

COUNCIL OF THE CITY OF PHILADELPHIA  
COMMITTEE ON RULES

Room 400, City Hall  
Philadelphia, Pennsylvania  
Wednesday, June 13, 2012  
9:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR  
COUNCILWOMAN JANNIE BLACKWELL  
COUNCILMAN BILL GREEN  
COUNCILMAN BOBBY HENON  
COUNCILMAN JAMES KENNEY

BILL 120430, 120431 and 120480

- - -

1

2

COUNCILMAN GREENLEE: Good

3

morning, everybody. We're going to

4

start.

5

This is the Committee on Rules.

6

We're going to start with a continuation

7

of the hearing from yesterday on Bill No.

8

120431.

9

Ms. Marconi, for the record,

10

maybe you could read it again, read the

11

title.

12

THE CLERK: Bill No. 120431, an

13

ordinance amending Title 14 of The

14

Philadelphia Code, entitled "Zoning and

15

Planning," by revising and clarifying

16

certain provisions and making technical

17

changes, all under certain terms and

18

conditions.

19

COUNCILMAN GREENLEE: Thank

20

you.

21

Good morning again. Didn't we

22

just leave this place?

23

DEPUTY MAYOR GREENBERGER: It

24

only feels that way.

25

COUNCILMAN GREENLEE: You know

1           6/13/12 - RULES - BILL 120430, etc.  
2           there's going to be a number of  
3           amendments Councilmembers are offering.  
4           I don't know if you have any more  
5           comments.

6                       DEPUTY MAYOR GREENBERGER:   Just  
7           one.

8                       COUNCILMAN GREENLEE:   Sure.

9                       DEPUTY MAYOR GREENBERGER:  
10          Thank you.   Alan Greenberger, Deputy  
11          Mayor for Economic Development, and Eva  
12          Gladstein, Deputy Executive Director of  
13          the Planning Commission.

14                      We have a list of nine proposed  
15          amendments from Council.  We're good with  
16          all of them, but for the record, I just  
17          want to enter a comment on one of them.  
18          It is number two, which is about L&I code  
19          interpretations.  And what we just want  
20          to offer into the record is that L&I does  
21          code interpretations related to very  
22          specific projects where interpretations  
23          are needed.  Those interpretations are  
24          for that project only.  They do not serve  
25          in any way as precedent for the next

1           6/13/12 - RULES - BILL 120430, etc.  
2           project, although in some ways they can  
3           serve as guidance, but they'd have no  
4           standing with the next project, which has  
5           its own particulars. Every project gets  
6           judged on its own merits and is  
7           interpreted according to the law per the  
8           conditions of the project.

9                        So other than that comment,  
10          we're good.

11                      COUNCILMAN GREENLEE: Okay. So  
12          those amendments will be put in at the  
13          meeting.

14                      Any questions?

15                      DEPUTY MAYOR GREENBERGER:  
16          Yeah. There was a question, by the way,  
17          that came up from Councilwoman Blackwell  
18          yesterday about RCOs. We talked to her  
19          and we've prepared a one-page summary  
20          that we want to also give to members just  
21          to --

22                      COUNCILMAN GREENLEE: Okay. If  
23          you just give that to us, we'll put it as  
24          part of the record. That would be fine.

25                      MS. GLADSTEIN: Okay.

1           6/13/12 - RULES - BILL 120430, etc.

2           DEPUTY MAYOR GREENBERGER: Any  
3 other questions for us?

4           COUNCILMAN GREENLEE: No.  
5           Anybody else here to testify on  
6 120431?

7           (No response.)

8           COUNCILMAN GREENLEE: Seeing  
9 none, that will conclude the continuation  
10 of that hearing, and momentarily we will  
11 go into the next Rules Committee hearing  
12 on Bill No. 120480 just momentarily.

13           Thank you.

14           (Pause.)

15           COUNCILMAN GREENLEE: This is  
16 the Committee on Rules to hear Bill No.  
17 120480.

18           Ms. Marconi, will you please  
19 read the title of the bill.

20           THE CLERK: Bill No. 120480, an  
21 ordinance amending the Philadelphia  
22 Zoning Maps by changing the zoning  
23 designations of certain areas of land  
24 located within an area bounded by 38th  
25 Street, Ludlow Street, Chestnut Street

1           6/13/12 - RULES - BILL 120430, etc.  
2           and 37th Street, from partly "R-16"  
3           Residential and partly "C-2" Commercial  
4           to a single designation of "C-4"  
5           Commercial; and amending Title 14 of The  
6           Philadelphia Code, entitled "Zoning and  
7           Planning," by amending 14-305 "C-4"  
8           Commercial and "C-5" Commercial  
9           Districts; and amending 14-1402 Parking  
10          in Residential Districts, under certain  
11          terms and conditions.

