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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING
COMMITTEE ON RULES

- - -

Room 401, City Hall
Philadelphia, Pennsylvania
Thursday, June 18, 1998

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In compliance with the Pennsylvania Sunshine Law Act
84, 1986, the Committee On Rules of the Council of
the City of Philadelphia will consider the Temple
University IDD Master Plan.

PRESENT:

COUNCILMAN JAMES F. KENNEY, Vice Chair
COUNCILMAN DAVID COHEN
COUNCILWOMAN AUGUSTA A. CLARK
COUNCILMAN W. THACHER LONGSTRETH

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4	WILLIAM KRAMER, Philadelphia Planning Committee -----	3
5	MARTIN DORPH, Temple University -----	5
6	PATRICIA CLIFFORD, Temple University -----	7
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1 COMMITTEE ON RULES - TEMPLE IDD MASTER PLAN

2 COUNCILMAN KENNEY: Good morning.

3 Council Committee on Rules now in session. Please
4 cease all conversation and take all unnecessary
5 conversation into the hallway.

6 We have a quorum. Council Committee on
7 Rules will now consider the revision to the Temple
8 University Institutional Development District Master
9 Plan, southeastern corner of Broad and Norris Street
10 and the 180 and 1900 block of Park Mall.

11 Good morning. Thank you for waiting
12 please identify yourself for the record.

13 MR. ZUCKER: Carl Zucker, counsel for
14 Temple University.

15 MR. WILLIAM KRAMER: I'm William Kramer
16 from the Philadelphia Planning Committee.

17 MR. DORPH: Martin Dorph, Vice President
18 and Chief Financial Officer and Treasurer of Temple.

19 THE CHAIRMAN: The first witness proceed
20 with the testimony.

21 MR. KRAMER: The City Planning
22 Commission at it's meeting on June 4th of 1998,
23 approved a revision to the Institutional Development
24 District of Temple University. We subsequently
25 forwarded a letter dated June 5, 1998, to Council

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2 President Street with regard to that.

3 Essentially two items, one was for the
4 construction of a four-story 125,000 square feet
5 building for use as a dormitory containing 500 beds.
6 The second part of it was for the demolition of six
7 existing vacant rowhouses creating an open
8 quadrangle in the 1800 block of Park Mall.

9 Essentially, these were done to create a
10 more viable central district for the university and
11 to help them compete with competing universities and
12 draw more outside students to the university
13 creating a more vital campus structure.

14 Part of that recommendation also
15 permitted under the code the use of buildings in the
16 1800 and 1900 block of Park Mall for permissible
17 commercial uses IDD District under the code. The
18 Planning Commission had that presentation and
19 approved the recommended Amendment to the Master
20 Plan of the District and has forwarded it to Council
21 for their approval.

22 THE CHAIRMAN: Thank you.

23 The Chair recognizes Councilmember
24 Clark.

25 COUNCILWOMAN CLARK: Sir, does this plan

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2 contemplate closing off any streets.

3 MR. KRAMER: No, ma'am.

4 COUNCILWOMAN CLARK: Thank you.

5 THE CHAIRMAN: Thank you very much.

6 Please either one of you gentlemen going testify?

7 Please re-identify yourself for the record and
8 proceed.

9 MR. MARTIN DORPH: I'm Martin Dorph,
10 Vice President, Chief Financial Officer and
11 Treasurer of Temple University. I just wanted to
12 reiterate some of the points made by the
13 representative of the Planning Commission.

14 We see these as very important projects.
15 Ultimately, the changes IDD will allow us to do two
16 things. One is to build a new residents hall to
17 attract more students to the campus. Secondly, the
18 demolition that's referred to of townhouses is
19 really part of an overall plan to redevelop the
20 remaining 26 row homes into mix use commercial
21 retail and department complex for the university.

22 THE CHAIRMAN: Councilmember Clark.

23 COUNCILWOMAN CLARK: Does the plan
24 require relocation of any people, or will you only
25 be dealing with vacant space or unoccupied

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2 structures?

3 MR DORPH: It doesn't require the
4 relocation of anyone. All these spaces currently
5 being considered are currently university spaces,
6 and the only folks that would have to move, we're
7 moving a few of our programs out to create the space
8 for these uses.

