Bill No. 150145

1 9/30/15 - RULES - BILL 140858

2 administratively as an item in accord
3 with previous policy at its meeting of
4 March 17th, 2015.

5 I will be happy to answer any
6 questions at this time.

7 COUNCILMAN GREENLEE: Thank
8 you.

9 First, are there any questions
10 for Ms. Burns before we move to the
11 Temple presentation?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, Mr. McCreesh, right, or whoever,
15 Mr. Sklaroff.

16 (Witnesses approached witness
17 table.)

18 MR. SKLAROFF: Good morning,
19 Chairman Greenlee and members of the
20 Committee. My name is Neil Sklaroff and
21 I have the privilege of representing
22 Temple University this morning. With me
23 is Thomas F. McCreesh, who is the
24 Director of Regulatory Compliance and
25 Special Projects. Mr. McCreesh's

1 9/30/15 - RULES - BILL 140858

2 testimony has been previously submitted
3 in written form. We'd be pleased to
4 repeat that or answer any questions that
5 you might have.

6 COUNCILMAN GREENLEE: We'd be
7 pleased to make it part of the record,
8 and if we have any questions, we will do
9 that.

10 Any questions?

11 By the way, I noticed,
12 Mr. McCreesh, in the testimony you don't
13 mention the most important thing about
14 Temple University that Councilwoman Bass
15 and I as graduates would say, that we
16 beat Penn State about three weeks ago.
17 If Temple comes in here, it's mandatory
18 that they mention beating Penn State.

19 MS. SKLAROFF: Absolutely.

20 COUNCILMAN GREENLEE: And
21 Councilwoman Reynolds Brown is ignoring
22 me as a Penn State graduate.

23 MR. SKLAROFF: And as an
24 alumnus, I never lose the opportunity to
25 repeat that win.

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: That is a
3 rule, sir.

4 Okay. Any questions?

5 (No response.)

6 COUNCILMAN GREENLEE: It's only
7 been 74 years.

8 Thank you very much.

9 MR. SKLAROFF: Thank you.

10 COUNCILMAN GREENLEE: Anyone
11 else here to testify on Bill 150145?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, our final bill, Ms. Marconi.

15 THE CLERK: Bill No. 140858, an
16 ordinance to amend the Philadelphia
17 Zoning Maps by changing the zoning
18 designations of certain areas of land
19 located within an area bounded by
20 Chancellor Street, 16th Street, St. James
21 Street, and 17th Street and to amend
22 Section 14-800 of the zoning code,
23 entitled "Parking and Loading."

24 (Witnesses approached witness
25 table.)

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Ms.

3 Burns.

4 It looks like we have a lot of
5 testimony on this one, but please, you
6 start.

7 MS. BURNS: I'm here to testify
8 on Bill No. 140858, which was introduced
9 into City Council on October 30th, 2014
10 by Councilmember Johnson.

11 The purpose of Bill 140858 is
12 to rezone the block bounded by Chancellor
13 Street, 16th Street, St. James Street,
14 and 17th Street from a mix of CMX-4 and
15 CMX-5 Commercial to a new designation of
16 CMX-5 Commercial for the entire block.

17 In addition, due to the narrow
18 streets bounding this block, Bill No.
19 140858 exempts the block from off-street
20 loading requirements.

21 The bill will allow for
22 by-right development of the proposed
23 Hotel Hudson, a 12-story, 310-room hotel
24 with 11,000 square feet of ground floor
25 retail space and 173 below-grade parking

1 9/30/15 - RULES - BILL 140858

2 spaces.

3 Planning Commission staff feels
4 that this is a corrective zoning action
5 in line with the recommendations of both
6 the Philadelphia2035 Citywide Vision and
7 the Central District Plan.

8 The City Planning Commission at
9 its meeting of November 18th, 2014
10 recommended Bill No. 140858 for approval.

11 I will be happy to answer any
12 questions at this time.

13 COUNCILMAN GREENLEE: First,
14 are there any questions for Ms. Burns?
15 Councilman Johnson.

16 COUNCILMAN JOHNSON: Thank you,
17 Mr. Chair.

18 I just want to say, one, I
19 support the bill, obviously. I
20 introduced it. I do thank the developer
21 and their team for working with members
22 of Unite Here to address the issue of
23 labor harmony regarding the workforce, as
24 well as they have submitted an EOP plan
25 as a part of the packet. And I think

1 9/30/15 - RULES - BILL 140858

2 also one thing that they will note so it
3 won't be a surprise to everyone is that
4 we will be going from a Hudson Hotel to a
5 proposed Hyatt Hotel, and I'm okay with
6 that as well as long as they have the
7 support from the local RCO, which they
8 do, which is Center City Residents
9 Association. And I just thank them for
10 working with all the stakeholders in the
11 process to bring this bill to the floor.

12 Thank you, sir.

13 COUNCILMAN GREENLEE: Thank
14 you, Councilman.

15 If there are no other questions
16 for Ms. Burns, I think we have a panel.
17 Mr. Patterson or Ms. Horne Penn, whoever
18 would like to start.

19 MR. PATTERSON: Thank you.
20 Good morning. My name is Ronald
21 Patterson. I'm with Klehr Harrison law
22 firm and I represent the
23 owner/development, Chancellor Hotel LP,
24 and I'd just like to echo Councilman
25 Johnson's comments, that he was very

1 9/30/15 - RULES - BILL 140858

2 helpful in ushering this along and his
3 tireless efforts and bringing everyone
4 together and addressing all the issues.
5 So we indeed thank him again for that.

6 So this is a remapping bill, as
7 Ms. Burns stated. It's primarily to
8 upgrade a CMX-4 commercial zoning
9 district parcel to CMX-5. The parcel is
10 at 17th and Chancellor Street, and we're
11 going to show you the zoning map that's
12 surrounded by CMX-5. It has retail,
13 Little Pete's and a parking garage. Its
14 CMX-4 commercial zoning designation
15 represents an existing building in use
16 rather than a future land use planning
17 tool. So what we propose to do is
18 demolish the building, build and
19 construct a 13-story hotel building with
20 approximately 310 rooms, underground
21 parking garage, 173 spaces, amenities,
22 restaurants, banquets. All those uses
23 are permitted, by the way.

24 The CMX-4 designation currently
25 restricts the building in this case to

1 9/30/15 - RULES - BILL 140858

2 five stories based upon its 500 percent
3 FAR. And if changed to CMX-5, it brings
4 us to 1,200 percent, which will allow the
5 structure by-right.

6 We did discuss what to do,
7 which way to proceed with the Planning
8 Commission early on in the early design
9 stage in terms of should we proceed with
10 a zoning variance or a remapping, and the
11 Commission suggested and eventually
12 supported the remapping, because the
13 parcel is shallow and narrow and its
14 configuration prevents the ability to
15 provide loading spaces as well in a
16 completely enclosed building in
17 compliance with the Zoning Code. So
18 while we were in this remapping process
19 to kind of correct the map, we request an
20 additional adjustment to remove the
21 loading requirement from being completely
22 enclosed and within the property and it
23 will be provided on Chancellor Street.

24 Of course we met with and
25 vetted the project with the neighbors

1 9/30/15 - RULES - BILL 140858

2 through various meetings with Center City
3 Residents Association, which resulted in
4 a neighborhood development agreement,
5 which is attached in my exhibit, and it's
6 basically a commitment of comfort and
7 insurance to everyone who has an interest
8 that what we show you today and what
9 we're asking for support for is what we
10 will build. It's akin to a master plan
11 or a plan of development.

12 So with that said, I want to
13 turn it over to David Schultz, who is our
14 local architect, who will briefly present
15 and describe the project and show you our
16 nice pretty design pictures, and Carol
17 Horne Penn with the developers group and
18 owner, who will address the project's
19 specifics such as the EOP or organized
20 labor participation and community
21 outreach.

22 So thank you.

23 COUNCILMAN GREENLEE: Please
24 identify yourself.

25 MR. SCHULTZ: Thank you. Good

1 9/30/15 - RULES - BILL 140858

2 morning. My name is David Schultz. I'm
3 a partner in DAS Architects. Our firm is
4 located a few blocks from here. We've
5 been working on this project for some
6 time, and I've been asked to give you
7 just a very brief overview, and of course
8 I'm available for any questions.

9 So just as an overview, as was
10 said, this is a special hotel. It's been
11 conceived as an independent boutique
12 hotel branded by Hyatt, and that means
13 that the hotel inspiration is about an
14 experience. It's about bringing people
15 into the City, letting them experience
16 the neighborhood, and creating a unique
17 environment that let's them do that.
18 It's not like standard hotels, which are
19 more focused on heads on beds. This is
20 more about an experiential hotel, when we
21 refer to them as lifestyle hotels.

22 It is 13 stories in total, 310
23 rooms. The first two floors are retail
24 and restaurant spaces that front 17th
25 Street. If you go to the plan, the first

1 9/30/15 - RULES - BILL 140858

2 floor plan, the site -- because the site
3 is a long, narrow site, 60 feet by
4 approximately 250, that actually lays out
5 perfectly for our hotel. It's an
6 extremely efficient layout. It would not
7 be as efficient for other building types.
8 But we're able to get a mid point lobby
9 on Chancellor Street. And, by the way,
10 Chancellor Street in our vision is a
11 revitalized street. It's our front door,
12 and we aim to really make that a
13 destination street, as the hotel will
14 become a destination hotel for world
15 travelers.

16 To the left of the plan, to the
17 east is our parking garage entrance, all
18 below-grade parking that will service the
19 hotel. And there are ten floors of hotel
20 rooms, 31 rooms per floor plus four
21 suites, a very efficient stack, with
22 views to the north and to the south so
23 patrons would have beautiful views of the
24 Center City skyline and of South
25 Philadelphia.

1 9/30/15 - RULES - BILL 140858

2 The very top floor, the
3 penthouse floor, is envisioned as a food
4 and beverage area, but potentially public
5 area for guests to go to a bar, to a
6 restaurant. There's a meeting facility
7 proposed currently. So it becomes kind
8 of an astonishing place for people coming
9 to the City to see the City in a very
10 unique environment.

11 One of the things that we
12 probably should mention, right now our
13 site is a parking garage. As you know,
14 it's 17th and Chancellor. It's an old
15 parking garage. It's kind of a hall
16 within the City. We're surrounded by
17 buildings that are much taller, in a
18 couple of cases 20 stories and plus
19 buildings that were very heavy, massive
20 brick buildings built at the turn of the
21 century. So we see ourselves as actually
22 fitting well within the context of the
23 site.

24 We're going to be a small
25 building in comparison to many of our

1 9/30/15 - RULES - BILL 140858

2 neighbors. And this is a bird's eye view
3 of the site looking down at it.

4 So we did various studies and
5 we met with the neighborhood groups. The
6 impact is very small on the scale of the
7 City.

8 So these are various views
9 looking at the building. We have a very
10 narrow frontage on 17th Street. The
11 building will be very -- our impact there
12 is about 60 foot wide. And our main
13 front door is Chancellor, which is
14 currently a service street and, again,
15 our aim is to really make that a really
16 safe, well lit, active pedestrian street.

17 COUNCILMAN GREENLEE: Thank
18 you. Thank you very much.

19 Ms. Horne Penn, you want to
20 add.

21 MS. PENN: My name is Carol
22 Horne Penn and I am a Vice President at
23 Clemens Construction Company and also the
24 Project Director for the Chancellor
25 Hotel. Thank you for hearing us today.

1 9/30/15 - RULES - BILL 140858

2 I won't repeat what's in my
3 testimony, which I have submitted. So I
4 won't go through all that, but I wanted
5 to highlight some pieces of it in the
6 interest of time, and I know there's some
7 people here who would also like to
8 testify on behalf of our project.

9 COUNCILWOMAN TASCO: Could you
10 speak up.

11 MS. PENN: I'm so sorry. I
12 speak softly and I thought the mic got
13 me.

14 COUNCILWOMAN TASCO: We have
15 old ears. You have to speak up.

16 MS. PENN: No worries.

17 First, a big thank you to
18 Councilman Johnson and to Councilman
19 Greenlee. We've worked hard with both of
20 them over the last several months, first
21 with Councilman Johnson and then with
22 Councilman Greenlee given the different
23 interests in that parcel, and I think we
24 were able to come to agreement on many of
25 the issues that were important to both of

1 9/30/15 - RULES - BILL 140858

2 them and the constituents in that area.

3 In particular, we were able to
4 work with CCRA, and with CCRA we began
5 meetings with them in August of 2012 --
6 2014. I'm sorry. And we began meetings
7 with them very, very early on. So we had
8 meetings. We talked to them. They
9 formed a task force to review the
10 project, and they also then formed a
11 policy in October of 2014. That policy
12 required that we get additional data and
13 information, and we actually did a study
14 with Econsult, which actually helped
15 us -- helped them understand through the
16 impact of the project on their
17 neighborhood.

18 Based on the data we were able
19 to give them, based on the relationships
20 that we've formed, we thought we entered
21 into a neighborhood development agreement
22 and we're very excited that we'll be able
23 to be working with them as we move
24 forward on the project. A copy of the
25 study and the agreement I think are in

1 9/30/15 - RULES - BILL 140858

2 your packets.

3 We also did an Economic
4 Opportunity Plan. The benefit of us is,
5 we actually are a construction company.
6 Clemens is a construction company, and we
7 work hard to provide opportunities for
8 workforce inclusion and for minority
9 subcontractors. So we will continue to
10 work towards that. But in this project,
11 we have very specific goals, which are
12 outlined in the EOP plan that you have.

13 I in my testimony outline some
14 very specific things that we plan to do
15 to implement our EOP. We'll continue to
16 grow our subcontractor base. We are
17 always looking for minority vendors,
18 women, and disabled vendors to add to the
19 database, and we will continue to do
20 that.

21 When we send out a notification
22 when we are subject to an EOP, we provide
23 those subs with a notification that
24 they're also responsible for meeting our
25 goals and obligations. And then we know

1 9/30/15 - RULES - BILL 140858

2 there are other programs, like PIDC has a
3 program, to help smaller businesses who
4 need the capital to be able to qualify to
5 work with us. So we will partner with
6 PIDC.

7 Then we also will host outreach
8 events for minority, women, and disabled
9 vendors, hoping that they will want to
10 work with us and that there's a good
11 match for the project. And then we also
12 look at ways that we can leverage our
13 larger partners with smaller minority,
14 women, and disabled vendors. Sometimes
15 we've been able to help form those
16 partnerships that allow each of them to
17 benefit.

18 We also know that the Office of
19 Economic Opportunity has lots of
20 resources, and I've worked with Angela
21 and her team before and I look forward to
22 working with them again. And then we
23 know folks in the union, because we are a
24 unionized general contractor. So as a --
25 we self-perform our carpentry, so we've

1 9/30/15 - RULES - BILL 140858

2 developed good relationships there.

3 There actually is a letter of support
4 submitted by Local 98, the Electrical
5 Union. We have very good relationships
6 there as well, and we will work with them
7 to make sure that our subs are
8 diversified in the workforce to support
9 our work.

10 And then we also -- we have
11 different folks we work with. So we work
12 with Drexel, we work with Penn, we work
13 with other places. So we have those
14 relationships to draw on as well to find
15 out who they might be using on their
16 projects that we might be able to use on
17 ours.

18 In addition to the EOP, we've
19 actually reached out to think about
20 workforce and knowing that workforce is
21 going to be a critical piece for a hotel,
22 there's lots of jobs. So we reached out
23 to OIC. OIC gets funding from the hotel
24 tax to pay for hospitality training. So
25 we've already reached out to them so that

1 9/30/15 - RULES - BILL 140858

2 they might reach out to do a recruitment
3 in the Southwest Philadelphia area,
4 because the hotel will be in Councilman
5 Johnson's district and many of the
6 employees could easily commute to our
7 hotel from there.

8 Additionally, there are other
9 projects that are coming up, so being
10 able to leverage the work that OIC does
11 for more Philadelphians we thought would
12 be a great benefit, and we will continue
13 to work on that.

14 Additionally, there's other
15 schools in the area. There's Audenried,
16 which is a charter school that does
17 hospitality training as well, mostly for
18 culinary training. We won't have a
19 kitchen in the hotel, but there will be a
20 retail space that has a restaurant, and
21 we will encourage at least the connection
22 there for them.

