

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, February 27, 2018
10:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILMAN BOBBY HENON
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILMAN AL TAUBENBERGER

BILLS 170995, 170996, 171002, 171003, 171128,
171129, 171130, 180005, and 180075

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1 2/27/18 - RULES - BILL 170995, ETC.

2 COUNCILMAN GREENLEE: Good
3 morning, everyone. This is the Rules
4 Committee. We have attained a quorum
5 consisting of Council President Clarke,
6 Councilwoman Reynolds Brown, Councilman
7 Henon, Councilwoman Sanchez.

8 Ms. Marconi, will you please
9 read the title of the first bill before
10 us, please.

11 THE CLERK: Bill No. 170995, an
12 ordinance to amend the Philadelphia
13 Zoning Maps by changing the zoning
14 designations of certain areas of land
15 located within an area bounded by Ridge
16 Avenue, Paoli Avenue, Umbria Street,
17 Fountain Street, Manayunk Avenue, Gates
18 Street, Pechin Street, and Fountain
19 Street.

20 (Witness approached witness
21 table.)

22 COUNCILMAN GREENLEE: Thank
23 you.

24 Mr. Gregorski, good morning.

25 MR. GREGORSKI: Good morning,

1 2/27/18 - RULES - BILL 170995, ETC.
2 Councilman Greenlee, members of the Rules
3 Committee. I'm Marty Gregorski, Division
4 Director with the Development Division of
5 the Philadelphia City Planning
6 Commission. I'm here to testify on Bill
7 No. 170995, which was introduced into
8 City Council on November 16th, 2017 by
9 Councilmember Jones.

10 This bill is intended for
11 corrective remapping purposes and
12 advancement of the goals and
13 recommendations of the Lower Northwest
14 District Plan, specifically to remap to
15 match the prevailing use, lot size and/or
16 width; to reduce the allowable density in
17 areas with insufficient infrastructure
18 and environmental constraints; and to
19 remove obsolete industrial zoning.

20 The Planning Commission staff
21 worked closely with Councilmember Jones'
22 staff as well as the leadership of the
23 Ridge Park Civic Association on this
24 remapping. A public meeting was held to
25 present the proposed changes on September

1 2/27/18 - RULES - BILL 170995, ETC.
2 12th, 2017.

3 The Philadelphia City Planning
4 Commission considered Bill No. 170995 at
5 its meeting of December 12th, 2017 and
6 recommended it for approval.

7 And I'd be happy to answer any
8 questions at this time.

9 COUNCILMAN GREENLEE: Thank
10 you, sir.

11 Any questions for Mr. Gregorski
12 on this bill?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, anyone else here to testify on this
16 bill?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, for the record, we have written
20 testimony from Marlene Schleifer, Vice
21 President of Ridge Park Civic
22 Association, in support of this bill, and
23 she also has, in that same written
24 testimony, also on the next bill that
25 we'll be hearing.

1 2/27/18 - RULES - BILL 170995, ETC.

2 Again, no one else here to
3 testify on this bill?

4 (No response.)

5 COUNCILMAN GREENLEE: Ms.
6 Marconi, please read the title of our
7 next one, please.

8 THE CLERK: Bill No. 170996, an
9 ordinance to amend the Philadelphia
10 Zoning Maps by changing the zoning
11 designations of certain areas of land
12 located within an area bounded by Henry
13 Avenue, Valley Avenue, Domino Lane,
14 Domino Lane North, Ridge Avenue, Harmon
15 Road, Fowler Street, Domino Lane,
16 Silverwood Street (Extended), Parker
17 Avenue, Pechin Street (Extended),
18 Fountain Street, Pechin Street, and
19 Hermitage Street.

20 MR. GREGORSKI: Good morning,
21 Councilman Greenlee, members of the Rules
22 Committee. I'm Marty Gregorski with the
23 Philadelphia City Planning Commission.

24 This bill amends the Zoning
25 Maps in the area described. The bill is

1 2/27/18 - RULES - BILL 170995, ETC.
2 intended for corrective remapping
3 purposes and advancement of the goals and
4 recommendations of the Lower Northwest
5 District Plan, specifically create new
6 walkable mixed-use nodes at Ridge and
7 Fountain and Ridge and Parker; direct new
8 multi-family housing construction to
9 Ridge Avenue; maintain auto-oriented
10 commercial node at Ridge and Domino;
11 remap to match the prevailing use, lot
12 size and/or width; and to reduce the
13 allowable density on properties with
14 locally significant buildings.