12                   COUNCILMAN GREENLEE: Just for  
13          the record, we have a quorum consisting  
14          of Councilman Kenney, Vice Chair of the  
15          Committee, Councilman Green, Councilman  
16          Henon, Councilwoman Blackwell, who has  
17          been appointed by the Council President,  
18          and myself, Bill Greenlee, the Chair.

19                   Again, recognize Mr. Kramer,  
20          please.

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

1           6/13/12 - RULES - BILL 120430, etc.  
2           Planning Commission. I am here today to  
3           testify on Bill No. 120480, which was  
4           introduced by Councilmember Blackwell May  
5           24th, 2012.

6                       Bill No. 120480 amends the  
7           Philadelphia Zoning Maps by amending the  
8           zoning designation of certain areas of  
9           land located within an area bounded by  
10          37th Street, 38th Street, Ludlow Street  
11          and Chestnut Street. Additionally, it  
12          amends Section 14-305 of the Philadelphia  
13          Zoning Code, entitled "C-4 and C-5  
14          Commercial."

15                      Specifically, Bill No. 120480  
16          proposes to rezone the area bounded by  
17          38th Street, Ludlow Street, Chestnut  
18          Street and a line parallel to 38th Street  
19          that is 220 feet east of 38th Street.  
20          The area is currently zoned partly "C-2"  
21          Commercial and partly "R-16" Residential  
22          and will be changed to a new designation  
23          of "C-4" Commercial.

24                      Bill No. 120480 also proposes  
25          amendments to the "C-4" Commercial zoning

1           6/13/12 - RULES - BILL 120430, etc.  
2       classification of the Philadelphia Zoning  
3       Code. The proposed changes are limited  
4       to be effective only in this block. The  
5       bill proposes that no building in this  
6       area shall be permitted to have a gross  
7       floor area of more than 750 percent of  
8       the lot and removes the eligibility for  
9       additional gross floor area bonuses.  
10      Additionally, the bill proposes to amend  
11      the parking requirement to require that  
12      parking be provided at a ratio of 1.5  
13      parking spaces for every ten units.

14               The proposed developer of this  
15      site, the Philadelphia Episcopal  
16      Cathedral, proposes to construct a  
17      mixed-use structure that will be  
18      approximately 258 feet tall with 48  
19      underground parking spaces, a daycare  
20      center, offices and gathering space,  
21      2,570 square feet of retail space and  
22      approximately 288 residential units.

23               The Philadelphia City Planning  
24      Commission considered Bill No. 120480 at  
25      their meeting of June 12, 2012 and



1           6/13/12 - RULES - BILL 120430, etc.  
2           recommended that the bill be approved  
3           with some technical amendments. The City  
4           Planning Commission recommends that maps  
5           be used to identify the zoning change of  
6           the designated parcel and that the area  
7           of the zoning change be amended to an  
8           area that is bounded by 38th Street,  
9           Ludlow Street, Chestnut Street and a line  
10          parallel to 38th Street that is 201  
11          rather than 220 feet east of 38th Street  
12          to more accurately encompass the  
13          Philadelphia Episcopal Cathedral's  
14          campus. These amendments have been  
15          circulated with the developer, the  
16          District Councilperson's staff and the  
17          City's Law Department, and there is  
18          agreement upon the content.

19                   This concludes my testimony.  
20           If there's any questions, I will be happy  
21           to answer them for you.

22                   COUNCILMAN GREENLEE: Thank  
23           you, Mr. Kramer.

24                   Are there any questions for  
25           Mr. Kramer?

1           6/13/12 - RULES - BILL 120430, etc.

2           (No response.)

3           COUNCILMAN GREENLEE: Seeing  
4 none, thank you.

5           Is there anyone else here to  
6 testify on this bill?

7           (Witness approached witness  
8 table.)

9           COUNCILMAN GREENLEE: Good  
10 morning, Mr. Sklaroff.

11          MR. SKLAROFF: Good morning,  
12 Mr. Chairman. Neil Sklaroff, and with me  
13 is one of the development team, David  
14 Yaeger, sitting behind me. And we really  
15 have no statement to make, other than to  
16 answer any questions which members of the  
17 Council might have.

18          COUNCILMAN GREENLEE: Any  
19 questions for Mr. Sklaroff?

20          (No response.)

21          COUNCILMAN GREENLEE: Seeing  
22 none, thank you.

23          MR. SKLAROFF: Thank you.

24          COUNCILMAN GREENLEE:  
25 Councilwoman, would you have anything to

1           6/13/12 - RULES - BILL 120430, etc.