23 And then the other piece that
24 we also recognized is important, when we
25 were looking at what kind of a hotel we

1 9/30/15 - RULES - BILL 140858

2 wanted, we wanted to make sure that the
3 corporate beliefs of that hotel
4 represented inclusion and diversity, and
5 we were assured as we did our research
6 that that is the case, and when we can
7 talk more deeply about that relationship,
8 which we can't do today, but we will be
9 glad to share more details about their
10 corporate philosophies and what their
11 beliefs are on diversity and inclusion.

12 As the Councilman has already
13 said, we have signed a neutrality
14 agreement with Unite Here. We did that
15 in May of 2015, and we formed an
16 agreement that we think will allow for
17 the hotel to still be a profitable,
18 competitive product in the market. And
19 Little Pete's -- and John Koutroubas is
20 here today. Early on in this project
21 there was a lot discussion about Little
22 Pete's and save Little Pete's, and
23 Councilman Greenlee really spoke highly
24 of the Koutroubas brothers, who I didn't
25 know at the time. Since this project has

1 9/30/15 - RULES - BILL 140858

2 gotten started, Pete, John, Chris, and I
3 have gotten to know each other a bit and
4 I've been working with them to find a
5 broker partner who can help them identify
6 another space locally in Center City so
7 they can continue their business. They
8 know that I'll help them if I can in
9 finding a space, because it's important
10 to me now that I've gotten to know them
11 that they find a place to go.

12 And then job creation. We're
13 going to create 250 construction jobs,
14 about 224 direct jobs, 117 indirect jobs.
15 Currently at that site there are not
16 nearly that number of jobs. So the
17 impact to the City is great. The
18 estimates are \$44 million in expenditures
19 and \$800,000 in tax revenue every year.

20 So I won't go over the zoning
21 issues. Ron has done a great job of
22 doing that. And if you have any
23 additional questions for me, please let
24 me know. And we would respectfully
25 request that the bill be reported out of

1 9/30/15 - RULES - BILL 140858

2 the Rules Committee and that the rules be
3 suspended to allow for first reading of
4 the bill at the next meeting of Council.

5 Thank you.

6 COUNCILMAN GREENLEE: Thank
7 you. Thank you for all the work you've
8 done on this and certainly Councilman
9 Johnson. Ms. Horne Penn, you mentioned
10 Little Pete's. I can't resist but to
11 throw that in there, that certainly we
12 appreciate the help you've tried to
13 provide to find another site for them.
14 Unfortunately some of the negatives of
15 development is sometimes people have to
16 be relocated. For the record, to be
17 totally clear, I've consumed my share of
18 omelets, burgers, et cetera, at Little
19 Pete's and I think there should be a
20 place in Center City. I mean, all the
21 upscale restaurants are great, but I
22 think there should be places for a Little
23 Pete's and a Midtown and places like
24 that. I think in New York City where you
25 have some great upscale restaurants and

1 9/30/15 - RULES - BILL 140858

2 right down the street you have a diner, I
3 think we can do the same thing here in
4 Center City Philadelphia and we should
5 keep trying to do that, and I appreciate
6 your assistance in that and everything
7 else that has been done here.

8 Councilwoman Tasco.

9 COUNCILWOMAN TASCO: Good
10 morning. I have a couple of questions.
11 Are you a chain hotel or just a
12 private-owned hotel?

13 MS. PENN: The hotel will be
14 branded a Hyatt Centric, and Hyatt
15 Centric is a brand of the Hyatt
16 Corporation, which is a brand. It's a
17 brand. It's not a chain. I don't know
18 the difference --

19 COUNCILWOMAN TASCO: It's not
20 like a Marriott or --

21 MS. PENN: Oh, no. Hyatt is
22 like a Marriott.

23 COUNCILWOMAN TASCO: I meant in
24 terms of structure. They have a number
25 of hotels throughout the country. You're

1 9/30/15 - RULES - BILL 140858

2 just a single -- you're not part of a
3 chain like Marriott chain or Hyatt chain
4 or something like that?

5 MS. PENN: This will be a
6 Hyatt-branded hotel, if that is -- I
7 don't know. Maybe you could...

8 MR. SCHULTZ: The parent
9 company is Hyatt, but the Hyatt Centric
10 is a brand new boutique brand that Hyatt
11 is developing. There's only a handful
12 built so far in this country. It is a
13 boutique-style property, a lifestyle
14 property, which makes it very different.
15 So their directive from a design side is
16 to make it Philadelphia, make it unique
17 to the neighborhood, unique to the local
18 culture. So it is an independent style
19 hotel.

20 COUNCILWOMAN TASCO: Well, I
21 ask that question because I see your
22 management information here about the
23 number of people you're going to have in
24 management, and we've had some questions
25 raised about the lack of minority

1 9/30/15 - RULES - BILL 140858

2 management in some of the hotels in the
3 City of Philadelphia, and because there's
4 this structure in the hotel industry
5 where the managers tend to come from
6 other hotels and it's kind of controlled
7 by the company. And so I'm interested in
8 how many of these 14.3 percent African
9 Americans listed as management will be
10 really managers.

11 MS. PENN: Councilwoman Tasco,
12 are you referring to the Statement of
13 Diversity Practices as part of our EOP?

14 COUNCILWOMAN TASCO: Right.
15 Right. Right.

16 MS. PENN: The statistics
17 you're reading are about Clemens
18 Construction Company. When we actually
19 were submitting the EOP and we asked for
20 clarity from the Economic Opportunity
21 Office about what they wanted there,
22 because Chancellor Hotel Associates is a
23 brand new entity, they asked for --

24 COUNCILWOMAN TASCO: I still
25 can't hear you.

1 9/30/15 - RULES - BILL 140858

2 MS. PENN: When we were
3 submitting out data for our EOP, because
4 Chancellor Hotel is a new entity, they
5 asked for us to submit data about Clemens
6 Construction Company. So Clemens
7 Construction Company, the data you're
8 reading in terms of percentages
9 represents our management in our firm,
10 our construction firm, not the hotel.
11 The hotel will be -- at this point it's
12 not -- there's no -- it's not referring
13 to that at all.

14 COUNCILWOMAN TASCO: So you're
15 saying this is about construction?

16 MS. PENN: That's about -- the
17 ownership of Chancellor -- Chancellor is
18 owned by Stephen Pouppirt, who I actually
19 was remiss and didn't introduce. So
20 Steve Pouppirt is here. Steve is the
21 President of Clemens Construction
22 Company, and Steve is --

23 COUNCILWOMAN TASCO: I'm not
24 talking about construction.

25 MS. PENN: No. I understand

1 9/30/15 - RULES - BILL 140858
2 that. I just want to explain this. So
3 Steve Pouppirt, the firm Clemens
4 Construction Company, when we were asked
5 to submit this document, we had to
6 provide the statistics from our firm, not
7 from Chancellor.

8 COUNCILMAN GREENLEE: Let me --

9 MS. PENN: Not from Hyatt.

10 COUNCILMAN GREENLEE: I got
11 that. I think what the Councilwoman is
12 saying, if I could sort of restate it, is
13 there any information in here about how
14 the hotel will be set?

15 MS. PENN: There is no
16 information at this time because we are
17 not at the point where we can release
18 that information.

19 COUNCILMAN GREENLEE: Okay.
20 Will there be a time?

21 MS. PENN: We are glad to --

22 COUNCILWOMAN TASCO: Will there
23 be a time when you can discuss with us
24 the makeup of the staffing other than the
25 important role of housekeeping but also

1 9/30/15 - RULES - BILL 140858

2 people who are working as managers, who
3 are at the front desk as managers or who
4 are in the back office as managers or
5 those kinds of jobs that are available to
6 particularly the African American
7 community.

8 MS. PENN: I understand your
9 question. At this point, we don't have
10 the data that you would like to know for
11 this particular property, but when we are
12 able to share it with you, we would be
13 glad to share it.

14 COUNCILMAN GREENLEE: I think
15 the question is obviously the makeup of
16 the hotel -- and I know that's not you --
17 is obviously real important to the
18 Committee, as has been stated by
19 Councilwoman Tasco. Can you give us any
20 kind of range, time range, about when
21 that might come in that maybe you could
22 by the time final passage -- I mean, how
23 quickly would that be, realistically?

24 MS. PENN: Likely -- I mean, we
25 have full demolition and construction to

1 9/30/15 - RULES - BILL 140858

2 go through. So the whole staffing of the
3 hotel won't happen for nearly a year or
4 more.

5 COUNCILMAN GREENLEE: A year?

6 MS. PENN: Yeah. So the whole
7 staffing. But the organization that will
8 be managing the hotel will be able to
9 provide more details.

10 COUNCILWOMAN TASCO: Who is the
11 organization? Who is the organization
12 that will be managing the hotel?

13 MS. PENN: We are in an LOI
14 where there is -- letter of intent where
15 there's certain aspects of our project
16 that we are in a confidentiality
17 agreement with and we are not able to
18 share, and we shared that with Councilman
19 Johnson in advance of the meeting, that
20 there were aspects of our transaction
21 that we can't share because of the
22 confidentiality clause in our agreement.

23 COUNCILWOMAN TASCO: Well, what
24 we'd like, at least I'd like to see, no
25 matter who you were negotiating with,

1 9/30/15 - RULES - BILL 140858

2 what would be their plan for inclusion as
3 the manager of the hotel.

4 MS. PENN: Could I -- okay.

5 Let me try to get something back to you
6 that you might be comfortable with.

7 COUNCILWOMAN TASCO: Thank you.

8 COUNCILMAN GREENLEE:

9 Councilwoman Reynolds Brown.

10 COUNCILWOMAN BROWN: Follow-up
11 question. So I join Councilwoman Tasco
12 in looking forward to that information,
13 but I've also learned that the best
14 predictor of future behavior is past
15 behavior, and so I'd be curious to know
16 what the history is and the track record
17 is of this organization when it comes to
18 inclusion in other parts of the country
19 where this organization exists. So that
20 information we should have before the
21 second reading and final passage of this
22 bill.

23 MS. PENN: I will do my best to
24 get you something that I can release
25 under the confidentiality clauses that

1 9/30/15 - RULES - BILL 140858

2 we're working with.

3 COUNCILWOMAN BROWN: Okay. So
4 speak to me in greater detail about the
5 role of Econsult.

6 MS. PENN: We utilized Econsult
7 when we needed to do a neighborhood
8 study. So we hired them for that
9 purpose, and they did a study very
10 specific to the questions that were
11 outlined in the policy from CCRA. We
12 told CCRA we were hiring them. We made
13 sure they were comfortable with us hiring
14 them, and then we asked them to work
15 independently to address the issues that
16 they had addressed in their -- that they
17 had asked, that they addressed in their
18 policy.

19 COUNCILWOMAN BROWN: You say,
20 and I quote, you continue to -- you
21 didn't use the word "secure." Look for
22 subcontractors to grow the database, and
23 you did say, and I do quote, sometimes
24 we've been able to match large vendors
25 with small vendors.

1 9/30/15 - RULES - BILL 140858

2 So whose principal
3 responsibility is that going to be, the
4 organization or your company?

5 MS. PENN: Clemens Construction
6 will be doing the construction on this
7 project and Clemens will be responsible
8 on the construction side for implementing
9 those aspects of the agreement.

10 COUNCILWOMAN BROWN: Okay.
11 OIC, what's the status of that potential
12 partnership?

13 MS. PENN: I reached out to
14 them way back probably in January, and at
15 that time they were going through a
16 leadership change, and I since followed
17 up with Reverend Johnson to figure out
18 whether or not -- how they would like to
19 proceed. I have not heard back from him
20 yet, but I don't expect that they aren't
21 interested. I think it's just a matter
22 of figuring out how we would work a
23 partnership. They were interested, but
24 we just didn't work out details. So I
25 gave them a proposal. They need to

1 9/30/15 - RULES - BILL 140858

2 respond.

3 COUNCILWOMAN BROWN: Well, even
4 that's helpful. Philadelphia OIC and the
5 hospitality training program over there
6 came into being as a result of the
7 building of the first Convention Center,
8 Councilman Goode?

9 Point of information. Was it
10 the first or the second Convention
11 Center?

12 COUNCILMAN GOODE: The first.

13 COUNCILWOMAN BROWN: The first?

14 And so historically or the
15 tradition, I should say, or the practice
16 is when there's a new hotel coming
17 online, some better than good faith, some
18 real tangible action is taken towards
19 ensuring that residents of this city, and
20 I would argue probably residents of the
21 councilmanic district where that
22 initiative is going to sit, get every
23 opportunity, A, to hear about it; B, to
24 be recruited; and, C, trained so that
25 they can be in the pipeline for

1 9/30/15 - RULES - BILL 140858

2 employment opportunity.

3 MS. PENN: I agree with you and
4 I think it's very important, and that's
5 why I reached out to them initially.

6 COUNCILWOMAN BROWN: So you're
7 optimistic that that will amount into
8 something tangible?

9 MS. PENN: Absolutely.

10 COUNCILWOMAN BROWN: Okay.

11 MS. PENN: Absolutely.

12 COUNCILWOMAN BROWN: All right,
13 then.

14 Thank you, Mr. Chairman.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 Before I recognize Councilwoman
18 Bass, I just want to ask, because a
19 couple members of the Committee have a
20 little time issue here, who else wants to
21 testify on this bill?

22 If I could just ask, because of
23 timeframe, if you could be as brief as
24 possible when you do.

25 Yes?

1 9/30/15 - RULES - BILL 140858

2 MS. PENN: Can I just mention
3 that John Koutroubas has to go back to
4 his restaurant, so if we could find time
5 for him.

6 COUNCILMAN GREENLEE:
7 Mr. Koutroubas wanted to say something
8 too?

9 MS. PENN: He may. Yes, I
10 think so.

11 COUNCILMAN GREENLEE: Okay.
12 But Councilwoman Bass first has a
13 question.

14 COUNCILWOMAN BASS: I'll be
15 brief because I know that we have some
16 time restraints.

17 Carol, I just wanted to ask you
18 about -- it's a bit disappointing that we
19 don't have more information in terms of
20 what the workforce could potentially look
21 like. I know that early on in your
22 comments you mentioned that you were
23 pleased with the corporate philosophy and
24 inclusion of, I guess it's, Hyatt.

25 MS. PENN: Hyatt corporately,

1 9/30/15 - RULES - BILL 140858

2 yes.

3 COUNCILWOMAN BASS: So can you
4 talk a little bit, seeing that they are
5 the parent company, about their corporate
6 philosophy and inclusion and what the
7 ranks look like within Hyatt.

8 MS. PENN: I don't have all of
9 the data and stats in front of me to
10 refer to, but what I found was that they
11 show a leadership position among --

12 COUNCILWOMAN BASS: They show
13 what?

14 MS. PENN: They have a
15 leadership position among hospitality
16 companies nationwide on ensuring the
17 inclusion of minorities and women in
18 their workforce and in leadership. So
19 they're known for that. They've been
20 rated for that, and so we are aware of it
21 that way.

22 I don't have lots of data and
23 statistics directly from Hyatt. I
24 haven't requested that, but I've done
25 research related to them to find out

1 9/30/15 - RULES - BILL 140858

2 before we agreed that we would consider
3 doing a Hyatt product.

4 COUNCILWOMAN BASS: Okay.
5 That's it.

6 COUNCILMAN GREENLEE: Thank
7 you, Councilwoman.

8 Any other questions for this
9 panel?

10 Councilman Goode.

11 COUNCILMAN GOODE: Briefly for
12 the record, the EOP was signed in 2014
13 when there was a different hotel
14 operator; is that correct?

15 MS. PENN: I can't hear you.

16 COUNCILMAN GOODE: The EOP was
17 signed in 2014 when there was a different
18 hotel operator; is that correct?

19 MS. PENN: There was an
20 intended different operator, yes.

21 COUNCILMAN GOODE: So,
22 therefore, the EOP was never intended to
23 relate to the hotel operations?

24 MS. PENN: The EOP was for the
25 construction of the project.

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GOODE: I'm just
3 making that clear for the record.

4 MS. PENN: Yeah. That's fine.
5 Yeah.

6 COUNCILMAN GREENLEE: Okay.
7 Any other questions?

8 (No response.)