15 The Planning Commission staff
16 has worked closely with Councilmember
17 Jones' staff as well as the leadership of
18 the Ridge Park Civic Association and
19 Roxborough Development Corporation on
20 this remapping. A public meeting was
21 held to present the proposed changes on
22 September 12th, 2017.

23 The Philadelphia City Planning
24 Commission considered Bill No. 170996 at
25 its meeting of December 12th, 2017 and

1 2/27/18 - RULES - BILL 170995, ETC.

2 recommended it for approval.

3 And I'd be happy to answer any
4 questions at this time.

5 COUNCILMAN GREENLEE: Thank
6 you, sir.

7 Any questions for Mr. Gregorski
8 on this bill?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, anyone else who wants to testify on
12 Bill No. 170996?

13 (No response.)

14 COUNCILMAN GREENLEE: Again, as
15 I stated earlier, we have written
16 testimony in support of the bill from
17 Marlene Schleifer of the Ridge Park Civic
18 Association and also from James Harry
19 Calamia of the Roxborough Development
20 Corporation, both in support of the bill.

21 No one else here to testify?

22 (No response.)

23 COUNCILMAN GREENLEE: Thank you
24 very much.

25 Ms. Marconi, our next bill,

1 2/27/18 - RULES - BILL 170995, ETC.

2 please.

3 THE CLERK: Bill No. 171002, an
4 ordinance to amend the Philadelphia
5 Zoning Maps by changing the zoning
6 designations of certain areas of land
7 located within an area bounded by
8 Kensington Avenue, Adams Avenue, Leiper
9 Street (extended), Frankford Creek,
10 Castor Avenue, Wyoming Avenue, G Street,
11 and Erie Avenue, all under certain terms
12 and conditions.

13 MR. GREGORSKI: Good morning.
14 I'm Marty Gregorski with the Philadelphia
15 City Planning Commission. I'm here to
16 testify on Bill No. 171002, which was
17 introduced into City Council on November
18 16th, 2017 by Councilmember
19 Quinones-Sanchez.

20 Bill No. 171002 amends the
21 Zoning Maps in the area described. The
22 bill rezones a portion of the Juniata
23 neighborhood. The goals include
24 correctly rezoning single-family rowhouse
25 blocks to "RSA-5" Residential

1 2/27/18 - RULES - BILL 170995, ETC.
2 Single-Family Attached; correctly
3 rezoning parks and recreation spaces to
4 "SP-PO-A" Active Parks and Open Space;
5 upzoning blocks near the Erie-Torresdale
6 Market-Frankford Line station to
7 encourage higher density development; and
8 rezoning blocks of the eastern edge of
9 the Hunting Park East Industrial District
10 to "ICMX" Industrial Commercial Mixed-Use
11 to acknowledge the conversion of
12 buildings to non-industrial activities.

13 The City Planning Commission at
14 its meeting of December 12th, 2017
15 considered Bill No. 171002 and
16 recommended it for approval.

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

19 COUNCILMAN GREENLEE: Any
20 questions for Mr. Gregorski on this bill?
21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, anyone else here to testify on Bill
24 No. 171002?

25 (No response.)

1 2/27/18 - RULES - BILL 170995, ETC.

2 COUNCILMAN GREENLEE: Seeing
3 none, thank you.

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

6 THE CLERK: Bill No. 171003, an
7 ordinance to amend the Philadelphia
8 Zoning Maps by changing the zoning
9 designations of certain areas of land
10 located within an area bounded by
11 Allegheny Avenue, 2nd Street, Lehigh
12 Avenue, and 6th Street, all under certain
13 terms and conditions.

14 MR. GREGORSKI: Good morning.
15 I'm Marty Gregorski with the Philadelphia
16 City Planning Commission. I'm here to
17 testify on Bill No. 171003, which was
18 introduced into City Council on November
19 16th, 2017 by Councilmember
20 Quinones-Sanchez.

21 Bill No. 171003 amends the
22 Philadelphia Zoning Maps in the area
23 described, and the bill rezones a portion
24 of the Fairhill neighborhood. The goals
25 include correctly rezoning and preserving

1 2/27/18 - RULES - BILL 170995, ETC.
2 single-family rowhouse blocks as "RSA-5"
3 Residential Single-Family Attached;
4 upzoning blocks on North 5th Street to
5 encourage higher density development and
6 increase commercial capacity along the
7 commercial corridor; rezoning industrial
8 blocks to "ICMX" Industrial Commercial
9 Mixed-Use to encourage the reuse of
10 industrial buildings to lighter
11 industrial and/or non-industrial
12 activities; and directing multi-family
13 density along 5th Street and other
14 transit corridors.