9 COUNCILWOMAN CLARK: Thank you.

10 THE CHAIRMAN: Thank you.

11 Councilmember Cohen.

12 COUNCILMAN COHEN: Has there been any
13 contact with community organizations in the area and
14 have they been heard?

15 MR. DORPH: Yes, we have had extensive
16 discussion with the community. We have a number of
17 support letters available if you wish them entered
18 into the record from a number of community
19 representatives from the Beach Interplex which is
20 one of the development corporations in the area, the
21 Cecil B. Moore Community Development Corporation,
22 Messiah College, Columbia North YMCA. So as what we
23 usually do, we have spent a lot of time briefing the
24 surrounding the community on these projects.

25 COUNCILMAN COHEN: Are there any

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2 community organizations that have expressed
3 opposition?

4 MR. DORPH: We have not received any
5 such notices if there was opposition.

6 COUNCILMAN COHEN: Thank you.

7 THE CHAIRMAN: Councilmember Clark.

8 COUNCILWOMAN CLARK: In your community
9 discussions, have you talked to the Yorktown Civic
10 Group, have you talked to the Norris Homes, have you
11 talked to Jefferson Manor? Here now I'm talking
12 residential communities which might be impacted by a
13 substantial change on the Temple campus.

14 MR. DORPH: We have reached out to all
15 the surrounding communities. I'd have to defer to
16 others from Temple who handle the day-to-day
17 contact.

18 MS. PATRICIA CLIFFORD: Good morning.
19 My name is Patricia Clifford. Councilwoman Clark,
20 in answer to your question, our Associate Vice
21 President for Community Affairs, Tom Anderson, has
22 notified Council President John Street of all those
23 groups that he has spoken to personally and met
24 with, and Councilman Street has agreed that he would
25 touch base with any remaining groups that he felt

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2 that were appropriate to communicate with.

3 MR. DORPH: Excuse me, Councilwoman
4 Clark, I do want to emphasis that these uses that we
5 are talking about are entirely interior to the
6 existing campus. Not that there will not be some
7 effect on the surrounding community, but these are
8 not uses that we see as directly impinging on the
9 neighborhood in terms of abutting other residences
10 or anything like that.

11 COUNCILWOMAN CLARK: But like the
12 Apollo, all of the Temple resources are considered
13 neighborhood resources, and as such, those of us who
14 live in the Temple neighborhood like to know in
15 advance of groundbreakings what is the intended use
16 of the land.

17 MR. DORPH: And we appreciate that, and
18 as I said, we do have an ongoing program of making
19 that outreach happen.

20 COUNCILWOMAN CLARK: Thank you.

21 THE CHAIRMAN: Any other questions for
22 these witnesses? Do you have anything to add, sir?

23 MR. KRAMER: No, sir.

24 THE CHAIRMAN: Is there anyone else in
25 the room to testify on this proposed revision to the

1 COMMITTEE ON RULES - TEMPLE IDD MASTER PLAN

2 Temple University Institutional Development District
3 Master Plan?

4 Seeing none, that will conclude the
5 hearing of the Rules Committee. We will now convene
6 a public meeting.

7 - - -

8 THE CHAIRMAN: The Chair recognizes
9 Councilmember Clark for a motion to approve and
10 recommend this proposed revision.

11 COUNCILWOMAN CLARK: Mr. Chairman, I
12 move that this Bill be reported out with a favorable
13 recommendation and that the Rules of Council be
14 suspended so as to permit first reading at our next
15 stated meeting.

16 (Duly seconded.)

17 THE CHAIRMAN: Moved and seconded. All
18 in favor, aye.

19 There are none opposed.

20 This revision to the Temple University
21 Institutional Development District Master Plan will
22 be reported from Committee today, and also action by
23 the full Council will be taken.

24 Thank you very much for your attendance.
25 I would ask the Rules Committee to caucus.

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3 (Adjourned at 10:45 a.m.)

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of June 18, 1998, were reported fully
and accurately by me, and that this is a correct
transcript of same.

RE: COMMITTEE ON RULES

Lisa C. Bradley, RPR