9 COUNCILMAN GREENLEE: Seeing
10 none for this panel, thank you all very
11 much.

12 Just for the record,
13 Mr. Koutroubas I know has to get back. I
14 just want to note for the record he is
15 here. He is not asking to testify.

16 MS. PENN: Okay.

17 COUNCILMAN GREENLEE: Who else
18 is -- and, again, I'll put on the record
19 that there are negotiations going to try
20 to find another spot for Little Pete's,
21 which I strongly endorse.

22 (Witnesses approached witness
23 table.)

24 COUNCILMAN GREENLEE: Sir,
25 while you're sitting down, let me just

1 9/30/15 - RULES - BILL 140858
2 put on the record that I do have a letter
3 from John Dougherty, Business Manager,
4 Local 98, IBEW in support of this
5 project.

6 Mr. Evans, you'd like to speak
7 first?

8 MR. EVANS: Yes.

9 COUNCILMAN GREENLEE: Please
10 identify yourself and proceed.

11 MR. EVANS: Sure. Brandon
12 Evans, Unite Here, Local 274, the
13 Hospitality Workers Union here in
14 Philadelphia. We absolutely support this
15 project. We think it's a good project.
16 It's been a pleasure working with Carol
17 and her team.

18 COUNCILMAN GREENLEE: Okay.
19 You can come back and testify any time,
20 you know. Those 20-second testimonies
21 are great. I love them.

22 And the record will reflect six
23 other members stood up in support of that
24 testimony.

25 Sir, please identify yourself.

1 9/30/15 - RULES - BILL 140858

2 MR. GOODWIN: Charles Goodwin,
3 President, Center City Residents
4 Association. Everything that's been said
5 about our position on this project is
6 true that I've heard today. It has our
7 enthusiastic non-opposition, which is
8 about as enthusiastic as we get. The
9 developer's cooperation with the
10 community, both the greater neighborhood,
11 the concerns of near neighbors, their
12 work on labor issues and at least their
13 expressed concern about diversity issues
14 have all been exemplary. It's been great
15 working with them. And I'm done unless
16 any of you have a question for me.

17 COUNCILMAN GREENLEE: I don't
18 think so. I like enthusiastic
19 non-opposition. I like that one.

20 Okay. Councilman Johnson. I'm
21 sorry.

22 COUNCILMAN JOHNSON: Is this
23 the last person?

24 COUNCILMAN GREENLEE: Anyone
25 else here want to testify?

1 9/30/15 - RULES - BILL 140858

2 (No response.)

3 COUNCILMAN GREENLEE: Yes. The
4 answer is yes.

5 COUNCILMAN JOHNSON: Little
6 Pete's is coming?

7 COUNCILMAN GREENLEE: Pardon
8 me?

9 COUNCILMAN JOHNSON: Little
10 Pete's.

11 COUNCILMAN GREENLEE: No. He's
12 not going to, no.

13 MR. GOODWIN: I should add one
14 thing, though. I appreciate the
15 consideration on relocating the business.
16 I was just getting a cheese steak last
17 night at about 1:00 in the morning at
18 Little Pete's, and there are people who
19 have been employed there for decades who
20 are concerned about their jobs, and I
21 hope that we can redouble our efforts
22 both to relocate the business and for
23 people who have held the same job for two
24 decades or more. It is hard to find
25 another job. And what we can do to seek

1 9/30/15 - RULES - BILL 140858

2 better transition assistance for those
3 people would be important.

4 COUNCILMAN GREENLEE: It's
5 something that I think a lot of us have
6 been --

7 (Applause.)

8 COUNCILMAN GREENLEE: Something
9 a lot of us have been involved in, and I
10 can add my enthusiastic support of that
11 statement that you just made. But they
12 are in the works, and you heard what I
13 said earlier, we need to keep places like
14 that in Center City, in my opinion.

15 COUNCILMAN JOHNSON: He can
16 always come to Point Breeze.

17 COUNCILMAN GREENLEE: Pardon
18 me?

19 COUNCILMAN JOHNSON: He can
20 always come to Point Breeze.

21 COUNCILMAN GREENLEE: Maybe
22 they can open a third one in Point
23 Breeze. How about that?

24 Okay. Any other questions?

25 (No response.)

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Seeing
3 none, that concludes the --

4 COUNCILMAN JOHNSON: I have --

5 COUNCILMAN GREENLEE: I'm
6 sorry, Councilman.

7 COUNCILMAN JOHNSON: I do have
8 something I want to state just for the
9 record.

10 COUNCILMAN GREENLEE: Please.

11 COUNCILMAN JOHNSON: So I would
12 like to pass the bill out of Committee.
13 However, I do want to follow up with
14 Carol and your team regarding the
15 information that my colleagues questioned
16 regarding at least getting us an idea
17 about minority participation,
18 specifically on the management level,
19 with the management company. And I think
20 Blondell Reynolds Brown pointed out one
21 key component. The best prediction of
22 future behavior is past behavior. So at
23 least if you're working through
24 negotiations through a letter of intent
25 and can't give us everything because of

1 9/30/15 - RULES - BILL 140858

2 the confidentiality agreement, I'm quite
3 sure there's data regarding how the
4 company operates other boutique hotels
5 and other hotels throughout the country
6 since Hyatt is a national brand. And so
7 I think that will be helpful to make some
8 folks feel still comfortable as we go
9 through this process. And it was also
10 brought to my attention by another one of
11 my colleagues, Councilwoman Cindy Bass.

12 So they're going to work with
13 me to bring it out of Committee, but we
14 want to follow up with some additional
15 concrete information, at least so people
16 can get an idea that when this company
17 does come, a hotel is great, we want to
18 put people to work, but also specifically
19 in the City of Philadelphia we want to
20 make sure African Americans, minorities,
21 people of color have an opportunity to
22 participate on a management level as
23 well. Okay?

24 Thank you very much.

25 COUNCILMAN GREENLEE: Thank

1 9/30/15 - RULES - BILL 140858

2 you, Councilman.

3 (Appause.)

4 COUNCILMAN GREENLEE: Thank you
5 to everybody.

6 If there are no other questions
7 or comments, that concludes the hearing
8 of the Committee on Rules. We will now
9 go into our public meeting, and the Chair
10 recognizes Councilman Goode.

11 COUNCILMAN GOODE: Thank you,
12 Mr. Chairman. I move the amendments to
13 Bill No. 150505, 150666, 150502, 150348,
14 150145, and 140858 be approved.

15 COUNCILMAN GREENLEE: Is there
16 a second?

17 (Duly seconded.)

18 COUNCILMAN GREENLEE: It's been
19 moved and seconded the amendments to
20 those bills be approved.

21 All in favor?

22 (Aye.)

23 COUNCILMAN GREENLEE: Opposed?

24 (No response.)

25 COUNCILMAN GREENLEE: Hearing

1 9/30/15 - RULES - BILL 140858

2 none, the amendments that the bills that
3 Councilman Goode just referenced are
4 approved.

5 Once again, Councilman Goode.

6 COUNCILMAN GOODE: I move that
7 Bills 150505, 150666, 150502, 150348,
8 150145, 140858, all as amended, be
9 approved out of Committee with a
10 favorable recommendation and the rules of
11 Council be suspended so as to permit
12 first reading at our next Council
13 session.

14 (Duly seconded.)

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

17 All in favor?

18 (Aye.)

19 COUNCILMAN GREENLEE: Opposed?

20 (No response.)

21 COUNCILMAN GREENLEE: Hearing
22 none, again, the bills Councilman Goode
23 referenced, as amended, are reported out
24 of this Committee favorably with a rules
25 suspension.

1 9/30/15 - RULES - BILL 140858

2 Councilman Goode.

3 COUNCILMAN GOODE: I move that
4 Bill 150542 be reported out of this
5 Committee with a favorable recommendation
6 and the rules of Council be suspended so
7 as to permit first reading at our next
8 session of Council.

9 (Duly seconded.)

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

12 All in favor?

13 (Aye.)

14 COUNCILMAN GREENLEE: Opposed?

15 (No response.)

16 COUNCILMAN GREENLEE: Hearing
17 none, Bill No. 150542 reported out of
18 this Committee favorably with a rules
19 suspension.

20 Councilman Goode.

21 COUNCILMAN GOODE: I move that
22 Bill 150615 be reported out of this
23 Committee with a favorable recommendation
24 and the rules be suspended to permit
25 first reading at our next Council

1 9/30/15 - RULES - BILL 140858

2 session.

3 (Duly seconded.)

4 COUNCILMAN GREENLEE: It's been

5 moved and seconded.

6 All in favor please say aye.

7 (Aye.)

8 COUNCILMAN GREENLEE: Opposed?

9 (No response.)

10 COUNCILMAN GREENLEE: Hearing

11 none, Bill No. 150615 reported out of

12 this Committee favorably with a rules

13 suspension.

14 Councilman Goode.

15 COUNCILMAN GOODE: I move that

16 Bill 150668 be reported out of this

17 Committee with a favorable recommendation

18 and the rules of Council be suspended so

19 as to permit first reading at our next

20 Council session.

21 (Duly seconded.)

22 COUNCILMAN GREENLEE: It's been

23 moved and seconded.

24 All in favor?

25 (Aye.)

1 9/30/15 - RULES - BILL 140858

2 COUNCILMAN GREENLEE: Opposed?

3 (No response.)

4 COUNCILMAN GREENLEE: Hearing

5 none, Bill No. 150668 is reported out of
6 this Committee favorably with a rules
7 suspension.

8 That concludes the business of
9 the Rules Committee today. Thank you all
10 very much for your participation.

11 (Committee on Rules concluded
12 at 12:00 p.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this
transcript does not apply to any reproduction
of the same by any means, unless under the
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Committee on Rules
September 30, 2015

Page 1

A							
a.m 1:7	10:10	adopted 5:18	amend 3:17	10:5 13:9	61:20 72:7	101:15,20	71:2,19
ability 80:14	Act 59:24	adults 27:21	8:14 11:22	38:11 40:12	approving	104:9	average
able 83:8	action 77:4	advance	54:6 56:12	55:17 58:2	59:8 71:4	assault 24:17	37:18
86:24 87:3	105:18	101:19	57:13 70:14	73:5 74:4	approximat...	24:19,23	avoid 26:21
87:18,22	active 9:11	advances	75:16,21	77:11 113:4	57:10 72:5	26:10	avoiding
89:4,15	10:14,15,23	5:21	amended	anticipated	72:12,17	assemblages	26:20
90:16 91:10	11:2,4	15:14	6:15 38:19	42:20	79:20 83:4	15:14	aware 43:16
100:12	85:16	Affairs 20:2	42:25 118:8	anxiety 23:10	appurtenan...	assess 59:19	47:18
101:8,17	activity 11:5	affect 49:5	118:23	anybody 2:6	48:5,15	assessment	108:20
103:24	55:8	afraid 24:25	amending 3:5	31:23 63:19	April 23:16	59:12,21	aye 117:22
absolutely	actual 47:8	African 97:8	3:10 18:24	anybody's	55:11	assets 49:6	118:18
63:6 74:19	add 19:4	100:6	19:3 35:17	27:23	arc 16:16	assigned	119:13
106:9,11	51:23 62:3	116:20	39:5	anyway 52:2	architect	21:14	120:6,7,25
111:14	85:20 88:18	aftermath	amendment	apologize	16:18 81:14	assist 25:15	
access 21:22	113:13	24:22	11:17 14:10	2:21 43:13	architects	27:13	B
22:5,24	114:10	aged 24:23	16:4,6,9	appearance	46:25 52:24	assistance	B 1:14 105:23
23:12 27:3	added 72:4,6	agenda 43:17	50:17 55:12	21:11	82:3	27:5 95:6	baby's 31:19
28:18 36:10	adding 3:7,8	agent 63:23	57:21 70:8	appeared	architectural	114:2	back 14:25
36:13,20	3:12 35:21	ago 74:16	72:8	24:14 43:17	44:11	associated	35:12 36:14
42:12 44:8	45:20 55:8	agree 20:17	amendments	applauded	area 3:11,20	66:15	45:22 100:4
45:13,14	70:21	53:4,5,12	4:25 38:18	32:22	4:17,21 6:7	Associates	102:5
46:2,8,18	addition 6:6	106:3	38:24 41:12	Applause	8:17 9:6	97:22	104:14,19
46:21 47:5	54:10 55:5	agreed 109:2	41:24 42:7	114:7 117:3	11:25 12:17	Association	107:3
47:13,16	56:14 57:8	agreement	43:5,24	applicant	12:23 14:25	5:6 9:22	110:13
48:4,8,16	57:9,15	59:15 81:4	51:4,23,24	52:7	17:5 37:24	35:5 59:8	111:19
48:20 49:3	72:16,18	86:24 87:21	53:8,11	applies 22:18	44:16 58:21	67:5,6 78:9	balconies
accessible	76:17 90:18	87:25 92:14	117:12,19	apply 122:21	62:20,22	81:3 112:4	35:19 36:13
20:25 23:4	additional	92:16	118:2	appreciate	69:13 70:17	assume 34:7	36:25 37:11
37:6	5:10 13:5	99:16	amends 4:14	30:13 69:19	71:15 75:19	assured 92:5	37:17,21
accessing	48:5,14	101:17,22	4:20 54:21	94:12 95:5	84:4,5 87:2	astonishing	38:4 40:21
23:7,10	50:18 80:20	104:9 116:2	71:13	113:14	91:3,15	84:8	42:12 49:7
26:9 27:7	87:12 93:23	ahead 41:23	amenities	approached	area's 5:25	athletic 71:17	49:13,19
27:18	116:14	42:2	56:23 57:4	3:23 14:16	areas 3:19	attached 81:5	50:4,20,22
accessory	91:8,14	aim 83:12	79:21	19:12 35:24	8:16 11:24	attack 24:6	balcony 37:2
44:25	91:8,14	85:15	amenity	39:18 54:12	26:21 50:24	24:10 25:6	37:7,9 38:2
accommoda...	address 56:19	air 37:10 48:9	47:21	73:16 75:24	57:6 70:16	attackers	38:6 40:10
27:11	77:22 81:18	airport 33:9	American	110:22	75:18	24:11,18,23	40:22,24
accommoda...	103:15	34:8	100:6	appropriate	argue 105:20	attention 2:6	50:7,14
21:23	addressed	akin 81:10	Americans	23:12	arisen 46:7	29:18	balustrade
accomplishes	2:19 68:5	allow 31:23	97:9 116:20	approval	arrested	116:10	37:5 50:14
60:24	103:16,17	50:12 55:4	amount 106:7	6:14 10:2	24:24	attractive	banquets
accord 10:3	addressing	76:21 80:4	anatomy	38:10 52:2	arrive 24:19	48:12	79:22
21:12 55:15	79:4	89:16 92:16	21:14	52:6,12	47:2	Audenried	bar 84:5
73:2	adds 4:19,21	94:3	and/or 27:13	55:15 77:10	articulate	91:15	base 88:16
accumulated	50:17 71:15	allowed 31:7	62:3 122:23	approve	49:21	August 87:5	based 21:19
15:15	adjacent	allowing 44:7	Andrew	70:20 72:17	asked 15:20	authorizing	21:23 80:2
accurately	49:25	44:13 48:24	51:19,19	approved	82:6 97:19	59:13,17	87:18,19
122:5	adjustment	54:10	Angela 89:20	55:11 59:22	97:23 98:5	available	basically
acknowledg...	80:20	allows 25:22	announce	61:23 72:22	99:4 103:14	82:8 100:5	16:15 40:23
20:14	administrat...	alumnus	2:15	72:25	103:17	Avenue 58:23	81:6
acres 72:5	57:5	74:24	anomaly	117:14,20	asking 81:9	58:24 59:3	basis 20:17
acronyms	administrat...	ambiguous	44:12	118:4,9	110:15	64:4,8,25	64:14
	73:2	36:23	answer 6:16	approves	aspects	66:4 70:23	Bass 1:10
							6:22 9:5