15 The City Planning Commission at
16 its meeting of December 12th, 2017
17 recommended Bill No. 171003 for approval.

18 And I'd be happy to answer any
19 questions at this time.

20 COUNCILMAN GREENLEE: Thank
21 you, Mr. Gregorski. I understand there
22 will be an amendment to this bill, which
23 will be some technical changes in the
24 Zoning Map.

25 MR. GREGORSKI: Minor map

1 2/27/18 - RULES - BILL 170995, ETC.

2 changes, correct.

3 COUNCILMAN GREENLEE: Yes. And
4 that will be offered at the Committee
5 meeting.

6 Any questions?

7 (No response.)

8 COUNCILMAN GREENLEE: Anybody
9 else to testify on Bill No. 171003?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, thank you.

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

15 THE CLERK: Bill No. 171128, 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 Moore
20 Street, Sixth Street, McClellan Street,
21 and Seventh Street.

22 MR. GREGORSKI: Good morning.
23 Marty Gregorski with the Philadelphia
24 City Planning Commission. I'm here to
25 testify on Bill No. 171128, which was

1 2/27/18 - RULES - BILL 170995, ETC.
2 introduced into City Council on December
3 14th, 2017 by Councilmember Squilla.

4 Bill No. 171128 amends the
5 Philadelphia Zoning Maps in the area
6 described. This bill rezones almost the
7 entire block bounded by Sixth Street,
8 Moore Street, Seventh Street, and
9 McClellan Street repositioning a site
10 formerly dominated by industrial use to
11 residential use.

12 The site is rezoned from
13 "CMX-2" Neighborhood Commercial Mixed-Use
14 to "RM-1" Residential Multi-Family on the
15 north side and "RSA-5" Residential
16 Single-Family Attached on the south side.
17 The remapping is consistent with the
18 recommendations of the Phila2035 Citywide
19 Vision and the South District Plan.

20 The Philadelphia City Planning
21 Commission considered Bill No. 171128 at
22 its meeting of January 16th, 2018 and
23 recommended it for approval.

24 And I'd be happy to answer any
25 questions at this time.

1 2/27/18 - RULES - BILL 170995, ETC.

2 COUNCILMAN GREENLEE: Thank
3 you, sir.

4 Any questions for Mr. Gregorski
5 on this bill?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, anyone else here to testify on Bill
9 No. 171128?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, that good feeling from the Eagles
13 is left over. Everybody is getting
14 along. This is great.

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

17 THE CLERK: Bill No. 171129, an
18 ordinance adopting an amendment to the
19 Articles of Incorporation of the South
20 Street Headhouse District of Philadelphia
21 to extend the terms of that Authority,
22 all under certain terms and conditions;
23 and

24 Bill No. 171130, an ordinance
25 approving the plan, estimated costs and

1 2/27/18 - RULES - BILL 170995, ETC.
2 proposed method of assessment and charges
3 of the South Street Headhouse District of
4 Philadelphia for and concerning business
5 improvements and administrative services
6 to the eastern South Street and Headhouse
7 areas of the City of Philadelphia; all
8 under certain terms and conditions.

9 (Witnesses approached witness
10 table.)

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Please identify yourself.
14 Mr. Murphy, do you want to go first.

15 MR. MURPHY: Good morning,
16 Councilman Greenlee and members of the
17 Rules Committee. My name is Denis
18 Murphy. I'm Director of Commercial
19 Corridor Development for the Commerce
20 Department. I'm testifying in support of
21 Bills 171129 and 171130 to extend the
22 term of the South Street Headhouse
23 District as a Pennsylvania Municipal
24 Authority and approve a new five-year
25 plan for services and improvements,

1 2/27/18 - RULES - BILL 170995, ETC.

2 including costs and the method of
3 assessing property owners.

4 In 1992, property owners and
5 business people along South Street came
6 together to plan and pay for supplemental
7 services and create a business
8 improvement district. In 2001, the
9 District was expanded to include the
10 section of South 4th Street known as
11 Fabric Row. The SSHD provides cleaning
12 and maintenance, safety and crime
13 prevention, marketing and special events,
14 and works to attract new businesses to
15 the District and works hard to assist the
16 existing businesses within its
17 boundaries. In recent years, the SSHD
18 has implemented lighting upgrades
19 throughout the District, including new
20 pedestrian-scale lights on Fabric Row and
21 secured funding for improvements to the
22 area directly south of the Headhouse
23 Shambles for new improvements between
24 Lombard and South Street along 2nd.