2           say? We have an amendment here.

3                   COUNCILWOMAN BLACKWELL: Thank  
4           you. It took us a while to get here  
5           between the historic routes, but  
6           everybody is on the same page, so we're  
7           happy to move forward.

8                   COUNCILMAN GREENLEE: Great.  
9           And we have amendments we'll offer at the  
10          meeting.

11                   Anyone else here to testify on  
12          this bill?

13                   (No response.)

14                   COUNCILMAN GREENLEE: Seeing  
15          none, that concludes the Rules Committee  
16          hearing.

17                   We'll now go into a public  
18          meeting to take up Bill No. 120431, and I  
19          recognize Councilman Henon for approval  
20          of a set of amendments.

21                   COUNCILMAN HENON: Thank you,  
22          Mr. Chairman. I ask for approval of the  
23          amendments for Bill No. 120431 that were  
24          submitted in today's hearing be approved  
25          with a favorable recommendation. Thank

1           6/13/12 - RULES - BILL 120430, etc.

2           you.

3                   (Duly seconded.)

4           COUNCILMAN GREENLEE: It's been  
5 moved and seconded the amendments be  
6 approved.

7           All in favor?

8                   (Aye.)

9           COUNCILMAN GREENLEE: Opposed?

10                   (No response.)

11           COUNCILMAN GREENLEE: Hearing  
12 none, those amendments are approved.

13                   For a separate amendment, the  
14 Chair recognizes Councilman Kenney.

15           COUNCILMAN KENNEY: Thank you,  
16 Mr. Chairman. I offer an amendment on  
17 behalf of Councilman Squilla that's been  
18 circulated to members of the Committee.  
19 I move for its adoption.

20                   (Duly seconded.)

21           COUNCILMAN GREENLEE: It's been  
22 moved and seconded that amendment be  
23 adopted.

24           All in favor say aye.

25                   (Aye.)

1           6/13/12 - RULES - BILL 120430, etc.

2           COUNCILMAN GREENLEE: Opposed?

3           (No response.)

4           COUNCILMAN GREENLEE: Hearing  
5 none, that amendment is also approved.

6           The Chair now recognizes  
7 Councilman Kenney regarding the bill as  
8 amended.

9           COUNCILMAN KENNEY: Thank you,  
10 Mr. Chairman. I move that Bill No.  
11 120431, as amended, be reported out of  
12 this Committee favorably and a request  
13 made for rules suspension to allow for  
14 first reading at our next Council  
15 session.

16           (Duly seconded.)

17           COUNCILMAN GREENLEE: It's been  
18 moved and seconded.

19           All in favor say aye.

20           (Aye.)

21           COUNCILMAN GREENLEE: Opposed?

22           (No response.)

23           COUNCILMAN GREENLEE: Hearing  
24 none, Bill No. 120431, as amended,  
25 reported out of this Committee with a

1           6/13/12 - RULES - BILL 120430, etc.  
2           favorable recommendation with a rules  
3           suspension for reading at our next  
4           session of Council -- first reading at  
5           our next session of Council.

6                     The Chair now recognizes  
7           Councilwoman Blackwell for an amendment  
8           to Bill No. 120480.

9                     COUNCILWOMAN BLACKWELL: Thank  
10          you, Mr. Chairman. I move that the  
11          amendment to Bill No. 120480 be adopted.

12                    (Duly seconded.)

13                    COUNCILMAN GREENLEE: It's been  
14          move and seconded.

15                    All in favor?

16                    (Aye.)

17                    COUNCILMAN GREENLEE: Opposed?

18                    (No response.)

19                    COUNCILMAN GREENLEE: Hearing  
20          none, the amendment is adopted.

21                    Once again, Councilwoman  
22          Blackwell.

23                    COUNCILWOMAN BLACKWELL: Thank  
24          you. I move that Bill No. 120480, as  
25          amended, be reported out of Committee

1           6/13/12 - RULES - BILL 120430, etc.  
2           with a favorable recommendation and a  
3           recommendation that the rules be  
4           suspended so as to permit first reading  
5           at our next session of Council.

6                       (Duly seconded.)

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

9                       All in favor?

10                      (Aye.)

11                      COUNCILMAN GREENLEE: Opposed?

12                      (No response.)

13                      COUNCILMAN GREENLEE: Hearing  
14           none, Bill No. 120480, as amended,  
15           reported out of this Committee with a  
16           favorable recommendation, with a rules  
17           suspension to allow for first reading at  
18           our next session of Council.