Committee on Rules
September 30, 2015

Page 2

74:14	76:25 83:18	32:1 33:1	91:1 92:1	12:17 70:17	115:20	59:4,16,18	79:25 92:6
106:18	belt 51:24	34:1,22	93:1,25	70:22,24	Bruce 14:22	60:16,17	cases 47:18
107:12,14	benefit 23:5	35:1,5,7,14	94:1,4 95:1	75:19 76:12	brutal 24:3	61:4 63:23	52:5 84:18
108:3,12	88:4 89:17	35:16 36:1	96:1 97:1	bounding	build 42:24	65:7,7 66:7	CCRA 87:4,4
109:4	91:12	36:5,9 37:1	98:1 99:1	76:18	79:18 81:10	66:17,19	103:11,12
116:11	best 45:18	38:1,10,18	100:1 101:1	boutique	builders 48:7	67:4,21,23	CDC 66:6
bathroom	46:15 52:10	38:22,23	102:1,22	82:11 96:10	building	67:25 68:22	67:6
19:8 20:12	52:21 57:24	39:1,4,5	103:1 104:1	116:4	36:15 37:4	93:7 111:3	cell 24:10
20:22 21:5	102:13,23	40:1 41:1	105:1 106:1	boutique-st...	37:7,8,20	113:15,22	Center 42:15
23:19 25:21	115:21	41:12 42:1	106:21	96:13	37:22 47:21	121:8	78:8 81:2
26:25 27:4	bet 64:5,16	42:5,8,8,24	107:1 108:1	brand 95:15	48:7,10	businesses	83:24 93:6
27:6,7,14	better 45:6	43:1,12,14	109:1 110:1	95:16,17	50:12 54:11	19:2,4	94:20 95:4
27:22 28:2	57:3 105:17	43:16 44:1	111:1 112:1	96:10,10	56:16 57:9	61:14 64:8	105:7,11
28:9,19	114:2	44:4,18	113:1 114:1	97:23 116:6	79:15,18,19	64:11 66:14	112:3
30:4,6 31:5	beverage	45:1,10,15	115:1,12	branded	79:25 80:16	89:3	114:14
31:7,9,13	84:4	46:1 47:1	116:1 117:1	82:12 95:14	83:7 84:25	by-right 44:9	Central 5:18
32:11 33:11	beyond 26:23	47:25 48:1	117:13	Brandon	85:9,11	44:14,20	6:8 77:7
33:17	29:3 38:5	48:14 49:1	118:1 119:1	111:11	105:7	45:9 48:22	Centric 95:14
bathrooms	49:14	49:20 50:1	119:4,17,22	break 5:12	building's	49:11 52:10	95:15 96:9
20:15,18,25	BID 60:10,12	50:6,12	120:1,11,16	Breeze	48:13	76:22 80:5	century 84:21
21:24 22:19	60:18,24	51:1 52:1	121:1,5	114:16,20	buildings		certain 3:16
22:22 23:2	61:15 64:2	52:15 53:1	bill's 12:25	114:23	19:7 20:10	C	3:19 8:16
23:7,11	66:25 67:9	53:5,22	bills 1:15	brick 84:20	21:25 40:21	C 105:24	11:24 19:6
26:9 27:10	67:13,20	54:1,3,5,18	117:20	brief 82:7	50:19 84:17	cafeteria 55:7	19:10 20:7
27:19,20	68:12,13,25	54:21 55:1	118:2,7,22	106:23	84:19,20	calendar	35:22 58:25
28:21 29:25	big 86:17	55:3,14	bird's 85:2	107:15	built 43:3	42:10	59:25 70:16
29:25 33:19	bill 2:15,17	56:1,7,11	birth 21:15	briefly 15:9	46:9 47:19	call 2:24	75:18
33:20 34:8	2:18,23 3:1	57:1,11,23	22:8	81:14	84:20 96:12	Callowhill	101:15
34:9	3:2,4 4:1,10	58:1,14,17	bit 47:10 93:3	109:11	burden 23:15	3:10,22	certainly 45:5
bay 50:7	4:14,25 5:1	58:18 59:1	107:18	bring 78:11	burgers	4:18,20 5:8	51:4 94:8
bears 28:4	5:16 6:1,14	60:1 61:1	108:4	116:13	94:18	5:11,24 6:5	94:11
beat 74:16	7:1 8:1,5,9	61:21 62:1	bleeding	bringing	Burns 4:5,7	6:10 12:2	certificate
beating 24:3	8:12,13 9:1	63:1 64:1	24:15,21	29:18 68:21	6:19 7:4,7	12:18 16:14	22:8 122:2
74:18	9:3,6,14	65:1 66:1	block 39:24	79:3 82:14	7:15,20,25	campus 71:25	certification
beautiful	10:1,2 11:1	67:1 68:1	76:12,16,18	brings 20:18	8:5,21,22	cancelled	122:20
83:23	11:9,12,16	69:1 70:1,3	76:19	80:3	8:24 10:8	2:17	CERTIFY
beds 82:19	11:19,21	70:6,9,11	blocks 5:13	Broad 12:4	10:12,18,21	capital 89:4	122:3
began 87:4,6	12:1,13,16	70:13 71:1	58:25 82:4	12:20 70:24	10:24 11:8	Capriotti	certifying
behalf 41:19	12:21 13:1	71:9,13	Blondell 1:13	72:2	12:7,8,12	62:2	122:24
59:14 86:8	13:6,6 14:1	72:1,7,17	115:20	broadly	13:12,19	capture 5:14	cetera 94:18
behavior	14:15 15:1	72:25 73:1	blow 24:13	42:14	14:2 36:3,4	captured	chain 95:11
21:11	16:1,7 17:1	74:1 75:1	Bobby 1:11	broker 93:5	38:14,21	25:9	95:17 96:3
102:14,15	18:1,14,21	75:11,14,15	65:8	brothers	39:6,9,13	care 43:22	96:3,3
115:22,22	18:23 19:1	76:1,8,11	body 24:3,11	92:24	40:12,13,17	55:3	chair 1:10
beliefs 92:3	20:1,4,7,23	76:18,21	bonus 5:9	brought	40:20 41:3	Carl 14:21	2:12,24 7:3
92:11	21:1 22:1	77:1,10,19	bonuses 3:12	116:10	51:15 54:16	Carol 81:16	13:16 17:10
believe 7:7,13	23:1 24:1	78:1,11	4:21 5:10	Brown 1:13	54:17 55:20	85:21	18:8 40:19
14:25 15:23	25:1,15,19	79:1,6 80:1	bottom 40:23	2:14 74:21	58:8 71:7,8	107:17	41:21 60:7
34:11 42:5	26:1 27:1	81:1 82:1	bottom-up	102:9,10	73:10 76:3	111:16	77:17 117:9
42:7 49:23	28:1,24	83:1 84:1	67:2	103:3,19	76:7 77:14	115:14	Chairman
believes	29:1,4,6,18	85:1 86:1	bounded 3:20	104:10	78:16 79:7	carpentry	73:19
46:14	29:19 30:1	87:1 88:1	4:17 8:17	105:3,13	business	89:25	106:14
below-grade	30:14 31:1	89:1 90:1	9:7 11:25	106:6,10,12	15:16 16:12	carries 9:19	117:12
						case 52:5	

Committee on Rules
September 30, 2015

Page 3

Chancellor	21:14	clause 101:22	39:16,17	18:5 19:25	12:24	confronted	continue
75:20 76:12	Cindy 1:10	clauses	40:21 53:9	28:25 29:5	competitive	23:22	57:24 60:13
78:23 79:10	116:11	102:25	86:24 97:5	35:10 41:21	92:18	connection	68:13 88:9
80:23 83:9	circumstan...	cleaner 61:8	100:21	42:5 43:6	complaints	3:15 4:23	88:15,19
83:10 84:14	53:2	clear 50:5	111:19	43:17 47:2	42:11	91:21	91:12 93:7
85:13,24	cisgender	94:17 110:3	114:16,20	52:25 53:6	completed	connections	103:20
97:22 98:4	22:13,16	Clemens	116:17	56:2 60:9	21:17	5:12 6:4	continued
98:17,17	32:2	85:23 88:6	comes 46:5	61:13,20	completely	conservation	18:10
99:7	citizens 63:7	97:17 98:5	46:21 74:17	65:20 67:9	80:16,21	9:20 44:10	continues
change 31:22	city 1:2,6	98:6,21	102:17	72:14 73:20	compliance	44:19 48:19	5:16
33:11 34:14	2:20 4:9,11	99:3 104:5	comfort 81:6	94:2 100:18	73:24 80:17	48:22 49:10	continuing
104:16	5:18 6:12	104:7	comfortable	106:19	complicatio...	consider 13:6	64:6
changed 30:3	9:2,4,16,24	CLERK 3:4	23:6 102:6	115:12	26:16	15:11 28:25	contractor
30:10 45:24	12:14 13:2	8:13 11:21	103:13	116:13	component	109:2	89:24
80:3	13:3 17:5	18:23 35:16	116:8	117:8 118:9	115:21	consideration	control
changes 3:16	20:3 22:5	54:5 58:18	coming 60:9	118:24	components	46:12	122:23
35:22 60:22	25:17 28:13	70:13 75:15	84:8 91:9	119:5,18,23	48:12	113:15	controlled
72:23	28:16 29:21	close 15:6	105:16	120:12,17	compressor	considered	97:6
changing	30:15 36:6	33:22	113:6	121:6,9,11	48:9	44:21	controlling
3:18 4:15	38:8 42:15	closely 7:9	comments	Committee's	compromise	consistent	57:17
8:15 11:23	50:25 54:19	CMX-2 45:2	6:21 39:2	18:18	53:10	5:20 6:9	controls
31:19,22	55:10 56:8	CMX-2.5	42:22 69:21	commonsens...	conceived	36:16 49:15	50:23
32:22 70:15	57:18 59:15	45:2	78:25	29:19 51:23	82:11	consistently	convenient
75:17	61:24 62:14	CMX-3 37:13	107:22	communities	concern	22:2	31:6
Chapter 3:11	65:20 66:16	45:2	117:7	42:16	112:13	conspicuous	Convention
19:3	71:10 72:15	CMX-4 37:13	Commerce	community	concerned	45:23	105:7,10
character	72:20,24	76:14 79:8	59:14	7:6,8,9,14	42:16	constituents	conversation
44:12,16	76:9 77:8	79:14,24	commercial	26:24 29:3	113:20	87:2	2:7
characteris...	78:8 81:2	CMX-5 37:13	12:24 44:24	54:9,24	concerns 68:6	constitute	convulsing
21:12	82:15 83:24	76:15,16	60:19 61:7	55:2 56:21	112:11	47:22	24:20
Charles	84:9,9,16	79:9,12	66:3,21	57:18 59:24	concluded	constituting	cooperation
112:2	85:7 93:6	80:3	71:20 76:15	61:4 65:23	121:11	56:16	112:9
charter 91:16	93:17 94:20	Coalition	76:16 79:8	65:25 66:17	concludes	construct	coordination
Chase 57:17	94:24 95:4	39:3 41:20	79:14	67:3,24	28:22 115:3	79:19	5:3
cheese 113:16	97:3 105:19	42:4 46:14	Commission	69:3 81:20	117:7 121:8	construction	copies 43:5
Cherokee	112:3	code 3:6 4:24	4:9 5:2,19	100:7	concrete	55:4 56:14	copy 41:11
8:18 9:8,15	114:14	5:10 10:11	6:12 9:2,24	112:10	116:15	57:7,14	87:24
child 31:21	116:19	18:25 35:18	13:3,4	commute	conditioning	71:5 72:9	corner 46:5,9
children	City-contro...	36:25 42:13	15:10,21,24	91:6	48:9	85:23 88:5	corporate
27:15,19,22	21:25	42:18,21	16:2 38:8	companies	conditions	88:6 93:13	92:3,10
Chinatown	City-owned	46:7 47:6	48:25 51:12	108:16	3:17 19:11	97:18 98:6	107:23
6:10	19:6 20:10	50:25 75:22	53:7 55:10	company	35:23 59:25	98:7,10,15	108:5
choose 22:14	Citywide 77:6	80:17	57:19 72:15	85:23 88:5	conducive	98:21,24	corporately
22:17 31:24	Civic 67:5	cohesive 61:8	72:21,25	88:6 96:9	65:6	99:4 100:25	107:25
Chris 93:2	72:14	collaborative	77:3,8 80:8	97:7,18	conducted	104:5,6,8	corporation
Chrissy 23:18	clarification	68:10	80:11	98:6,7,22	67:22	109:25	59:6 65:23
23:22 24:2	36:10	collaborativ...	commitment	99:4 104:4	confidential...	consultants	95:16
24:4,7,20	clarity 97:20	67:7	81:6	108:5	101:16,22	15:4	correct 16:8
24:24 25:10	Clarke 71:12	colleagues	committee	115:19	102:25	consumed	17:15 32:14
Chrissy's	classification	115:15	1:3 2:4,10	116:4,16	116:2	94:17	80:19
24:11 25:8	50:11 71:22	116:11	2:12,19 4:7	comparison	configuration	contained	109:14,18
25:13	classificatio...	color 116:21	6:23 8:24	84:25	80:14	122:5	122:8
chromosomal	37:15 71:21	come 33:10	17:18 18:5	compatible	conflict 52:9	context 84:22	correction