25 The proposed legislation will

1 2/27/18 - RULES - BILL 170995, ETC.
2 allow the SSHD to continue to provide the
3 services and activities that are critical
4 to maintaining this busy, vibrant
5 commercial district and helping the area
6 adapt to changing shopping patterns and
7 retail trends.

8 The efforts of the SSHD to keep
9 South Street and Fabric Row competitive
10 and successful continue to be critical.
11 This effort deserves our support.

12 Thank you for your
13 consideration, and I'm happy to answer
14 any questions you may have.

15 COUNCILMAN GREENLEE: Thank
16 you, Mr. Murphy.

17 Why don't we hear also from
18 Mr. Harris and then we'll see if there's
19 any questions. Please.

20 MR. HARRIS: Thank you. Good
21 morning, Chairman Greenlee and members of
22 the Rules Committee. I'm pleased to
23 offer my testimony in support of a new
24 plan and budget for the South Street
25 Headhouse District for calendar years

1 2/27/18 - RULES - BILL 170995, ETC.
2 2018 to 2022 as well as the ten-year
3 extension of the Authority until December
4 31st, 2027.

5 Over the past 25 years since
6 1993, South Street Headhouse District has
7 worked to improve, beautify, support, and
8 bring economic vitality to this historic
9 and important commercial corridor.
10 Philadelphia families and businesses have
11 worked, lived, shopped, and enjoyed the
12 South Street and Fabric Row area for
13 generations.

14 SSHD is home to over 450
15 businesses, the majority of which are
16 independently owned and operated small
17 businesses. In addition to businesses
18 serving the surrounding neighborhoods,
19 the area also is a regional tourist
20 destination and entertainment district,
21 drawing over one million visitors
22 annually with cultural anchors such as
23 the Philadelphia Magic Gardens and the
24 Theatre of the Living Arts.

25 The reauthorization extension

1 2/27/18 - RULES - BILL 170995, ETC.
2 and the plan and budget allows SSHD to
3 continue to serve this complex and
4 multi-stakeholder community through its
5 public safety, economic development,
6 promotional, capital improvement, and
7 public space cleaning efforts. In these
8 times of a changing retail and shopping
9 landscape, the work of SSHD to keep the
10 South Street business area attractive,
11 vibrant, and thriving by championing this
12 commercial corridor is more critical than
13 ever. Over the past five years alone, we
14 have overseen the installation of new
15 pedestrian lighting along historic Fabric
16 Row, improved lighting on 11 blocks of
17 South Street, and the initiation of the
18 popular South Street Spring Festival,
19 which will be taking place on May 5th,
20 among many other accomplishments. In the
21 coming years, SSHD intends to complete
22 the Headhouse Plaza project, initiate a
23 new public arts festival, facilitate
24 additional streetscape improvements, and
25 seek designation as a Keystone Community

1 2/27/18 - RULES - BILL 170995, ETC.

2 and National Main Street, all in an
3 effort to bring more businesses, patrons,
4 and investments to our District.

5 Regarding our approval process,
6 following the requirements of the
7 Municipal Authorities Act of
8 Pennsylvania, on September 11th, 2017,
9 the SSHD mailed a formal notice of a
10 public hearing, a copy of the proposed
11 plan and budget, information on how to
12 object, and estimated charges for 2018 to
13 2022 to all property owners within our
14 boundaries. The South Street Headhouse
15 District also mailed the proposed plan
16 and budget to all commercial tenants and
17 business owners located in properties
18 within the SSHD boundaries. The plan and
19 budget was also advertised and made
20 available through our website and through
21 our newsletters.

22 On September 27th, 2017,
23 notices of the public hearing were
24 formally published in newspapers of
25 general circulation, specifically the

1 2/27/18 - RULES - BILL 170995, ETC.

2 Philadelphia Inquirer and the
3 Philadelphia Free Press/University City
4 Review.

5 SSHd held its required public
6 hearing at the Old Pine Community Center
7 located at 401 Lombard Street on
8 Wednesday, October 11th, 2017 from 6:00
9 p.m. to 9:00 p.m. Ten individuals
10 testified in favor of the continuation of
11 the South Street Headhouse District and
12 its plan and budget. Three individuals
13 testified in opposition to the plan and
14 budget. In addition, four individuals
15 submitted correspondence in support of
16 the SSHd, and those communications of
17 support were read into the public record.
18 A copy of the hearing transcript,
19 including those who testified, can be
20 provided upon request.