19                      Being no further business  
20           before the Committee on Rules, the  
21           meeting is adjourned.

22                      Thank you all very much.

23                      (Committee on Rules concluded  
24           at 9:45 a.m.)

25                      - - -

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 on June 13, 2012, 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  
direct control and/or supervision of the  
certifying reporter.)



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>A</b></p> <p><b>accurately</b> 9:12<br/>16:5</p> <p><b>additional</b> 8:9</p> <p><b>Additionally</b> 7:11<br/>8:10</p> <p><b>adjourned</b> 15:21</p> <p><b>adopted</b> 12:23<br/>14:11,20</p> <p><b>adoption</b> 12:19</p> <p><b>agreement</b> 9:18</p> <p><b>Alan</b> 3:10</p> <p><b>allow</b> 13:13 15:17</p> <p><b>amend</b> 8:10</p> <p><b>amended</b> 9:7 13:8<br/>13:11,24 14:25<br/>15:14</p> <p><b>amending</b> 2:13<br/>5:21 6:5,7,9 7:7</p> <p><b>amendment</b> 11:2<br/>12:13,16,22<br/>13:5 14:7,11,20</p> <p><b>amendments</b> 3:3<br/>3:15 4:12 7:25<br/>9:3,14 11:9,20<br/>11:23 12:5,12</p> <p><b>amends</b> 7:6,12</p> <p><b>and/or</b> 16:22</p> <p><b>answer</b> 9:21<br/>10:16</p> <p><b>Anybody</b> 5:5</p> <p><b>apply</b> 16:20</p> <p><b>appointed</b> 6:17</p> <p><b>approached</b> 10:7</p> <p><b>approval</b> 11:19<br/>11:22</p> <p><b>approved</b> 9:2<br/>11:24 12:6,12<br/>13:5</p> <p><b>approximately</b><br/>8:18,22</p> <p><b>area</b> 5:24 7:9,16<br/>7:20 8:6,7,9 9:6<br/>9:8</p> <p><b>areas</b> 5:23 7:8</p> <p><b>aye</b> 12:8,24,25<br/>13:19,20 14:16</p> | <p>15:10</p> <p><b>a.m</b> 1:7 15:24</p> <p><b>B</b></p> <p><b>behalf</b> 12:17</p> <p><b>bill</b> 1:11,14 2:7,12<br/>3:1 4:1 5:1,12<br/>5:16,19,20 6:1<br/>6:18 7:1,3,6,15<br/>7:24 8:1,5,10,24<br/>9:1,2 10:1,6<br/>11:1,12,18,23<br/>12:1 13:1,7,10<br/>13:24 14:1,8,11<br/>14:24 15:1,14</p> <p><b>Blackwell</b> 1:10<br/>4:17 6:16 7:4<br/>11:3 14:7,9,22<br/>14:23</p> <p><b>block</b> 8:4</p> <p><b>BOBBY</b> 1:11</p> <p><b>bonuses</b> 8:9</p> <p><b>bounded</b> 5:24 7:9<br/>7:16 9:8</p> <p><b>building</b> 8:5</p> <p><b>business</b> 15:19</p> <p><b>C</b></p> <p><b>campus</b> 9:14</p> <p><b>Cathedral</b> 8:16</p> <p><b>Cathedral's</b> 9:13</p> <p><b>center</b> 8:20</p> <p><b>certain</b> 2:16,17<br/>5:23 6:10 7:8</p> <p><b>CERTIFICATE</b><br/>16:2</p> <p><b>certification</b><br/>16:19</p> <p><b>CERTIFY</b> 16:3</p> <p><b>certifying</b> 16:23</p> <p><b>Chair</b> 1:10 6:14<br/>6:18 12:14 13:6<br/>14:6</p> <p><b>Chairman</b> 6:22<br/>10:12 11:22<br/>12:16 13:10<br/>14:10</p> <p><b>change</b> 9:5,7</p> | <p><b>changed</b> 7:22</p> <p><b>changes</b> 2:17 8:3</p> <p><b>changing</b> 5:22</p> <p><b>Chestnut</b> 5:25<br/>7:11,17 