Committee on Rules
September 30, 2015

Page 4

56:19 corrective 77:4 corrects 36:18 corridor 60:19 61:7 64:15 66:3 66:21 cost 59:11 64:22 Council 1:2 2:20 4:11 9:4 12:14 29:7 36:6 54:19 56:9 61:24 65:20 66:17 71:10 71:11 76:9 94:4 118:11 118:12 119:6,8,25 120:18,20 Council's 68:24 Councilman 1:10,11,11 1:12,12,13 2:2,11,13 2:13 3:25 4:6 6:18,25 7:2,10,17 7:23 8:2,3,7 8:11,20,23 10:7,16,19 10:22 11:6 11:11,15 12:6,10 13:11,14,15 13:23 14:3 14:5,6,9,12 14:13,18 15:9,20 16:3,5,10 16:25 17:7 17:8,9,16 17:21,24,25 18:4,7,9,13 18:17 19:14 19:19,23 20:5,6 28:23 29:11 29:13,15	30:20,21,22 32:18,21 33:2,6 34:17,21,25 35:11 36:2 38:13,15,16 38:25 39:7 39:10,15,20 40:2,8,11 40:15,18 41:4,8,15 41:22 43:7 43:10,15,20 43:23 51:2 51:6,8,18 52:13,19,22 53:3,14,17 53:18,21,25 54:14 55:19 55:25 56:10 58:4,10,13 58:16 60:2 60:5,6 61:17,18 62:7,10 63:15,17 65:15,19 67:15 69:5 69:18,23 70:5 71:6 73:7,13 74:6,20 75:2,6,10 75:13 76:2 77:13,15,16 78:13,14,24 81:23 85:17 86:18,18,21 86:22 91:4 92:12,23 94:6,8 99:8 99:10,19 100:14 101:5,18 102:8 105:8 105:12 106:15 107:6,11 109:6,10,11 109:16,21 110:2,6,9 110:17,24 111:9,18	112:17,20 112:22,24 113:3,5,7,9 113:11 114:4,8,15 114:17,19 114:21 115:2,4,5,6 115:7,10,11 116:25 117:2,4,10 117:11,15 117:18,23 117:25 118:3,5,6 118:15,19 118:21,22 119:2,3,10 119:14,16 119:20,21 120:4,8,10 120:14,15 120:22 121:2,4 councilmanic 105:21 Councilme... 4:12,13 9:5 12:15 36:7 36:7 54:20 71:11 76:10 Councilme... 6:22 Councilwo... 1:10,13,14 2:14 29:14 30:23,24 31:4,12 32:8,16,19 33:4,7,8,24 34:16,18 74:14,21 86:9,14 95:8,9,19 95:23 96:20 97:11,14,24 98:14,23 99:11,22 100:19 101:10,23 102:7,9,10 102:11 103:3,19	104:10 105:3,13 106:6,10,12 106:17 107:12,14 108:3,12 109:4,7 116:11 country 29:22 95:25 96:12 102:18 116:5 couple 84:18 95:10 106:19 course 22:20 31:10,11 45:17 47:7 67:12 80:24 82:7 cover 40:7,10 covered 24:4 38:7 covers 38:4,5 create 5:13 5:22 28:11 52:9 93:13 created 28:16 creates 48:11 creating 16:21 82:16 creation 93:12 critical 90:21 Crosstown 39:3 41:19 42:4 46:14 CTR58 5:22 CTR69 6:3 culinary 91:18 culture 96:18 curious 102:15 current 49:16 currently 21:7 79:24 84:7 85:14 93:15 customers 25:18 62:23 cuts 24:22	D daily 20:16 Dan 63:11 dangerous 20:23 28:12 DAS 82:3 data 87:12,18 98:3,5,7 100:10 108:9,22 116:3 database 88:19 103:22 date 13:17 David 81:13 82:2 day 15:18 21:4 day-to-day 64:14 days 13:5 43:19 61:22 decades 113:19,24 deck 44:8 45:13,19 46:3,8,17 46:18 48:3 48:8,15,20 decks 35:20 36:11,18 42:12 44:8 44:25 45:17 46:8 DeCOU 39:23,24 40:5,9,25 41:6 dedicated 63:6 deep 62:22 deeply 92:7 deference 48:17 define 40:7 defined 37:3 defines 21:7 definition 36:12 40:6 40:10 definitions 3:6 4:22	35:21 dehydration 26:17 delay 2:3 democratic 68:10 demolish 79:18 demolition 100:25 demonstrate 52:7 DENNIS 1:12 density 37:16 Department 5:4 49:16 64:23 describe 81:15 described 67:24 design 72:14 80:8 81:16 96:15 designated 23:3 64:11 designating 59:3 designation 9:10,12 76:15 79:14 79:24 designations 3:19 4:16 8:16 11:24 70:16 75:18 desk 100:3 destination 83:13,14 detail 103:4 details 92:9 101:9 104:24 determined 56:24 developed 90:2 developer 15:17 77:20 developer's 112:9 developers 81:17	developing 96:11 development 4:8 6:2 8:25 15:5,13 16:23 42:17 45:12 54:7 56:12 65:23 76:22 81:4 81:11 87:21 94:15 Diamond 70:19,23 difference 52:17,20 95:18 different 27:9 27:12,15 86:22 90:11 96:14 109:13,17 109:20 difficulty 27:7 diligently 67:11 diner 95:2 dining 56:15 56:25 57:4 direct 93:14 122:23 directive 96:15 directly 108:23 Director 20:2 59:14 65:22 73:24 85:24 disabilities 27:4 disabled 88:18 89:8 89:14 disallow 48:14 disappointi... 107:18 discriminat... 21:19 26:6 discuss 46:24 80:6 99:23 discussion 92:21	discussions 15:23 disguise 45:18 distributing 44:3 district 3:10 4:20 5:7,18 5:25 6:8 49:6 51:25 54:7 55:14 56:13 58:20 58:21 59:4 59:7,8,9,13 59:16,17,19 59:20 64:12 66:8,19 67:25 68:22 71:4,16,23 72:6,24 77:7 79:9 91:5 105:21 districts 3:8 37:14,14 44:10,11,13 44:19,20 45:2 48:18 48:19,21,22 49:9,10 diversified 90:8 diversity 92:4 92:11 97:13 112:13 Division 4:8 8:25 document 99:5 doing 21:2,3 93:22 104:6 109:3 donated 9:19 door 31:16 33:20,22 34:13 47:5 47:12 83:11 85:13 Dougherty 111:3 dozen 67:11 drafted 5:2 dragging 24:11
---	---	--	--	---	--	--	---

Committee on Rules
September 30, 2015

Page 5

dress 22:2	70:18,22	entitled 3:6,7	excellent	83:6	feeling 23:15	fitting 45:7	formed 87:9
Drexel 90:12	eliminate	3:9,11,13	20:24	eye 85:2	feels 77:3	84:22	87:10,20
Drive 8:19	20:25 23:14	3:14 18:25	exception		fees 59:12	Fitzpatrick	92:15
9:8	eliminating	19:3 35:18	44:17,21	F	feet 36:14,17	19:16,18,21	former 5:24
due 25:8	25:16	75:23	45:9 48:23	F 73:23	36:21 37:18	19:22,25	71:24
76:17	embarrassed	entity 97:23	49:12	fabric 45:7	37:22 45:21	29:16 30:19	formula
Duly 117:17	25:3	98:4	excited 87:22	face 23:6,9,24	45:22,25	31:3,10,14	46:25 47:8
118:14	employed	entrance	exciting	24:2 26:5	46:23 49:14	32:14,24	forward
119:9 120:3	63:2 113:19	83:17	16:22 17:5	facilitated	50:10 52:15	33:15,25	15:10 26:14
120:21	employee	entreprene...	60:20	65:9	52:16 57:11	35:8,9	53:12 61:6
	24:16	63:7	execute 59:15	facilities 19:8	72:13,18	five 17:6 44:4	65:10 67:8
E	employees	environment	Executive	19:10 20:12	76:24 83:3	80:2	87:24 89:21
earlier	24:9 25:18	62:24 82:17	65:22	20:13 26:19	female 21:9	flee 24:18	102:12
114:13	91:6	84:10	exemplary	31:18 32:5	fetal 24:5	floor 3:11	found 12:10
early 16:22	employment	envisioned	112:14	32:7 33:17	figure 104:17	4:20 37:4	108:10
80:8,8 87:7	106:2	84:3	exempts	34:5,6	figuring	37:20 38:6	four 83:20
92:20	enables 22:24	EOP 77:24	76:19	56:15 57:2	104:22	40:22,23	Fox 57:17
107:21	enclose 36:22	81:19 88:12	exhibit 81:5	57:25	filming 24:17	50:22 53:11	frame 47:5,12
earnest 69:2	47:16	88:15,22	exist 22:22	facility 26:12	final 2:20	57:11 76:24	Frankford
ears 86:15	enclosed 37:4	90:18 97:13	existing 6:3	27:11 28:4	68:11 75:14	78:11 83:2	58:23 59:3
easement	37:8 50:5	97:19 98:3	9:9 56:15	31:24 34:14	100:22	83:20 84:2	62:20,21
9:20	80:16,22	109:12,16	57:8,13	56:5 71:17	102:21	84:3	64:4 66:4
easily 91:6	enclosure	109:22,24	72:19 79:15	84:6	finally 24:16	floors 55:7,9	69:15
east 3:9 4:19	45:19 47:24	especially	exists 102:19	facing 26:16	27:24	82:23 83:19	Franklin 12:3
5:8,11	50:19	15:6 32:12	expand 55:6	fact 26:5	find 90:14	focal 62:16	12:19
83:17	encounter	establish	57:5	43:15	93:4,11	focused 82:19	frankly 52:18
echo 78:24	27:16	46:15 66:7	expands 5:9	Fair 21:6,18	94:13 107:4	folder 7:16,21	Frankwich
ECO 3:9	encourage	established	expect 104:20	Fairmount	108:25	7:22 12:9	55:24 56:2
Economic	5:12 91:21	45:13	expenditures	9:18	110:20	folks 42:15	58:5,8,12
59:24 88:3	encouraged	establishing	93:18	faith 105:17	113:24	89:23 90:11	friends 62:23
89:19 97:20	66:18	58:19	experience	family 14:24	finding 93:9	116:8	front 36:14
Econsult	encourages	establishme...	20:23 27:6	far 39:3 80:3	fine 41:6 62:5	follow 115:13	38:2 82:24
87:14 103:5	68:16	19:6 20:8	82:14,15	96:12	110:4	116:14	83:11 85:13
103:6	endorse	estimated	experiences	Farm 63:23	firm 78:22	follow-up	100:3 108:9
Edberg 71:16	110:21	59:11	26:9	fashion 68:14	82:3 98:9	15:22	frontage
edits 44:5	energized	estimates	experiential	father 32:21	98:10 99:3	102:10	85:10
effect 22:4	66:18	93:18	82:20	favor 117:21	99:6	followed	full 61:24
42:18 48:10	enjoy 15:6	et 94:18	explain 99:2	118:17	first 2:15 3:2	104:16	68:3 100:25
efficient 27:3	enjoyable	Evans 111:6	expressed	119:12	10:8 11:16	fond 20:19	fully 50:4
83:6,7,21	20:19	111:8,11,12	112:13	120:6,24	29:6,13	food 84:3	122:5
efficiently	ensure 22:21	event 29:24	Expressway	favorable	41:15 44:2	foot 45:16,18	funding
28:19	27:21 28:17	events 89:8	12:4,20	118:10	62:8,11	46:17 55:5	90:23
efforts 79:3	ensuring	eventually	extend 6:3	119:5,23	67:7 73:9	85:12	funds 64:21
113:21	105:19	10:9 80:11	37:21,23	120:17	77:13 82:23	footprint	funny 29:23
eight 43:18	108:16	everybody	38:5	favorably	82:25 86:17	57:10	further 20:17
either 55:23	entail 57:7	2:3 30:4,8	extended	16:3 29:4	86:20 94:3	force 87:9	49:12 70:20
58:7	entered 23:18	30:11 117:5	57:20	118:24	105:7,10,12	foregoing	future 15:5
elderly 56:5	87:20	everybody's	extension	119:18	105:13	122:7,20	15:12 66:25
Electric 14:23	enthusiastic	2:5	37:3	120:12	107:12	form 44:2	79:16
Electrical	112:7,8,18	evidence	exterior 37:9	121:6	111:7	74:3 89:15	102:14
90:4	114:10	122:4	37:11,17	February	118:12	formation	115:22
elements	entire 26:21	exact 28:4	49:7	71:10 72:21	119:7,25	60:12 63:25	
67:13	76:16	exactly 30:7	extremely	fee 59:21	120:19	64:2	G
Eleventh				feel 116:8			gain 64:14

Committee on Rules
September 30, 2015

Page 6

garage 79:13 79:21 83:17 84:13,15 Garden 3:21 4:17 12:2 12:18 gender 21:7 21:20,23 22:2,8,10 23:3,8 25:19 26:24 27:9,16,23 28:3,5 34:12 gender-con... 25:22 gender-neu... 19:9 20:12 21:24 22:21 26:25 27:10 27:20 gender-segr... 28:15 gender-spe... 23:7 27:18 gendered 23:11 27:7 28:10 34:11 34:15 genders 27:12 general 20:8 89:24 generally 9:7 37:14 58:22 George 60:15 60:15 62:12 getting 69:9 113:16 115:16 Girard 70:25 give 45:5 82:6 87:19 100:19 115:25 given 12:25 86:22 glad 46:24 92:9 99:21 100:13 go 2:7 18:19 18:21 26:19 34:2 35:12	41:23 42:2 82:25 84:5 86:4 93:11 93:20 101:2 107:3 116:8 117:9 goals 88:11 88:25 goes 15:10 25:11 26:3 going 10:9 13:18,19 14:25 17:13 18:19,20 26:20 27:13 30:9 60:17 61:6 78:4 79:11 84:24 90:21 93:13 96:23 104:3 104:15 105:22 110:19 113:12 116:12 good 2:2 4:4 4:5 8:22 14:18,20,21 19:16,21,23 30:24 31:3 36:2 51:22 55:24 60:8 64:5 65:2 69:19 73:18 78:20 81:25 89:10 90:2 90:5 95:9 105:17 111:15 Goode 1:11 2:12 105:8 105:12 109:10,11 109:16,21 110:2 117:10,11 118:3,5,6 118:22 119:2,3,20 119:21 120:14,15 goods 20:9 Goodwin	112:2,2 113:13 gotten 93:2,3 93:10 governance 68:15 governmen... 22:9 graduate 62:21 74:22 graduates 74:15 granted 9:21 great 65:12 91:12 93:17 93:21 94:21 94:25 111:21 112:14 116:17 greater 46:20 103:4 112:10 Green 8:18 9:7 Greenlee 1:10 2:2 3:25 4:6 6:18 8:2,7 8:11,20,23 10:7,16,19 10:22 11:6 11:11,15 12:6,10 13:11 14:5 14:9,13,18 16:5,10,25 17:7,24 18:9,13,17 19:14,19,24 29:11 30:21 32:18 33:2 33:6 34:17 34:21,25 35:11 36:2 38:13 39:10 39:15,20 40:2,8,11 40:15,18 41:4,8,15 41:22 43:7 43:20,23 51:2 53:14 53:18,21,25	54:14 55:19 55:25 58:4 58:10,13,16 60:2 61:17 62:7,10 63:17 65:15 65:19 69:5 69:18,23 70:5 71:6 71:11 73:7 73:13,19 74:6,20 75:2,6,10 75:13 76:2 77:13 78:13 81:23 85:17 86:19,22 92:23 94:6 99:8,10,19 100:14 101:5 102:8 106:15 107:6,11 109:6 110:6 110:9,17,24 111:9,18 112:17,24 113:3,7,11 114:4,8,17 114:21 115:2,5,10 116:25 117:4,15,18 117:23,25 118:15,19 118:21 119:10,14 119:16 120:4,8,10 120:22 121:2,4 grid 6:4 ground 37:18 76:24 group 56:3 81:17 groups 85:5 grow 88:16 103:22 guard 50:15 guardians 27:15 guardrail	37:24 guess 16:7 107:24 guests 84:5 H halfway 30:3 hall 1:6 72:19 84:15 hallway 2:8 hammer 67:12 handful 96:11 happen 64:6 65:3,10 101:3 happening 17:2 26:22 64:6 happens 16:16 happy 6:16 10:5 13:9 29:8 38:11 55:17 58:2 73:5 77:11 harass 25:23 harassment 26:11 27:17 Harbison 58:24 hard 2:8 7:19 40:3 61:2 64:13 66:23 68:19 86:19 88:7 113:24 harm 25:23 harmony 77:23 Harrison 78:21 head 24:5,13 heads 82:19 health 26:15 56:6,24 57:12,16,21 hear 2:8 7:19 40:4,16 97:25 105:23 109:15 heard 104:19 112:6	114:12 hearing 2:17 13:24 60:10 64:12 69:9 72:13 85:25 117:7,25 118:21 119:16 120:10 121:4 heavily 62:15 heavy 12:22 84:19 hedging 64:5 height 3:12 4:21 46:3 47:3,8 52:15 heinous 25:5 held 2:23 67:23 113:23 Helen 19:22 19:25 help 5:25 15:3 20:24 27:2,8 64:21 65:9 89:3,15 93:5,8 94:12 helped 87:14 87:15 helpful 79:2 105:4 116:7 helping 24:7 Henon 1:11 4:12 6:23 36:7 60:5,6 63:15 67:15 Hi 39:23 high 15:7 16:17 45:21 62:21 71:24 high-rise 50:12 higher 50:19 highest 37:20 highlight 86:5 highly 20:22 92:23 hired 103:8	hiring 103:12 103:13 historic 44:9 44:18 48:18 48:21 49:6 49:9 51:25 52:6 Historical 48:25 52:2 historically 105:14 history 102:16 hold 13:24 53:5,6 61:22 Holmesburg 69:16 Holy 54:8,23 54:25 55:12 56:3,6,16 56:20,23 57:12,16,21 58:6 home 24:25 32:3 honor 63:4,10 63:13 68:21 honored 30:17 hope 113:21 hopefully 16:2 29:21 53:9 hoping 89:9 Hopkinson 41:2 Horne 78:17 81:17 85:19 85:22 94:9 hospitality 90:24 91:17 105:5 108:15 111:13 host 89:7 hotel 76:23 76:23 78:4 78:5,23 79:19 82:10 82:12,13,20 83:5,13,14 83:19,19	85:25 90:21 90:23 91:4 91:7,19,25 92:3,17 95:11,12,13 96:6,19 97:4,22 98:4,10,11 99:14 100:16 101:3,8,12 102:3 105:16 109:13,18 109:23 116:17 hotels 82:18 82:21 95:25 97:2,6 116:4,5 House 41:2 housekeeping 99:25 houses 36:11 Hudson 76:23 78:4 hundreds 25:7 Hyatt 78:5 82:12 95:14 95:14,15,21 96:3,9,10 99:9 107:24 107:25 108:7,23 109:3 116:6 Hyatt-bran... 96:6 I Ian 7:8 IBEW 111:4 ID's 22:9 idea 67:8 115:16 116:16 identify 4:3 19:20 28:3 28:6 39:21 41:16 62:7 62:10 63:20 81:24 93:5 111:10,25 identity 21:8
--	---	---	---	---	---	--	--