21 As of Friday, November 24th,
22 2017 at the end of the 45-day formal
23 comment period, we had received two
24 objection letters from two different
25 property owners on 4th Street. A third

1 2/27/18 - RULES - BILL 170995, ETC.
2 objection letter was received after the
3 45-day period from a property owner who
4 owned a single property within the
5 District, but who has subsequently sold
6 that property. The two properties which
7 objected within the 45-day period
8 represent 0.267 percent of the 750
9 taxable properties within the District
10 and 0.322 percent of the total assessed
11 value of the SSHD in 2018. These
12 percentages are substantially below the
13 33 percent threshold of either objecting
14 property owners or assessed value.

15 Based on this process as well
16 as the ongoing needs and goals that we
17 have for the South Street commercial
18 corridor, we formally and respectfully
19 request City Council's approval of Bills
20 171129 and 171130.

21 Thank you.

22 COUNCILMAN GREENLEE: Thank
23 you, sir.

24 Are you testifying or are you
25 just here for support?

1 2/27/18 - RULES - BILL 170995, ETC.

2 MR. HARRIS: This is Elena
3 Brennan, our Board Chair.

4 COUNCILMAN GREENLEE: Good
5 morning.

6 MS. BRENNAN: Good morning.

7 COUNCILMAN GREENLEE: If you'd
8 like to say anything.

9 MS. BRENNAN: I just want to
10 say that --

11 COUNCILMAN GREENLEE: Just
12 state your name for the record.

13 MS. BRENNAN: Okay. Sorry.
14 Good morning, Chairman Greenlee and
15 members of the Rules Committee. I'm
16 Elena Brennan and I'm the owner of Bus
17 Stop Boutique, a shoe boutique located on
18 4th Street, Fabric Row. For the past two
19 years, I have also served as the Chair of
20 the South Street Headhouse District Board
21 of Directors. I've been involved as a
22 member of the Board for the past six
23 years, and I joined the Board because I
24 wanted to be involved in the continued
25 improvement of the business community and

1 2/27/18 - RULES - BILL 170995, ETC.

2 the future direction of 4th Street.

3 I believe that the South Street
4 and 4th Street commercial corridors are
5 important to the immediate neighborhoods
6 and Philadelphia as a whole. This area
7 has a unique collection of small
8 independently owned businesses, many of
9 which are family-run for many decades.
10 It's also home to new and creative
11 entrepreneurs, featuring many of the best
12 boutiques, style services, retailers, and
13 restaurants in the City. People travel
14 from around the region to come to Fabric
15 Row.

16 South Street is a commercial
17 corridor confronted with many -- with a
18 new retail landscape where bricks and
19 mortar stores compete in an environment
20 of increased online shopping habits. To
21 stay relevant and vibrant, the District
22 needs a champion and a vision on
23 organization that serves to promote,
24 improve, and reinvent the area to keep it
25 thriving and growing for the good of the

1 2/27/18 - RULES - BILL 170995, ETC.

2 business in the community.

3 Over the past several years,
4 SSHD has facilitated 15 storefront
5 improvement grants, promoted the
6 installation of over 100 SafeCams on
7 businesses to increase public safety, and
8 has a full calendar of events and
9 festivals to bring thousands of people
10 and visitors to the area.

11 A major accomplishment that
12 occurred two years ago was the successful
13 completion of the much-needed lighting
14 and streetscape improvement along Fabric
15 Row and South Street. With the support
16 and assistance of Councilman Squilla and
17 the City, brilliant new pedestrian and
18 overhead lighting was installed on six
19 blocks of 4th Street as well as the new
20 white LED lamps installed on 11 blocks of
21 South Street. The impact has been
22 profound and transformational.

23 Our work is not done, and we're
24 in a time of transition and aligning the
25 area for economically healthy and

1 2/27/18 - RULES - BILL 170995, ETC.
2 sustained future. We are working with
3 property owners to help them find good
4 business tenants and fill vacant
5 storefronts. We help businesses before,
6 during, after their openings. We are
7 undertaking additional public space
8 improvements and beautification projects
9 such as the Headhouse Plaza project and
10 our new planned Mural Arts Festival.