9:9</p> <p><b>circulated</b> 9:15<br/>12:18</p> <p><b>City</b> 1:2,6 6:25<br/>8:23 9:3</p> <p><b>City's</b> 9:17</p> <p><b>clarifying</b> 2:15</p> <p><b>classification</b> 8:2</p> <p><b>CLERK</b> 2:12<br/>5:20</p> <p><b>code</b> 2:14 3:18,21<br/>6:6 7:13 8:3</p> <p><b>comment</b> 3:17 4:9</p> <p><b>comments</b> 3:5</p> <p><b>Commercial</b> 6:3,5<br/>6:8,8 7:14,21,23<br/>7:25</p> <p><b>Commission</b> 3:13<br/>7:2 8:24 9:4</p> <p><b>Committee</b> 1:3<br/>2:5 5:11,16 6:15<br/>6:23 11:15<br/>12:18 13:12,25<br/>14:25 15:15,20<br/>15:23</p> <p><b>conclude</b> 5:9</p> <p><b>concluded</b> 15:23</p> <p><b>concludes</b> 9:19<br/>11:15</p> <p><b>conditions</b> 2:18<br/>4:8 6:11</p> <p><b>considered</b> 8:24</p> <p><b>consisting</b> 6:13</p> <p><b>construct</b> 8:16</p> <p><b>contained</b> 16:5</p> <p><b>content</b> 9:18</p> <p><b>continuation</b> 2:6<br/>5:9</p> <p><b>control</b> 16:22</p> <p><b>correct</b> 16:8</p> <p><b>Council</b> 1:2 3:15<br/>6:17 10:17<br/>13:14 14:4,5</p> | <p>15:5,18</p> <p><b>Councilman</b> 1:10<br/>1:11,11,12 2:2<br/>2:19,25 3:8 4:11<br/>4:22 5:4,8,15<br/>6:12,14,15,15<br/>9:22 10:3,9,18<br/>10:21,24 11:8<br/>11:14,19,21<br/>12:4,9,11,14,15<br/>12:17,21 13:2,4<br/>13:7,9,17,21,23<br/>14:13,17,19<br/>15:7,11,13</p> <p><b>Councilmember</b><br/>7:4</p> <p><b>Councilmembers</b><br/>3:3</p> <p><b>Councilperson's</b><br/>9:16</p> <p><b>Councilwoman</b><br/>1:10 4:17 6:16<br/>10:25 11:3 14:7<br/>14:9,21,23</p> <p><b>currently</b> 7:20</p> <p><b>C-2</b> 6:3 7:20</p> <p><b>C-4</b> 6:4,7 7:13,23<br/>7:25</p> <p><b>C-5</b> 6:8 7:13</p> <p><b>D</b></p> <p><b>David</b> 10:13</p> <p><b>daycare</b> 8:19</p> <p><b>Department</b> 9:17</p> <p><b>Deputy</b> 2:23 3:6,9<br/>3:10,12 4:15 5:2</p> <p><b>designated</b> 9:6</p> <p><b>designation</b> 6:4<br/>7:8,22</p> <p><b>designations</b> 5:23</p> <p><b>developer</b> 8:14<br/>9:15</p> <p><b>development</b> 3:11<br/>6:24 10:13</p> <p><b>direct</b> 16:22</p> <p><b>Director</b> 3:12<br/>6:24</p> | <p><b>District</b> 9:16</p> <p><b>Districts</b> 6:9,10</p> <p><b>Division</b> 6:23,25</p> <p><b>Duly</b> 12:3,20<br/>13:16 14:12<br/>15:6</p> <p><b>E</b></p> <p><b>east</b> 7:19 9:11</p> <p><b>Economic</b> 3:11</p> <p><b>effective</b> 8:4</p> <p><b>eligibility</b> 8:8</p> <p><b>encompass</b> 9:12</p> <p><b>enter</b> 3:17</p> <p><b>entitled</b> 2:14 6:6<br/>7:13</p> <p><b>Episcopal</b> 8:15<br/>9:13</p> <p><b>Eva</b> 3:11</p> <p><b>everybody</b> 2:3<br/>11:6</p> <p><b>evidence</b> 16:4</p> <p><b>Executive</b> 3:12</p> <p><b>F</b></p> <p><b>favor</b> 12:7,24<br/>13:19 14:15<br/>15:9</p> <p><b>favorable</b> 11:25<br/>14:2 15:2,16</p> <p><b>favorably</b> 13:12</p> <p><b>feels</b> 2:24</p> <p><b>feet</b> 7:19 8:18,21<br/>9:11</p> <p><b>fine</b> 4:24</p> <p><b>first</b> 13:14 