Committee on Rules
September 30, 2015

Page 7

21:20,24 22:3 ignoring 74:21 illustrated 44:5 imagine 50:8 immediately 23:22 impact 85:6 85:11 87:16 93:17 impetus 67:3 implement 88:15 implementa... 5:17 implementi... 104:8 implications 26:16 important 21:21 25:14 29:2 51:9 67:18 74:13 86:25 91:24 93:9 99:25 100:17 106:4 114:3 improve 42:8 43:2 improvement 58:20,21 59:4,7,16 59:18,24 65:4,25 66:8,19 67:25 68:22 improveme... 59:10 inactive 10:20 inappropri... 12:22 incentivize 6:2 inception 63:5 inches 38:4 46:2,24 50:16 52:15 52:16 incident 25:3	include 21:10 21:15 47:20 57:14 included 25:25 includes 58:22 including 5:22 6:4 24:8 59:9 66:2 inclusion 88:8 92:4,11 102:2,18 107:24 108:6,17 incorporated 9:16 44:18 50:24 59:5 59:19 incorporati... 9:17 incorrectly 2:16 incredible 68:19 independent 56:21 82:11 96:18 independen... 103:15 indirect 93:14 individual 28:14 individual's 21:10 individuals 20:21 21:3 21:16 22:24 23:5 26:8 industrial 5:24 12:22 71:21 industry 97:4 infections 26:18 information 18:18 87:13 96:22 99:13 99:16,18 102:12,20 105:9	107:19 115:15 116:15 informed 67:19 infrastruct... 48:13 initially 106:5 initiative 105:22 input 7:11 49:3 68:3 inside 33:23 inspiration 82:13 instance 44:6 Institute 26:2 Institutional 54:6,22 55:13 56:12 71:3,15,22 insurance 81:7 intended 42:10 47:23 109:20,22 intent 101:14 115:24 interest 81:7 86:6 interested 97:7 104:21 104:23 interesting 16:14 interests 86:23 interior 37:7 56:23 Internet 25:10 interrupt 43:8 intersect 59:2 intersection 72:10 intervening 24:7 introduce 98:19 introduced 4:11 9:4 12:13 30:17	36:5 38:19 42:6 54:18 56:8 71:9 76:8 77:20 introducing 28:24 introduction 13:2 intrusive 42:19 49:24 invested 65:5 investigating 64:24 investment 61:2,12 involved 27:23 52:12 63:4,10 114:9 involvement 68:4 IRMX 37:13 issue 29:2 77:22 106:20 issues 46:6 79:4 86:25 93:21 103:15 112:12,13 item 10:3 55:15 73:2	104:17 112:20,22 113:5,9 114:15,19 115:4,7,11 Johnson's 78:25 91:5 join 102:11 JR 1:11 July 9:25 June 5:19 9:5 38:9 54:19 jurisdiction 28:18	known 9:14 36:11 58:20 108:19 knows 62:17 69:14 Koutroubas 92:19,24 107:3,7 110:13	108:18 learn 10:9 learned 102:13 leave 24:25 26:13 left 30:6 83:16 let's 82:17 letter 7:21 35:3 90:3 101:14 111:2 115:24 letting 82:15 level 37:19,20 115:18 116:22 levels 55:3 leverage 89:12 91:10 levied 59:12 LGBT 20:2 29:2 Liberties 5:5 7:12 library 72:10 72:12,16 life 32:2 lifelong 62:18 lifestyle 82:21 96:13 limited 21:16 36:20 47:16 line 15:7 16:17 27:25 28:8 30:5,8 30:9,11 36:14 47:4 47:7 77:5 list 43:4 59:9 listed 2:16 51:10 97:9 lit 85:16 little 7:18,19 15:13 18:19 40:3 65:3 79:13 92:19 92:21,22 94:10,18,22 106:20 108:4 110:20	113:5,9,18 Litwin 7:8 live 39:24 65:13 loading 75:23 76:20 80:15 80:21 lobby 83:8 local 62:25 78:7 81:14 90:4 96:17 111:4,12 locally 93:6 located 3:20 4:16 8:17 11:25 16:11 37:8,17,19 37:25 54:9 54:24 56:17 70:17 71:17 71:25 75:19 82:4 Lodging 35:4 LOI 101:13 long 5:13 30:10 78:6 83:3 longer 50:7 look 13:18 16:3 65:10 89:12,21 103:21 107:20 108:7 looked 16:19 51:20 looking 27:2 85:3,9 88:17 91:25 102:12 looks 76:4 lose 74:24 lot 30:14,15 33:12,13 38:17 51:22 62:25 65:6 76:4 92:21 114:5,9 lots 89:19 90:22 108:22 love 111:21 Lower 62:20
--	--	--	--	---	---	---	--

Committee on Rules
September 30, 2015

Page 8

LP 78:23	70:6,11	mean 10:23	107:22	118:6 119:3	29:20 45:23	97:23 98:4	122:4
M	75:14	17:12,17	met 57:17	119:21	51:25 66:24	105:16	obligations
Ma'am 55:21	MARIAN	47:7 66:19	63:5 67:10	120:15	89:4 104:25	newest 32:21	88:25
Madway	1:14	94:20	67:19 80:24	moved	114:13	news 25:2	obtained 2:11
65:18,19,21	MARK 1:13	100:22,24	85:5	117:19	needed 103:7	nice 81:16	obviously
main 56:15	marker 22:9	means 22:4	mic 7:18	118:16	needing 27:5	night 113:17	77:19
85:12	market 92:18	30:14 82:12	86:12	119:11	needs 31:22	Noble 6:5	100:15,17
maintain	Marriott	122:22	MICHELE	120:5,23	31:25 47:25	noise 45:4	occupiable
11:5	95:20,22	meant 95:23	122:14	moving 26:14	negative 26:8	non-accesso...	47:22
major 52:17	96:3	measurement	microphone	54:2 61:6	26:15	44:24	October 13:8
majority 26:7	Marty 51:12	47:4,10,12	39:21 40:3	multi-occup...	negatively	non-confor...	13:20 15:24
makeup	51:15,17	meet 50:23	mid 83:8	23:19	49:5	23:9 26:24	76:9 87:11
99:24	Maryland	meeting 6:13	Midtown	multi-year	negatives	non-gender...	off-street
100:15	23:21	9:25 11:18	94:23	66:12	94:14	23:13	76:19
making 3:15	massive	13:3,7,18	million 93:18	multiple 5:21	negotiating	non-opposit...	offered 11:17
35:21 61:3	84:19	13:20 38:9	minorities	34:2,3,4	101:25	112:7,19	70:9
65:5,11	master 54:7	55:11 70:10	108:17	40:14	negotiation	non-profit	offering
68:24 110:3	54:22 55:12	72:21 73:3	116:20	multiple-oc...	52:11	65:24	50:16
male 21:9	56:13 57:13	77:9 84:6	minority 88:8	22:19	negotiations	nonprofit	office 20:2
man 22:15	70:20,25	88:24 94:4	88:17 89:8	multiple-sto...	110:19	59:5	55:8 89:18
31:20	71:14 72:4	101:19	89:13 96:25	40:20	115:24	Norris 72:11	97:21 100:4
manage 5:25	72:9,22	117:9	115:17	multiple-use	neighborho...	north 6:10	officially
managed	81:10	meetings	minutes 24:4	34:5	5:5 44:10	58:23 72:2	61:23
49:11	match 89:11	67:11,24	mission 65:24	MURPHY	44:19 45:8	83:22	offset 64:22
management	103:24	81:2 87:5,6	mistreatment	122:14	48:18,21,25	Northern 5:5	 Oftentimes
5:23 50:23	matter 22:13	87:8	23:6,10	N	49:10 58:19	7:12	31:11,16
59:7 96:22	27:23	meets 47:13	misunderst...	name 39:23	59:6 62:16	note 78:2	Oh 95:21
96:24 97:2	101:25	member 4:8	27:17	41:18 55:22	62:24 65:8	110:14	OIC 90:23,23
97:9 98:9	104:21	8:25 18:4,5	mix 71:20	65:18,21	81:4 82:16	notes 122:6	91:10
115:18,19	122:7	43:6	76:14	73:20 78:20	85:5 87:17	notice 43:14	104:11
116:22	Mayfair	members 4:6	modest 56:14	82:2 85:21	87:21 96:17	noticed 32:9	105:4
manager	58:21 59:3	6:23 8:23	modifications	named 23:18	103:7	48:7 74:11	okay 7:17
102:3 111:3	59:16,18	19:24 25:16	68:6	names 30:2	112:10	notification	10:16 12:11
managers	60:19,21	25:17 55:25	money 64:16	narrative	neighbors	88:21,23	13:11 14:5
97:5,10	62:13 63:24	65:20 67:8	month 13:22	43:25	80:25 85:2	November	17:21 32:4
100:2,3,4	65:12,22,25	68:4 73:19	13:22	narrow 76:17	112:11	77:9	33:24 39:7
managing	66:3,6,8,14	77:21	months 86:20	80:13 83:3	Neil 73:20	nuisance 45:4	41:6,25
101:8,12	66:25 67:4	106:19	morning 2:3	85:10	neutral 34:12	number 32:9	43:20,23
mandating	67:5,6,9	111:23	4:4,5 8:22	national	neutrality	32:11 93:16	52:22 53:13
26:25	68:2,12,13	memory	14:19,20,22	116:6	92:13	95:24 96:23	75:4 78:5
mandatory	68:22,24	20:19	19:16,21,23	nationwide	never 15:16	numbers 26:6	99:19 102:4
74:17	69:12,13,16	men 23:5	30:25 31:3	108:16	25:4 74:24	numerous	103:3
map 79:11	69:17	31:8 32:2,4	36:3 43:13	Natural 9:15	109:22	68:6	104:10
80:19	Mayfair's	men's 22:16	55:24 60:8	9:21	new 3:9,12,14	nursing 54:11	106:10
Maps 3:18	66:20	30:8 31:5	73:18,22	navigate	5:9 9:10	56:5	107:11
4:15 8:15	McCreesh	33:11	78:20 82:2	28:14	10:9,10	O	109:4 110:6
11:23 70:15	73:14,23	mention	95:10	near 112:11	16:20 18:5	O'Brien 1:12	110:16
75:17	74:12	11:16 22:3	113:17	nearly 93:16	19:5 42:13	2:13	111:18
March 73:4	McCreesh's	69:12 74:13	mouth 24:15	101:3	42:18,24	O'Neill 54:20	112:20
Marconi 2:25	73:25	74:18 84:12	move 51:3	nebulous	46:7 47:6	56:10	114:24
8:12 11:19	McDonald's	107:2	53:11 73:10	47:10	71:15,21	72:10 76:15	116:23
18:22 35:14	23:20,23	mentioned	87:23	need 22:20,25	94:24 96:10	objection	old 62:19
54:3 58:17	24:8	15:8 94:9	117:12	27:8 28:7		17:20	84:14 86:15
						objections	

Committee on Rules
September 30, 2015

Page 9

Olson 71:16	options 57:4	owners 5:6	participated	99:9,15,21	50:2,4,15	pieces 86:5	55:23 58:17
omelets 94:18	order 18:19	25:17 59:13	63:12	100:8,24	52:8 79:23	pilot 36:11	63:20 69:8
once 30:10	63:8	59:20 60:16	participation	101:6,13	person 27:8	pipeline	69:10 70:6
118:5	ordinance 3:5	60:17 66:14	68:17 81:20	102:4,23	28:18 30:6	105:25	70:12 71:7
one's 21:13	8:14 11:22	67:21,21	115:17	103:6 104:5	33:18	place 22:23	76:5 81:23
21:23 22:2	18:24 21:7	owners' 68:5	121:10	104:13	112:23	40:4 60:23	93:23 111:9
ones 20:8	21:19 35:17	owners/stak...	particular	106:3,9,11	personal 61:2	65:12 84:8	111:25
33:25 34:12	54:6 58:19	68:9	42:23 49:21	107:2,9,25	61:11	93:11 94:20	115:10
ongoing	66:10 68:23	ownership	87:3 100:11	108:8,14	personally	places 28:12	120:6
25:12	70:14 75:16	98:17	particularly	109:15,19	34:10 68:20	90:13 94:22	pleased 74:3
online 105:17	ordinances	Oxford 72:2	24:13 100:6	109:24	perspective	94:23	74:7 107:23
onlookers	21:21		parties 52:12	110:4,16	46:10	114:13	pleasure
24:8	organization	P	partner 82:3	Pennsylvania	Pete 93:2	plan 5:18,20	60:14 68:20
onus 28:13,16	57:18 65:24	p.m 23:17	89:5 93:5	1:6 35:4	Pete's 79:13	5:21 6:8,11	111:16
open 3:13	101:7,11,11	121:12	partnering	59:5	92:19,22,22	54:7,22	plus 83:20
4:22 5:13	102:17,19	packet 44:3	64:22	penthouse	94:10,19,23	55:12 56:13	84:18
5:23 9:11	104:4	77:25	partners 61:5	84:3	110:20	57:13 59:9	PO 10:13
10:13 19:7	organizations	packets 88:2	89:13	people 20:20	113:6,10,18	59:22 60:23	point 24:16
20:8,10	67:4	pages 44:2,4	partnership	22:4 23:9	Philadelphia	66:7 67:13	26:3 42:9
28:6 31:16	organized	panel 78:16	104:12,23	26:5 27:4	1:2,6 3:6,18	68:7,12	49:21 62:16
33:20 34:13	81:19	109:9	partnerships	27:12 28:12	4:9,15 5:4	70:20 71:14	67:22 68:23
37:9 67:11	original	110:10	89:16	30:15 33:12	8:14 9:2	72:4,9,22	83:8 98:11
68:15	36:19,22	parapet 37:5	parts 102:18	34:3 62:22	11:22 18:25	77:7,24	99:17 100:9
114:22	38:22,23	37:24 50:13	pass 115:12	62:25 63:6	20:3 21:6	81:10,11	105:9
operate 68:14	originally	parcel 79:9,9	passage 2:20	82:14 84:8	22:23 30:16	82:25 83:2	114:16,20
operates	9:20 42:6	80:13 86:23	57:22	86:7 94:15	35:18 41:19	83:16 88:4	114:22
116:4	outline 88:13	parcels 45:3	100:22	96:23 100:2	65:11 70:14	88:12,14	pointed
operations	outlined	Pardon 62:9	102:21	113:18,23	72:20,24	102:2	115:20
109:23	88:12	113:7	passengers	114:3	75:16 83:25	planned 25:4	police 24:18
operator	103:11	114:17	33:10	116:15,18	91:3 95:4	52:8	64:23
109:14,18	outreach 7:5	parent 96:8	passive 11:2	116:21	96:16 97:3	planner 7:8	policing
109:20	81:21 89:7	108:5	11:3	percent 26:8	105:4	planners	25:19
opinion	outside 23:20	parents 27:14	patrons 83:23	26:11,14,20	111:14	46:25	policy 10:4
114:14	overhaul	park 9:18,18	Patterson	46:18 80:2	116:19	planning 4:9	22:23 55:16
opportunities	56:25	10:13,15,20	78:17,19,21	80:4 97:8	Philadelphi...	5:2,19 6:12	73:3 87:11
88:7	Overlay 3:8	10:23 11:3	Paula 4:7	percentages	5:17 77:6	7:6 9:2,24	87:11
opportunity	3:10 4:20	15:8	8:24 51:13	98:8	Philadelphi...	13:3,4 15:9	103:11,18
15:19 16:21	5:8	parking	pay 90:24	perception	91:11	15:21,23	Polis 23:18
42:24 49:2	oversight	75:23 76:25	pedestal	21:9	philosophies	16:2 17:12	Pope 29:24
74:24 88:4	36:19	79:13,21	48:11	perfect 30:12	92:10	35:19 38:8	Port 62:19
89:19 97:20	overview 82:7	83:17,18	pedestrian	perfectly 83:5	philosophy	51:12 53:7	portion 45:25
105:23	82:9	84:13,15	5:12 85:16	period 63:25	107:23	55:10 57:19	59:2 64:9
106:2	overwhelmi...	parks 5:23	Penn 70:18	permit 37:16	108:6	66:12 72:15	posed 68:8
116:21	26:7	9:11	71:24 74:16	56:13 57:12	phone 24:10	72:20,24	position 24:5
opposed	Owens 62:2	part 9:18	74:18,22	72:9 118:11	physical	77:3,8	108:11,15
21:13	63:22,23	35:3 51:5	78:17 81:17	119:7,24	21:11,13	79:16 80:7	112:5
117:23	65:16	56:6,22	85:19,21,22	120:19	pictures	played 68:21	positioned
118:19	owned 98:18	61:5,14	86:11,16	permitted	81:16	please 2:6,7	49:4
119:14	owner 62:13	74:7 77:25	90:12 94:9	37:12 42:14	PIDC 89:2,6	2:25 4:3	possibility
120:8 121:2	63:24 64:3	96:2 97:13	95:13,21	44:9,20,25	pie-shaped	8:12 11:20	48:24 50:13
opposite 28:5	81:18	partially 37:4	96:5 97:11	45:8 46:3	16:15	18:22 19:19	possible 16:6
optimistic	owner/devel...	participate	97:16 98:2	48:4,20	piece 90:21	35:15 39:20	57:24
106:7	78:23	52:25 60:18	98:16,25	49:8,19	91:23	40:3 54:4	106:24
		116:22					