11 For all these reasons and more,
12 as representatives of the business and
13 owner community, the South Street
14 Headhouse District Board finds important
15 value in the continuation of the work and
16 this organization. We appreciate the
17 assistance of the City in our efforts and
18 respectfully request your support in
19 reauthorizing the South Street Headhouse
20 District and approving its plan and
21 budget.

22 Thank you.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 Thank you all for your

1 2/27/18 - RULES - BILL 170995, ETC.

2 testimony.

3 The record will please reflect
4 Councilman Taubenberger, a member of the
5 Committee, is present.

6 And, Mr. Harris, I'm glad you
7 pointed out, because oftentimes some of
8 these BIDs have to be held over, but that
9 timeframe has already been done. So we
10 can move these bills if the Committee
11 sees fit today, and I know Councilman
12 Squilla is a strong supporter, and I'm
13 familiar with that area. You all do a
14 great job down there.

15 MR. HARRIS: Thank you.

16 COUNCILMAN GREENLEE: Am I
17 right to assume those couple people that
18 are opposed -- I know there's always
19 somebody that opposes these because they
20 just don't want to spend any more money.
21 Is that basically the --

22 MR. HARRIS: That is basically
23 it. Two individual property owners felt
24 that they have enough taxes and didn't
25 want to pay the BID, but the other 748

1 2/27/18 - RULES - BILL 170995, ETC.

2 did not oppose.

3 COUNCILMAN GREENLEE: Okay.

4 And we have found in the past even some
5 folks who oppose these originally find
6 that they serve purposes as time goes on.

7 MR. HARRIS: We try very hard
8 to be value added to the area.

9 COUNCILMAN GREENLEE:
10 Councilwoman Quinones-Sanchez.

11 COUNCILWOMAN SANCHEZ: That was
12 going to be my question. Were these two
13 new owners or previous owners and what
14 were their reasoning for not --

15 MR. HARRIS: Candidly, they
16 were on 4th Street and when the District
17 was expanded in 2002, they were opposed
18 to the expansion in 2002 and simply were
19 reaffirming that opposition 16 years
20 later.

21 COUNCILWOMAN SANCHEZ: Okay.
22 Thank you.

23 COUNCILMAN GREENLEE: Well,
24 they're consistent. You got to give them
25 credit.

1 2/27/18 - RULES - BILL 170995, ETC.

2 Any other questions?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing

5 none, thank you all very much. Again,

6 thank you for the work you do down there.

7 MR. HARRIS: Well, thank you

8 very much and --

9 COUNCILMAN GREENLEE: Important

10 area of the City.

11 MR. HARRIS: Please come down

12 and visit us and take a tour.

13 COUNCILMAN GREENLEE: I've been

14 there.

15 MR. HARRIS: I know, and I want

16 you to come back. Any time we'll host

17 and showcase the District for you. Thank

18 you so much.

19 COUNCILMAN GREENLEE: Thank

20 you.

21 And I want to recognize Vice

22 Chairman Squilla has showed up.

23 COUNCILMAN SQUILLA: Right on

24 time.

25 First of all, I want to thank

1 2/27/18 - RULES - BILL 170995, ETC.
2 you for all the effort and work that's
3 been put into this. We do go through
4 this challenge every so often and it's
5 not an easy process, so I appreciate all
6 the work that you and your team has done,
7 along with working with Commerce, to make
8 this happen, and looking forward to
9 completing the process and being
10 successful to make sure that we be able
11 to continue the good work that you're
12 doing. So thank you. I just wanted to
13 say that as we move forward and hopefully
14 see this to fruition.

15 MR. HARRIS: Thank you,
16 Councilman. We appreciate your support
17 and everyone's support on our efforts.
18 Thank you.

19 COUNCILMAN GREENLEE: Again,
20 thank you all very much.

21 Is there anyone else here to
22 testify on these two bills, 171129 and
23 171130?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 2/27/18 - RULES - BILL 170995, ETC.

2 none, Ms. Marconi, our next bill, please.

3 Thank you.

4 THE CLERK: Bill No. 180075, an
5 ordinance to amend the Philadelphia
6 Zoning Maps by changing the zoning
7 designations of certain areas of land
8 located within an area bounded by Ashton
9 Road, Old Ashton Road, Welsh Road, Axe
10 Factory Road, Winchester Avenue, Holme
11 Avenue, and Holme Circle.