14:4<br/>15:4,17</p> <p><b>floor</b> 8:7,9</p> <p><b>foregoing</b> 16:7,19</p> <p><b>forward</b> 11:7</p> <p><b>fully</b> 16:5</p> <p><b>further</b> 15:19</p> <p><b>G</b></p> <p><b>gathering</b> 8:20</p> <p><b>give</b> 4:20,23</p> <p><b>Gladstein</b> 3:12<br/>4:25</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>go</b> 5:11 11:17<br/> <b>going</b> 2:3,6 3:2<br/> <b>good</b> 2:2,21 3:15<br/> 4:10 6:21 10:9<br/> 10:11<br/> <b>Great</b> 11:8<br/> <b>Green</b> 1:11 6:15<br/> <b>Greenberger</b> 2:23<br/> 3:6,9,10 4:15<br/> 5:2<br/> <b>Greenlee</b> 1:10 2:2<br/> 2:19,25 3:8 4:11<br/> 4:22 5:4,8,15<br/> 6:12,18,22 9:22<br/> 10:3,9,18,21,24<br/> 11:8,14 12:4,9<br/> 12:11,21 13:2,4<br/> 13:17,21,23<br/> 14:13,17,19<br/> 15:7,11,13<br/> <b>gross</b> 8:6,9<br/> <b>guidance</b> 4:3</p> <hr/> <p><b>H</b></p> <p><b>Hall</b> 1:6<br/> <b>happy</b> 9:20 11:7<br/> <b>hear</b> 5:16<br/> <b>hearing</b> 2:7 5:10<br/> 5:11 11:16,24<br/> 12:11 13:4,23<br/> 14:19 15:13<br/> <b>Henon</b> 1:11 6:16<br/> 11:19,21<br/> <b>historic</b> 11:5</p> <hr/> <p><b>I</b></p> <p><b>identify</b> 9:5<br/> <b>interpretations</b><br/> 3:19,21,22,23<br/> <b>interpreted</b> 4:7<br/> <b>introduced</b> 7:4</p> <hr/> <p><b>J</b></p> <p><b>JAMES</b> 1:12<br/> <b>JANNIE</b> 1:10<br/> <b>judged</b> 4:6<br/> <b>June</b> 1:7 8:25<br/> 16:7</p> | <p><b>K</b></p> <p><b>K</b> 1:10<br/> <b>Kenney</b> 1:12 6:14<br/> 12:14,15 13:7,9<br/> <b>know</b> 2:25 3:4<br/> <b>Kramer</b> 6:19,21<br/> 6:23 9:23,25</p> <hr/> <p><b>L</b></p> <p><b>L</b> 16:14<br/> <b>land</b> 5:23 7:9<br/> <b>law</b> 4:7 9:17<br/> <b>leave</b> 2:22<br/> <b>limited</b> 8:3<br/> <b>line</b> 7:18 9:9<br/> <b>list</b> 3:14<br/> <b>located</b> 5:24 7:9<br/> <b>lot</b> 8:8<br/> <b>Ludlow</b> 5:25 7:10<br/> 7:17 9:9<br/> <b>L&amp;I</b> 3:18,20</p> <hr/> <p><b>M</b></p> <p><b>making</b> 2:16<br/> <b>maps</b> 5:22 7:7 9:4<br/> <b>Marconi</b> 2:9 5:18<br/> <b>matter</b> 16:7<br/> <b>Mayor</b> 2:23 3:6,9<br/> 3:11 4:15 5:2<br/> <b>means</b> 16:21<br/> <b>meeting</b> 4:13 8:25<br/> 11:10,18 15:21<br/> <b>members</b> 4:20<br/> 6:22 10:16<br/> 12:18<br/> <b>merits</b> 4:6<br/> <b>MICHELE</b> 16:14<br/> <b>mixed-use</b> 8:17<br/> <b>momentarily</b> 5:10<br/> 5:12<br/> <b>morning</b> 2:3,21<br/> 6:21 10:10,11<br/> <b>move</b> 11:7 12:19<br/> 13:10 14:10,14<br/> 14:24<br/> <b>moved</b> 12:5,22<br/> 13:18 15:8</p> | <p><b>MURPHY</b> 16:14</p> <hr/> <p><b>N</b></p> <p><b>needed</b> 3:23<br/> <b>Neil</b> 10:12<br/> <b>new</b> 7:22<br/> <b>nine</b> 3:14<br/> <b>notes</b> 16:6<br/> <b>number</b> 3:2,18</p> <hr/> <p><b>O</b></p> <p><b>objections</b> 16:4<br/> <b>offer</b> 3:20 11:9<br/> 12:16<br/> <b>offering</b> 3:3<br/> <b>offices</b> 8:20<br/> <b>Okay</b> 4:11,22,25<br/> <b>Once</b> 14:21<br/> <b>one-page</b> 4:19<br/> <b>Opposed</b> 