Committee on Rules
September 30, 2015

Page 10

potential 15:4 15:12 45:4 104:11	priority 6:7 privacy 49:24 private 5:15 23:13 63:7 private-ow... 95:12 privilege 73:21 probably 47:18 50:8 61:21 84:12 104:14 105:20 problem 44:7 problematic 44:15 problems 68:8 proceed 19:20 39:22 63:21 80:7 80:9 104:19 111:10 proceeded 23:25 proceedings 122:4 process 7:5 63:5,13 66:9,12,16 67:3,16,22 68:11 78:11 80:18 116:9 product 92:18 109:3 Professions 19:2 profitable 92:17 program 64:17,20 89:3 105:5 programs 64:19 89:2 prohibited 49:22 prohibits 21:19 project 49:14 49:19 80:25 81:15 82:5 85:24 86:8 87:10,16,24	88:10 89:11 92:20,25 101:15 104:7 109:25 111:5,15,15 112:5 project's 81:18 projects 71:5 73:25 90:16 91:9 promoting 66:7 properties 15:5 46:6 46:10 49:25 property 5:6 5:15 9:13 9:14,19 14:24 16:4 46:19 59:12 59:19,21 64:4 66:14 67:20 68:5 68:8 80:22 96:13,14 100:11 proposal 104:25 propose 48:3 49:8 79:17 proposed 45:15,18 53:8 57:21 59:10 76:22 78:5 84:7 proposes 45:10 proposing 43:22,25 44:17,23 45:24 46:16 46:22 47:11 47:15 50:3 50:9,21 protections 21:22 proud 20:4 30:16 61:10 64:3,20 proves 64:25 provide 20:24	21:21 27:10 27:21 57:3 57:24 80:15 88:7,22 94:13 99:6 101:9 provided 80:23 provides 25:20 36:9 36:12 providing 23:12 35:19 59:11 provisions 59:23 proximity 15:7 public 5:14 19:7 20:9 20:11,18,21 21:22 23:11 25:16 26:10 26:19,21 49:15 84:4 117:9 122:15 punch 24:2 purpose 10:13 12:16 25:21 54:22 55:14 56:11 71:4,23 76:11 103:9 put 22:12 23:2 30:4 53:10 61:11 67:7 110:18 111:2 116:18 putting 48:8 48:14 50:11	26:13 115:15 questions 6:17,20 8:4 10:6 11:8 13:10,13 14:7 18:2 18:11 29:9 32:23 34:19 38:12 39:2 39:12 53:19 55:18,23 58:3,7 68:5 68:7 69:21 73:6,9 74:4 74:8,10 75:4 77:12 77:14 78:15 82:8 93:23 95:10 96:24 103:10 109:8 110:7 114:24 117:6 quickly 69:8 100:23 quite 116:2 quorum 2:11 quote 103:20 103:23	R rail 15:7 railing 37:5 50:14 raise 42:10 raised 96:25 range 100:20 100:20 ranging 26:10 ranks 108:7 rarely 20:18 rated 108:20 RCO 78:7 RCOs 49:2 re-retrofitti... 32:6 reach 91:2 reached 17:12 90:19 90:22,25 104:13 106:5	read 3:2 reading 2:20 29:7 42:20 94:3 97:17 98:8 102:21 118:12 119:7,25 120:19 real 30:8,10 51:9 61:5 63:13 100:17 105:18 realistic 66:22 realistically 100:23 reality 68:25 really 11:3 15:18 30:16 47:21 61:7 69:9 83:12 85:15,15 92:23 97:10 rear 37:23 reassignment 21:18 received 7:11 recipient 64:21 recognize 106:17 recognized 91:24 recognizes 117:10 recommend... 6:7 15:25 118:10 119:5,23 120:17 recommend... 5:21 6:9 77:5 recommend... 6:14 10:2 38:9 43:4 77:10 recommends 55:14 record 4:4 6:21 18:3 32:20 35:2	35:3,13 41:16 51:5 60:11 61:10 61:19 62:5 74:7 94:16 102:16 109:12 110:3,12,14 110:18 111:2,22 115:9 recreation 10:25 57:6 recruited 105:24 recruitment 91:2 red 44:5 Redeemer 54:8,23,25 55:13 56:4 56:6,16,20 56:23 57:12 57:16,21 58:6 redouble 113:21 reduce 23:14 refer 82:21 108:10 referenced 118:3,23 referring 97:12 98:12 reflect 6:22 18:3 32:20 111:22 regard 22:7 48:2 regarding 56:7 77:23 115:14,16 116:3 regulation 18:25 36:12 regulations 36:19,23 42:25,25 Regulatory 73:24 reinstate 6:4 reinvested 62:15	relate 109:23 related 3:16 35:21 108:25 relating 15:16 59:17 relationship 92:7 relationships 87:19 90:2 90:5,14 relative 44:12 49:25 release 99:17 102:24 relocate 113:22 relocated 94:16 relocating 113:15 remain 34:6 remains 24:25 25:6 28:6 remapping 6:6 79:6 80:10,12,18 remiss 98:19 remove 12:21 80:20 renovation 56:22 57:6 repeat 74:4 74:25 86:2 repeatedly 23:25 replace 12:23 report 26:8 26:11,15,20 66:16 reported 25:2 29:4 93:25 118:23 119:4,17,22 120:11,16 121:5 reporter 122:24 represent 37:15 78:22 represented 92:4
---	---	--	---	---	--	---	---	---

Committee on Rules
September 30, 2015

Page 11

representing 14:22 73:21	68:7 69:22 70:4 73:12	revitalization 64:15 66:2	44:7,8,25 45:13,19,25	63:1 64:1 65:1,6,20	42:16 saying 98:15	69:23 70:5 73:13 75:13	Sheffield 58:25
represents 79:15 98:9	75:5,12 110:8 113:2	66:20 revitalized	46:8,8,18 47:4,7,9,13	66:1 67:1 68:1 69:1	99:12 scale 85:6	108:4 110:9 115:2	Shelly 14:23 14:23
reproduction 122:21	114:25 117:24	83:11 revitalizing	48:3,7,15 48:19 49:3	70:1 71:1 72:1 73:1	schedule 18:20 35:12	seek 113:25 seeking 25:24	shepherded 66:9
request 2:22 80:19 93:25	118:20 119:15	69:3 Reynolds	49:4 room 1:6 2:9	74:1 75:1 76:1 77:1	Schiavo 39:16 41:10	seen 41:11 seizure 24:14	short 30:8 43:13 63:25
requested 108:24	120:9 121:3 responsibility	1:13 2:14 74:21 102:9	22:14,16 23:19 33:22	78:1 79:1 80:1 81:1	41:13,17,18 42:3 43:11	select 5:6 self-percept...	show 26:4,6 79:11 81:8
requests 13:5 57:22	104:3 responsible	115:20 rezone 12:17	47:20,22 rooms 79:20	82:1 83:1 84:1 85:1	43:21,24 51:3 52:4	21:8 self-perform	81:15 108:11,12
require 19:5 32:6 52:5	88:24 104:7 rest 22:10	76:12 rezoned	82:23 83:20 83:20	86:1 87:1 88:1 89:1	52:18,23 53:16	89:25 send 51:11	shows 24:10 68:12
72:13 required	restate 99:12 restaurant	71:19 rezones 9:6	roots 62:22 Rosdale	90:1 91:1 92:1 93:1	school 62:21 71:25 72:10	53:16 sense 30:12	side 46:11,13 46:16 49:20
36:16 37:23 45:16 46:13	23:20 24:12 35:4 82:24	rezoning 5:20 9:12	23:21 RPR-Notary	94:1,2,2 95:1 96:1	91:16 schools 91:15	40:25 separated	49:23 50:2 58:23,24
87:12 requirement	84:6 91:20 107:4	Richmond 62:19	122:15 RSA-1 9:9	97:1 98:1 99:1 100:1	Schultz 81:13 81:25 82:2	11:2 September	96:15 104:8 sides 58:22
36:17 80:21 requirements	32:10,12,13 79:22 94:21	ridiculed 26:14	rule 75:3 rules 1:3 2:4	101:1 102:1 103:1 104:1	96:8 second 43:8	12:14 13:2 56:9	sign 28:2,4,9 signage 19:9
35:20 76:20 requires 20:7	94:25 restraints	right 7:23 14:11,14	2:10 3:1 4:1 4:7 5:1 6:1	105:1 106:1 107:1 108:1	60:9 102:21 105:10	serve 36:21 service 19:4	20:13 22:21 23:3 31:15
research 92:5 108:25	16:11 17:16 21:25 31:19	16:11 17:16 21:25 31:19	7:1 8:1,24 9:1 10:1	109:1 110:1 111:1 112:1	117:16 secondary	serve 36:21 service 19:4	signed 92:13 109:12,17
resident 62:18	107:16 restricts	33:15 39:8 41:23 51:18	11:1 12:1 13:1 14:1	113:1 114:1 115:1 116:1	46:11 seconded	69:14,14,15 83:18 85:14	significant 64:19
residential 9:9 37:16	79:25 restroom	53:3 60:21 73:14 84:12	15:1 16:1 17:1 18:1	117:1,8 118:1,10,24	117:17,19 118:14,16	83:18 85:14 services	simply 21:4 22:12 23:2
44:24 71:20 residents	22:5,6,25 23:24	95:2 97:14 97:15,15	19:1,24 20:1 21:1	119:1,6,18 119:24	119:9,11 120:3,5,21	20:10 session 29:7	27:2,13 28:7 57:12
57:3,25 64:7 78:8	result 9:12 45:5,6	106:12 right-of-way	22:1 23:1 24:1 25:1	120:1,12,18 121:1,6,9	120:23 section 3:5,7	119:8 120:2 120:20	single 22:18 27:24 28:17
81:3 105:19 105:20	68:12 105:6 resulted 81:3	16:17 RM-2 37:12	26:1 27:1 28:1,24	121:11 run 68:3	19:5 62:13 62:19 75:22	45:22 99:14 setback 36:17	31:7 33:22 34:13 96:2
112:3 resist 94:10	retail 76:25 79:12 82:23	RM-3 37:12 RM-4 37:12	29:1,5 30:1 31:1 32:1	Ruth 39:24 Ruthanne	secure 103:21 security	45:16,18,24 46:13,15,17	single-occu... 19:8 20:11
resources 89:20	91:20 retirement	RMX-3 37:12 Road 8:18	33:1 34:1 35:1 36:1	60:15 63:11 65:17,19,21	50:18 see 14:21	setbacks 36:16	22:22 28:2 28:8 31:18
respectfully 13:4 29:3	54:8,24 55:2 56:21	9:8 54:9,25 56:18	37:1 38:1 39:1 40:1	S	31:11,17 34:2 39:2	sex 21:14,14 21:17 22:7	33:19 single-use
57:22 93:24 respond 29:8	retrofit 31:13 revenue	Robin 56:2 robust 15:13	41:1 42:1 43:1 44:1	safe 27:3,21 85:16	43:22 84:9 84:21 96:21	shallow 80:13 share 25:13	27:11,20 29:25 32:10
105:2 response 8:6	93:19 Reverend	Rodman 39:25	45:1 46:1 47:1 48:1	SafeCam 64:20	101:24 seed 64:2	92:9 94:17 100:12,13	34:9 sink 33:21
8:10 11:10 11:14 14:8	104:17 review 13:5	role 68:21 99:25 103:5	49:1 50:1 51:1 52:1	safely 20:24 28:14,19	seeing 8:7,11 11:11 18:13	101:18,21 shared 25:9	sir 14:19 18:6 63:18 75:3
18:12,16 32:25 34:20	17:14 26:2 51:13 53:8	Ron 93:21 Ronald 78:20	53:1 54:1 55:1 56:1,2	safer 61:8 safety 37:25	18:17 33:2 34:21,25	43:9,11 101:18	78:12 110:24
34:24 39:14 53:20,24	72:14 87:9 revising	roof 35:20 36:11,18	57:1 58:1 59:1 60:1	38:2,3 sale 20:9	39:15 53:21 53:25 58:10	Sharon 60:15 60:16 63:11	111:25 sit 41:5 53:7
58:9,15	35:20 42:12,12	42:12,12	61:1 62:1	save 92:22 saw 41:25	58:16 61:14	63:22	105:22