12 COUNCILMAN GREENLEE: Good
13 morning. Mr. Gregorski again.

14 MR. GREGORSKI: Good morning,
15 Councilman Greenlee, members of the Rules
16 Committee. Marty Gregorski with the
17 Philadelphia City Planning Commission.
18 I'm here to testify on Bill No. 180075,
19 which was introduced into City Council on
20 February 1st, 2018 by Councilmember
21 Henon.

22 Bill No. 180075 amends the
23 Philadelphia Zoning Maps in the area
24 described. The bill is intended for
25 corrective remapping purposes consistent

1 2/27/18 - RULES - BILL 170995, ETC.
2 with the recommendations of the Far
3 Northeast District Plan, specifically to
4 match the existing uses and encourage
5 appropriate development.

6 The Planning Commission staff
7 has worked closely with Councilmember
8 Henon's staff as well as the leadership
9 of the Holme Circle Civic Association on
10 this remapping. A public meeting was
11 held to present the proposed changes on
12 September 28th, 2017.

13 The Philadelphia City Planning
14 Commission considered Bill No. 180075 at
15 its meeting of February 20th, 2018 and
16 recommended it for approval.

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

19 COUNCILMAN GREENLEE: Thank
20 you, Mr. Gregorski.

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

23 (No response.)

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

1 2/27/18 - RULES - BILL 170995, ETC.

2 No. 180075?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing
5 none, Ms. Marconi, our final bill today,
6 please.

7 THE CLERK: Bill No. 180005, an
8 ordinance to amend the Philadelphia
9 Zoning Maps by changing the zoning
10 designations of certain areas of land
11 located within an area bounded by Euclid
12 Street, 53rd Street, Morse Street, and
13 Georges Lane.

14 MR. GREGORSKI: Good morning.
15 I'm Marty Gregorski with the Philadelphia
16 City Planning Commission. I'm here to
17 testify on Bill No. 180005, which was
18 introduced by Councilmember Jones on
19 January 25th of this year.

20 Bill No. 180005 amends the
21 Zoning Maps in the area described. This
22 bill rezones the land of the former
23 Beeber Middle School in the Wynnefield
24 neighborhood from "RSA-5" Residential
25 Single-Family Attached to "CMX-3"

1 2/27/18 - RULES - BILL 170995, ETC.
2 Commercial Mixed-Use. The developer,
3 Iron Stone, is in active discussions with
4 the Councilmember and the community to
5 include active recreation and group
6 medical uses on this site. This zoning
7 change will help facilitate the
8 redevelopment of the vacant school
9 buildings by allowing the proposed
10 recreational and group medical uses.
11 This remapping is consistent with the
12 recommendations of the Phila2035 Citywide
13 Vision and the West Park District Plan
14 recommendations to find an appropriate
15 reuse for the vacant Beeber Middle School
16 in Wynnefield.

17 The Philadelphia City Planning
18 Commission considered Bill No. 180005 at
19 its meeting of February 20th of this year
20 and recommended it for approval.

21 And I'd be happy to answer any
22 questions at this time.

23 COUNCILMAN GREENLEE: Thank
24 you, Mr. Gregorski. And I understand
25 Councilman Jones and his staff have been

1 2/27/18 - RULES - BILL 170995, ETC.
2 working on this, and it looks like it's
3 going to be something that's certainly
4 beneficial to the overall community.

5 Any questions for Mr. Gregorski
6 on this bill?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, is there anyone else here that
10 wants to testify on Bill 180005?

11 Please.

12 (Witnesses approached witness
13 table.)

14 COUNCILMAN GREENLEE: Please
15 identify yourself and proceed.

16 MR. FRIEDLAND: Good morning.
17 My name is Jason Friedland and I'm
18 partner at Iron Stone Real Estate
19 Companies. My company is the buyer for
20 the Beeber Wynnefield School Annex, 1818
21 North 53rd Street.

22 Councilman Jones asked me to
23 testify briefly as to our plan for the
24 currently vacant site. Our goal is to
25 redevelop the property into a viable

1 2/27/18 - RULES - BILL 170995, ETC.
2 commercial use and community recreational
3 use.

4 This 20,000 square foot former
5 school includes a number of large
6 classrooms and a gymnasium. We have
7 spoken with the Councilman and key
8 community stakeholders, and our goal is
9 to find an operator who can use the gym
10 to provide recreational and educational
11 services for community youth.