12:9<br/> 13:2,21 14:17<br/> 15:11<br/> <b>ordinance</b> 2:13<br/> 5:21</p> <hr/> <p><b>P</b></p> <p><b>page</b> 11:6<br/> <b>parallel</b> 7:18 9:10<br/> <b>parcel</b> 9:6<br/> <b>parking</b> 6:9 8:11<br/> 8:12,13,19<br/> <b>part</b> 4:24<br/> <b>particulars</b> 4:5<br/> <b>partly</b> 6:2,3 7:20<br/> 7:21<br/> <b>Pause</b> 5:14<br/> <b>Pennsylvania</b> 1:6<br/> <b>percent</b> 8:7<br/> <b>permit</b> 15:4<br/> <b>permitted</b> 8:6<br/> <b>Philadelphia</b> 1:2<br/> 1:6 2:14 5:21<br/> 6:6,25 7:7,12<br/> 8:2,15,23 9:13<br/> <b>place</b> 2:22<br/> <b>Planning</b> 2:15<br/> 3:13 6:7,24 7:2<br/> 8:23 9:4</p> | <p><b>please</b> 5:18 6:20<br/> <b>precedent</b> 3:25<br/> <b>prepared</b> 4:19<br/> <b>PRESENT</b> 1:9<br/> <b>President</b> 6:17<br/> <b>proceedings</b> 16:4<br/> <b>project</b> 3:24 4:2,4<br/> 4:5,8<br/> <b>projects</b> 3:22<br/> <b>proposed</b> 3:14 8:3<br/> 8:14<br/> <b>proposes</b> 7:16,24<br/> 8:5,10,16<br/> <b>provided</b> 8:12<br/> <b>provisions</b> 2:16<br/> <b>public</b> 11:17<br/> 16:15<br/> <b>put</b> 4:12,23</p> <hr/> <p><b>Q</b></p> <p><b>question</b> 4:16<br/> <b>questions</b> 4:14 5:3<br/> 9:20,24 10:16<br/> 10:19<br/> <b>quorum</b> 6:13</p> <hr/> <p><b>R</b></p> <p><b>ratio</b> 8:12<br/> <b>RCOs</b> 4:18<br/> <b>read</b> 2:10,10 5:19<br/> <b>reading</b> 13:14<br/> 14:3,4 15:4,17<br/> <b>really</b> 10:14<br/> <b>recognize</b> 6:19<br/> 11:19<br/> <b>recognizes</b> 12:14<br/> 13:6 14:6<br/> <b>recommendation</b><br/> 11:25 14:2 15:2<br/> 15:3,16<br/> <b>recommended</b><br/> 9:2<br/> <b>recommends</b> 9:4<br/> <b>record</b> 2:9 3:16<br/> 3:20 4:24 6:13<br/> <b>regarding</b> 13:7<br/> <b>related</b> 3:21<br/> <b>removes</b> 8:8</p> | <p><b>reported</b> 13:11,25<br/> 14:25 15:15<br/> <b>reporter</b> 16:23<br/> <b>reproduction</b><br/> 16:20<br/> <b>request</b> 13:12<br/> <b>require</b> 8:11<br/> <b>requirement</b> 8:11<br/> <b>residential</b> 6:3,10<br/> 7:21 8:22<br/> <b>response</b> 5:7 10:2<br/> 10:20 11:13<br/> 12:10 13:3,22<br/> 14:18 15:12<br/> <b>retail</b> 8:21<br/> <b>revising</b> 2:15<br/> <b>rezone</b> 7:16<br/> <b>Room</b> 1:6<br/> <b>routes</b> 11:5<br/> <b>RPR-Notary</b><br/> 16:15<br/> <b>rules</b> 1:3 2:5 3:1<br/> 4:1 5:1,11,16<br/> 6:1,22 7:1 8:1<br/> 9:1 10:1 11:1,15<br/> 12:1 13:1,13<br/> 14:1,2 15:1,3,16<br/> 15:20,23<br/> <b>R-16</b> 6:2 7:21</p> <hr/> <p><b>S</b></p> <p><b>seconded</b> 12:3,5<br/> 12:20,22 13:16<br/> 13:18 14:12,14<br/> 15:6,8<br/> <b>Section</b> 7:12<br/> <b>Seeing</b> 5:8 10:3<br/> 10:21 11:14<br/> <b>separate</b> 12:13<br/> <b>serve</b> 3:24 4:3<br/> <b>session</b> 13:15 14:4<br/> 14:5 15:5,18<br/> <b>set</b> 11:20<br/> <b>single</b> 6:4<br/> <b>site</b> 8:15<br/> <b>sitting</b> 10:14<br/> <b>Sklaroff</b> 10:10,11</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 