Committee on Rules
September 30, 2015

Page 12

site 16:15 70:21,24 83:2,2,3 84:13,23 85:3 93:15 94:13 sitting 110:25 situation 26:22 six 111:22 Sixty-eight 26:11 size 36:24 skilled 54:11 56:4 Sklaroff 73:15,18,20 74:19,23 75:9 skyline 83:24 small 47:22 60:16 61:13 64:9 65:6 70:8 84:24 85:6 103:25 smaller 32:12 89:3,13 society 28:10 28:17 softly 86:12 solid 50:22 someone's 21:20 sorry 2:3 10:21 12:9 40:17 51:19 56:18 86:11 87:6 112:21 115:6 sort 99:12 sources 25:2 south 58:24 83:22,24 Southwest 91:3 SP 10:12 SP-INS 71:16 72:3,6,23 SP-PO-A 9:10 10:11 space 3:14 4:22 5:24 9:11 10:14	23:13 25:20 25:22 27:21 37:6 55:8 76:25 91:20 93:6,9 spaces 5:13 26:25 28:10 28:15,20 77:2 79:21 80:15 82:24 speak 7:18 25:14 31:25 39:21 86:10 86:12,15 103:4 111:6 speaking 20:15 speaks 42:9 special 10:13 44:21 45:9 48:23 49:11 54:22 55:13 59:20 71:3 71:22 73:25 82:10 specially 67:14 specific 5:11 45:12 48:2 88:11,14 103:10 specifically 65:12 115:18 116:18 specifics 81:19 spectators 24:17 spit 23:24 spoke 92:23 spoken 15:21 sponsor 2:23 43:9,12,14 sponsored 20:5 spot 110:20 Spring 3:21 4:17 11:25 12:17 square 36:21 55:5 57:10 72:13,18	76:24 Squilla 1:13 2:13 4:13 6:25 7:2,10 7:17,23 12:15 13:14 13:15,23 14:3,12 17:8,9,16 17:21 20:5 28:23 29:13 29:15 36:8 38:15,16,25 39:7 43:10 43:15 51:6 51:8,18 52:13,22 53:3,17 St 75:20 76:13 stack 83:21 staff 5:3 13:4 57:19 77:3 staffing 99:24 101:2,7 stage 80:9 stages 16:23 stair 47:17,24 stairs 36:22 47:17,24 staked 64:16 stakeholder 68:17 stakeholders 67:20 68:25 78:10 stalls 34:3 stand 10:11 28:8 standard 49:17 82:18 standards 45:12 stands 10:12 22:17 start 41:11 76:6 78:18 started 93:2 state 55:21 61:9 63:23 74:16,18,22 115:8 stated 13:7	30:7 79:7 100:18 statement 97:12 114:11 station 32:22 statistics 26:4 97:16 99:6 108:23 stats 108:9 status 104:11 steak 113:16 steering 61:13 67:9 stenographic 122:6 step 66:9 67:16 Stephen 98:18 Steve 98:20 98:20,22 99:3 stood 111:23 store 25:17 62:25 storefront 65:4 stories 80:2 82:22 84:18 stormwater 3:13 4:22 5:14,23 6:2 50:23 story 25:4,8 25:13 Strategic 6:10 strategically 15:2 street 3:21,21 3:22,22 4:18,18,18 4:19 6:5 8:18 9:8,15 12:2,2,3,3,3 12:4,5,18 12:18,19,19 12:19,20,21 39:25 45:20 46:11,13,16 58:25 70:18 70:18,19,19	70:19,22,23 70:23,24,25 70:25 71:2 71:3,18 72:2,2,11 72:11 75:20 75:20,21,21 76:13,13,13 76:14 79:10 80:23 82:25 83:9,10,11 83:13 85:10 85:14,16 95:2 streets 6:3 49:16 59:2 76:18 stress 21:2,2 23:9,14,15 27:6 stressful 20:22 strongly 110:21 structure 37:25 38:3 45:21 46:2 46:18 47:6 47:14,16 48:6,16 49:4 68:15 80:5 95:24 97:4 structures 36:10,13,20 36:24 42:13 42:19 44:8 44:14 45:14 45:14 46:9 46:22 47:19 48:4,8,20 50:10 struggle 10:18 studies 85:4 study 25:25 87:13,25 103:8,9 style 96:18 subcontract... 88:16 subcontract... 88:9 103:22	subject 42:23 88:22 submit 98:5 99:5 submitted 74:2 77:24 86:3 90:4 submitting 97:19 98:3 subs 88:23 90:7 subsection 3:9,13,14 substantial 14:24 suburb 23:21 success 61:4 63:9 66:25 successful 61:15 suffice 13:25 suggest 45:11 47:3 48:13 48:19 suggested 44:5 80:11 suggesting 49:13,18,22 suggestions 51:5 suitable 22:6 suites 83:21 suits 31:24 summarize 26:3 supermarket 62:13 supervision 122:23 support 7:13 7:21 20:4 35:5 57:20 60:11,13 61:16 64:14 68:24 77:19 78:7 81:9 90:3,8 111:4,14,23 114:10 supported 80:12 supportive 67:17	suppose 17:6 sure 32:4 41:17 61:3 90:7 92:2 103:13 111:11 116:3,20 surface 50:22 surprise 78:3 surrounded 79:12 84:16 surveys 67:23 survive 24:6 suspended 29:5 94:3 118:11 119:6,24 120:18 suspender 51:24 suspension 118:25 119:19 120:13 121:7 Susquehanna 70:18,22 71:19 system 5:9 9:19 56:6 56:24 57:13 57:16,22 T table 3:24 14:17 19:13 31:20,22 35:25 39:19 54:13 73:17 75:25 110:23 Tacony 69:14 take 15:14 60:4 taken 46:12 47:4,12 66:6 105:18 122:6 talk 92:7 108:4 talked 87:8 talking 16:6 31:15 33:19 98:24	tall 38:4 46:24 50:10 50:15 taller 46:23 50:18 84:17 tangible 105:18 106:8 Tasco 1:14 6:22 29:14 30:23,24 31:4,12 32:8,16 33:4,7,8,24 34:16 86:9 86:14 95:8 95:9,19,23 96:20 97:11 97:14,24 98:14,23 99:22 100:19 101:10,23 102:7,11 task 87:9 tax 90:24 93:19 team 77:21 89:21 111:17 115:14 teenage 23:23 telling 25:4 Temple 70:21 71:14 72:8 72:23 73:11 73:22 74:14 74:17 Temple's 72:4 ten 17:6 83:19 tend 97:5 Tenth 70:19 70:23 terms 3:16 16:20 19:10 35:22 36:23 44:15 45:6 49:24 59:25 80:9 95:24 98:8 107:19 testified
---	---	--	---	---	---	---	--

38:20,21 testify 4:10 8:9 9:3 11:12 12:12 14:14 18:14 33:3 34:22 36:4 53:22 54:17 55:22 56:7 58:14 62:3 70:2 71:8 75:11 76:7 86:8 106:21 110:15 111:19 112:25 testimonies 111:20 testimony 28:22 31:2 35:6 38:23 60:4 61:25 62:4 74:2 74:12 76:5 86:3 88:13 111:24 text 42:21 thank 3:25 6:18 7:2,24 8:2 10:7,17 11:7 13:12 13:15 14:3 14:6 17:9 17:22,23,24 18:7 19:14 19:18 20:6 28:19,23,24 29:10,11,12 29:15,16 30:17,19,21 30:25 32:16 32:17,18 34:16,17 35:7,7,9,10 38:13,16 39:8,10 41:7,8,17 53:14,16,17 54:2,14 55:19 58:4 58:5,11,12 60:2,6,8,25 61:15,17	63:11,14,15 63:15,17 64:18 65:5 65:8,14,15 65:16 67:14 69:4,5,7,10 69:24,25 73:7 75:8,9 77:16,20 78:9,12,13 78:19 79:5 81:22,25 85:17,18,25 86:17 94:5 94:6,7 102:7 106:14,15 109:6 110:10 116:24,25 117:4,11 121:9 thing 25:14 74:13 78:2 95:3 113:14 things 16:19 17:2 26:17 65:2 84:11 88:14 think 30:14 33:16 39:16 42:8 44:6 47:25 50:17 51:13,22 52:10,19,23 60:24 61:21 77:25 78:16 86:23 87:25 90:19 92:16 94:19,22,24 95:3 99:11 100:14 104:21 106:4 107:10 111:15 112:18 114:5 115:19 116:7 thinking 15:17 33:9 33:16	third 13:21 114:22 Thirteenth 70:25 Thomas 73:23 Thompson 71:2 thought 15:3 32:9 39:4 86:12 87:20 91:11 thousands 25:7 three 44:2 55:7 74:16 three-story 55:5 57:8 thrives 61:5 through-bl... 3:15 4:23 throw 94:11 time 6:17 10:6 13:10 28:25 29:9 33:18 34:4 38:12 55:18 58:3 60:20 63:8,25 66:21 69:12 73:6 77:12 82:6 86:6 92:25 99:16 99:20,23 100:20,22 104:15 106:20 107:4,16 111:19 timeframe 106:23 times 25:8 28:12 timing 12:25 tireless 79:3 title 3:2 18:24 35:17 titles 10:10 today 3:3 7:16 16:18 25:6 48:6 51:16,17 61:21 66:11	67:10 81:8 85:25 92:8 92:20 112:6 121:9 toilet 33:21 toilets 34:4 told 26:12 103:12 tool 79:17 top 48:5,10 48:15 84:2 total 72:4 82:22 totally 94:17 track 102:16 tract 26:17 Trades 19:2 tradition 105:15 trained 105:24 training 90:24 91:17 91:18 105:5 transaction 101:20 transcript 122:8,21 transfer 9:13 transforma... 60:22 transgender 20:20 22:13 22:15 23:8 23:17 26:5 26:23 transition 114:2 transparent 68:16 trash 24:21 travelers 83:15 tremendous 15:19 tried 94:12 true 29:19 112:6 122:7 truly 67:2 68:10,16 Trust 9:16,21 try 102:5 110:19	trying 24:6 28:14 52:20 95:5 Tuesday 13:21 turn 81:13 84:20 two 23:22 24:23 27:12 64:19 66:5 67:10,23,23 68:19 82:23 113:23 type 53:9 types 83:7 U unaffirming 28:11 undefined 37:2 undergoing 21:17 underground 79:20 understand 14:11 17:2 70:8 87:15 98:25 100:8 94:14 unhealed 25:12 union 89:23 90:5 111:13 unionized 89:24 unique 82:16 84:10 96:16 96:17 Unite 77:22 92:14 111:12 units 48:9 University 70:21 71:14 72:8 73:22 74:14 University's 72:23 untold 25:11 unused 28:6 unwavering 60:12	unwelcoming 28:11 upgrade 79:8 upper 37:3 55:9 upscale 94:21 94:25 Upwards 64:10 upzone 16:4 upzoning 15:12 urinal 31:5 31:17,21 urinals 32:3 urinary 26:17 usage 27:22 use 10:23 19:8 20:12 21:4 22:14 22:16,25 25:24 26:18 27:3,13,25 28:8 30:5 31:8,20 41:20 42:4 47:9 49:12 79:15,16 90:16 103:21 uses 43:2 44:22 45:3 45:4,6 79:22 ushering 79:2 utilized 103:6 V Valley 8:17 9:7,18,22 variance 80:10 various 68:8 71:4 81:2 85:4,8 varying 55:2 vendors 88:17,18 89:9,14 103:24,25 verbal 26:10 Verree 54:9 54:25 56:18 versus 47:22	vest 49:2 vetted 80:25 Vice 2:12 56:3 85:22 vicinity 71:18 71:25 victimization 25:11 video 24:10 24:22 25:5 25:9 videotaped 24:9 view 45:20 85:2 viewed 25:7 views 83:22 83:23 85:8 Vine 12:3,4 12:19,20 violent 24:14 viral 25:8 vision 60:23 61:6 77:6 83:10 W W 1:11 wait 27:25 waited 30:5 30:11 want 6:21 28:23 29:16 51:7 60:10 60:25 61:9 62:4 63:3 63:11,14 69:11 77:18 81:12 85:19 89:9 99:2 106:18 110:14 112:25 115:8,13 116:14,17 116:19 wanted 86:4 92:2,2 97:21 107:7 107:17 wants 106:20 warned 24:17 warranted 57:2	Water 5:4 Watershed 9:22 Watts 71:2 way 10:20 20:24 47:19 49:15 52:17 66:10 70:7 74:11 79:23 80:7 83:9 104:14 108:21 ways 89:12 we'll 87:22 88:15 we're 18:19 18:20 43:22 43:25 44:3 44:17 45:20 46:16,22 47:11 49:12 50:3,9,16 52:20 64:9 69:8 79:10 81:9 83:8 84:16,24 87:22 93:12 103:2 we've 10:25 15:8 16:19 64:13 67:19 82:4 86:19 87:20 89:15 89:25 90:18 90:25 96:24 103:24 Wednesday 1:7 weekend 29:24 weeks 74:16 Weiss 72:19 welcome 7:25 18:6 39:9 42:23 went 24:3 25:8 51:10 whatsoever 32:7 whichever 31:24 46:19 wide 85:12 width 46:19
--	---	--	---	--	---	--	--

Committee on Rules
September 30, 2015

Page 14

71:24 Williams 26:2 WILSON 1:11 win 74:25 Wissahickon 9:17,22 Wissinoming 69:15 witness 3:23 3:23 14:16 14:16 19:12 19:12 35:24 35:24 39:18 54:12,12 73:16 75:24 110:22 Witnesses 39:18 73:16 75:24 110:22 Wolcott 8:18 9:8 woman 22:12 23:17 women 23:4 23:23 31:8 33:10,13 88:18 89:8 89:14 108:17 women's 22:14 23:19 30:9 wonderful 63:6 word 103:21 work 29:17 30:13 38:18 52:25 58:6 61:2,10 65:2,13 66:13,15,23 68:19 69:2 69:20,25 87:4 88:7 88:10 89:5 89:10 90:6 90:9,11,11 90:12,12 91:10,13 94:7 103:14 104:22,24	112:12 116:12,18 worked 7:8 42:5 43:18 86:19 89:20 Workers 111:13 workforce 77:23 88:8 90:8,20,20 107:20 108:18 working 28:20 60:14 64:13 65:10 67:7 77:21 78:10 82:5 87:23 89:22 93:4 100:2 103:2 111:16 112:15 115:23 works 52:25 114:12 world 22:11 83:14 worries 86:16 wouldn't 51:25 written 61:25 74:3 wrong 12:9 26:12 wrote 38:22 X Y yard 37:23 yards 49:20 49:23 50:2 Yeah 51:8 101:6 110:4 110:5 year 42:11 67:12 93:19 101:3,5 years 15:15 17:6 24:24 42:17 62:14 62:18 66:5 68:19 75:7 yesterday	43:12 51:11 51:16 64:23 York 16:20 94:24 you's 40:24 YouTube 25:6 Z Zallie 62:6,9 62:12,12 69:11 zoned 72:3 zoning 3:8,18 3:19 4:15 4:16,23 5:10 6:7 8:15,15 11:23,23 12:22,24 35:18 37:13 37:15 41:20 42:4 70:15 70:15 75:17 75:17,22 77:4 79:8 79:11,14 80:10,17 93:20 0 1 1,200 80:4 1:00 113:17 10 37:18 45:21 52:16 10:20 1:7 10th 12:14 56:9 11,000 76:24 117 93:14 11th 71:18 12 45:25 12-story 76:23 12:00 121:12 12th 16:13 13 82:22 13-story 79:19 13th 72:11 14 24:24 35:17	14-200 3:5 14-500 3:7 14-702 3:11 14-800 75:22 14.3 97:8 140519 1:15 2:16 140858 1:15 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1,15 76:1,8,11 76:19 77:1 77:10 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1	91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1,14 118:1,8 119:1 120:1 121:1 150145 1:15 70:13 71:9 71:13 72:7 72:25 75:11 117:14 118:8 150348 1:15 58:18 66:10 70:3 117:13 118:7 150475 9:14 150502 1:15 35:16 36:5 36:9 38:10 53:23 117:13 118:7 150505 1:16 3:4 4:10,14 5:16 6:14 8:9 117:13 118:7 150542 1:16 8:13 9:3,6 10:2 11:13 119:4,17 150615 1:16 54:5,18,21 55:3,15 56:8,11 57:11,23 58:14 119:22 120:11 150666 1:16 11:21 12:13	12:16 13:7 14:15 18:15 117:13 118:7 150667 1:16 2:23 150668 1:16 18:21,23 20:4 34:23 120:16 121:5 15th 6:13 16th 13:2 75:20 76:13 173 76:25 79:21 17th 72:22 73:4 75:21 76:14 79:10 82:24 84:14 85:10 18th 23:16 54:19 77:9 19 24:23 1950s 14:25 1987 9:23 2 20 84:18 20-second 111:20 2001 63:24 2011 23:16 2012 87:5 2013 5:19 2014 76:9 77:9 87:6 87:11 109:12,17 2015 1:7 4:12 6:13 9:5,25 12:14 13:8 36:6 38:9 42:11 54:19 55:11 56:9 71:10 72:22 73:4 92:15 20th 13:8,21 15:24 17:14 21st 4:12 9:25 36:6 22-year-old 23:17 220,000	72:12 224 93:14 24 72:5 250 83:4 93:13 26th 71:10 274 111:12 28th 55:11 2nd 3:21 4:18 3 3 49:14 3,300 57:10 30 1:7 46:18 305,000 72:18 30th 76:9 31 83:20 310 79:20 82:22 310-room 76:23 35 62:14 375 64:10 39 62:18 4 4 37:22 400 1:6 42 38:3 46:2 44 93:18 45 13:5 61:22 48 50:15 4th 9:5 5 5 36:14,17 45:15,17,22 500 80:2 54 26:14 58 26:20 6 6 46:17,23 52:15,16 60 83:3 85:12 6th 3:22 4:19 7 7 6:8 70 26:7 36:21 700 39:24 7034 64:4 74 75:7	75 50:10 7900 9:15 8 8,700 55:5 8:00 23:16 800,000 93:19 8560 54:9,24 8580 56:17 9 9 18:24 46:23 52:15 9'6 52:24 9-600 19:3 9-636 19:5 9/30/15 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1
---	---	---	---	---	---	---	---

78:1 79:1							
80:1 81:1							
82:1 83:1							
84:1 85:1							
86:1 87:1							
88:1 89:1							
90:1 91:1							
92:1 93:1							
94:1 95:1							
96:1 97:1							
98:1 99:1							
100:1 101:1							
102:1 103:1							
104:1 105:1							
106:1 107:1							
108:1 109:1							
110:1 111:1							
112:1 113:1							
114:1 115:1							
116:1 117:1							
118:1 119:1							
120:1 121:1							
98 90:4 111:4							
9th 12:2,18							
38:9							