10:12,19,23<br><b>space</b> 8:20,21<br><b>spaces</b> 8:13,19<br><b>specific</b> 3:22<br><b>Specifically</b> 7:15<br><b>square</b> 8:21<br><b>Squilla</b> 12:17<br><b>staff</b> 9:16<br><b>standing</b> 4:4<br><b>start</b> 2:4,6<br><b>statement</b> 10:15<br><b>stenographic</b> 16:6<br><b>Street</b> 5:25,25,25<br>6:2 7:10,10,10<br>7:11,17,17,18<br>7:18,19 9:8,9,9<br>9:10,11<br><b>structure</b> 8:17<br><b>submitted</b> 11:24<br><b>summary</b> 4:19<br><b>supervision</b> 16:22<br><b>Sure</b> 3:8<br><b>suspended</b> 15:4<br><b>suspension</b> 13:13<br>14:3 15:17<br><hr/> <b>T</b><br><hr/> <b>table</b> 10:8<br><b>take</b> 11:18<br><b>taken</b> 16:6<br><b>talked</b> 4:18<br><b>tall</b> 8:18<br><b>team</b> 10:13<br><b>technical</b> 2:16 9:3<br><b>ten</b> 8:13<br><b>terms</b> 2:17 6:11<br><b>testify</b> 5:5 7:3<br>10:6 11:11<br><b>testimony</b> 9:19<br><b>thank</b> 2:19 3:10<br>5:13 9:22 10:4<br>10:22,23 11:3<br>11:21,25 12:15<br>13:9 14:9,23<br>15:22<br><b>they'd</b> 4:3<br><b>title</b> 2:11,13 5:19 | 6:5<br><b>today</b> 7:2<br><b>today's</b> 11:24<br><b>transcript</b> 16:8,20<br><b>true</b> 16:8<br><b>two</b> 3:18<br><hr/> <b>U</b><br><hr/> <b>underground</b><br>8:19<br><b>units</b> 8:13,22<br><hr/> <b>V</b><br><hr/> <b>Vice</b> 6:14<br><hr/> <b>W</b><br><hr/> <b>want</b> 3:17,19 4:20<br><b>way</b> 2:24 3:25<br>4:16<br><b>ways</b> 4:2<br><b>Wednesday</b> 1:7<br><b>we'll</b> 4:23 11:9,17<br><b>we're</b> 2:3,6 3:15<br>4:10 11:6<br><b>we've</b> 4:19<br><b>William</b> 1:10 6:23<br><b>witness</b> 10:7,7<br><hr/> <b>Y</b><br><hr/> <b>Yaeger</b> 10:14<br><b>Yeah</b> 4:16<br><b>yesterday</b> 2:7<br>4:18<br><hr/> <b>Z</b><br><hr/> <b>zoned</b> 7:20<br><b>zoning</b> 2:14 5:22<br>5:22 6:6 7:7,8<br>7:13,25 8:2 9:5<br>9:7<br><hr/> <b>1</b><br><hr/> <b>1.5</b> 8:12<br><b>12</b> 8:25<br><b>120430</b> 1:14 3:1<br>4:1 5:1 6:1 7:1<br>8:1 9:1 10:1<br>11:1 12:1 13:1 | 14:1 15:1<br><b>120431</b> 1:14 2:8<br>2:12 5:6 11:18<br>11:23 13:11,24<br><b>120480</b> 1:14 5:12<br>5:17,20 7:3,6,15<br>7:24 8:24 14:8<br>14:11,24 15:14<br><b>13</b> 1:7 16:7<br><b>14</b> 2:13 6:5<br><b>14-1402</b> 6:9<br><b>14-305</b> 6:7 7:12<br><hr/> <b>2</b><br><hr/> <b>2,570</b> 8:21<br><b>201</b> 9:10<br><b>2012</b> 1:7 7:5 8:25<br>16:7<br><b>220</b> 7:19 9:11<br><b>24th</b> 7:5<br><b>258</b> 8:18<br><b>288</b> 8:22<br><hr/> <b>3</b><br><hr/> <b>37th</b> 6:2 7:10<br><b>38th</b> 5:24 7:10,17<br>7:18,19 9:8,10<br>9:11<br><hr/> <b>4</b><br><hr/> <b>400</b> 1:6<br><b>48</b> 8:18<br><hr/> <b>6</b><br><hr/> <b>6/13/12</b> 3:1 4:1<br>5:1 6:1 7:1 8:1<br>9:1 10:1 11:1<br>12:1 13:1 14:1<br>15:1<br><hr/> <b>7</b><br><hr/> <b>750</b> 8:7<br><hr/> <b>9</b><br><hr/> <b>9:10</b> 1:7<br><b>9:45</b> 15:24 |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|