12 Based on their input, we have
13 already spoken to programs involving
14 youth basketball and weightlifting.
15 These uses are not permitted in the
16 current zoning. Active recreation at
17 this property requires CMX-3 zoning.

18 The Beeber Wynnefield Annex has
19 been vacant for approximately 15 years
20 and is encumbered by structural and
21 environmental deficiencies. We will
22 continue to solicit input from Councilman
23 Jones and the neighborhood stakeholders
24 as we work to fill the building with the
25 right users.

1 2/27/18 - RULES - BILL 170995, ETC.

2 COUNCILMAN GREENLEE: Thank
3 you, sir. Thank you very much.

4 Any questions?

5 Councilman Taubenberger.

6 COUNCILMAN TAUBENBERGER: Just
7 a quick question and only an
8 approximation so I get a feel for the age
9 of the school. When was that built, that
10 school, approximately?

11 MR. FRIEDLAND: I'm not quite
12 sure. There's going to be two parts to
13 the buildings. So it looks like the
14 original building may date back to the
15 1950s. I think it may have been a
16 synagogue originally.

17 COUNCILMAN TAUBENBERGER: Oh,
18 really?

19 MR. FRIEDLAND: And then there
20 was kind of a brick annex attached to it,
21 but I'm not sure of the original date.

22 COUNCILMAN TAUBENBERGER: Got
23 you.

24 Mr. Chairman, thank you.

25 COUNCILMAN GREENLEE: Thank

1 2/27/18 - RULES - BILL 170995, ETC.

2 you, Councilman.

3 Councilwoman Reynolds Brown.

4 COUNCILWOMAN BROWN: Good

5 morning. Good morning. Can you share

6 with us what other stakeholders,

7 community stakeholders, you've had a

8 chance to sit down with and what some of

9 their thoughts, ideas, and possibilities

10 might be.

11 MR. FRIEDLAND: So we had a

12 meeting at Councilman Jones' regional

13 office on Wynnefield Avenue, and this was

14 a while ago. This was before we had the

15 property under agreement.

16 COUNCILWOMAN BROWN: Sure.

17 MR. FRIEDLAND: In that meeting

18 there were several people, so I apologize

19 for not remembering their names right

20 now.

21 COUNCILWOMAN BROWN: No

22 worries.

23 MR. FRIEDLAND: There were a

24 few adjacent neighbors, one woman in

25 particular who was taking care of the

1 2/27/18 - RULES - BILL 170995, ETC.
2 outside basketball court for years and
3 years and years. There was a ward leader
4 present. And I apologize. There were
5 about 12 people in the meeting.

6 COUNCILWOMAN BROWN: Are there
7 any grounds, green grass around that
8 building at all?

9 MR. FRIEDLAND: Yes. So
10 there's the building itself along 53rd.
11 The topography is a little interesting in
12 that it's sort of -- it's kind of on a
13 hill. So currently there's a basketball
14 court, which our intention is to keep
15 that as an outdoor basketball court.

16 COUNCILWOMAN BROWN: Great.

17 MR. FRIEDLAND: And there's
18 some room for parking. And the site
19 doesn't have a ton of visibility, so it's
20 sort of an unusual site for
21 redevelopment.

22 COUNCILWOMAN BROWN: Yeah, it
23 is.

24 MR. FRIEDLAND: But like I
25 said, we've reached out to youth

1 2/27/18 - RULES - BILL 170995, ETC.
2 basketball and weightlifting so far, and
3 there seems to be interest. And then our
4 goal is to find a commercial use that
5 will work -- that will kind of complement
6 the recreational use, and that's our
7 goal.

8 COUNCILWOMAN BROWN: Sure.
9 Okay, then. Thank you very much for your
10 testimony.

11 COUNCILMAN GREENLEE: Thank
12 you, Councilwoman.

13 MR. FRIEDLAND: Thank you.

14 COUNCILMAN GREENLEE: Thank
15 you, sir.

16 Anyone else here to testify on
17 Bill No. 180005?

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, that completes the hearing of the
21 Rules Committee, and we will momentarily
22 go into a meeting of that committee.

23 That "momentarily" has ended.
24 This is the meeting of the Rules
25 Committee, and the Chair recognizes

1 2/27/18 - RULES - BILL 170995, ETC.

2 Councilman Squilla.

3 COUNCILMAN SQUILLA: Thank you,
4 Mr. Chairman. I move the amendment to
5 Bill No. 171003.

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, the amendment is approved.

15 Now Councilman Squilla on the
16 list of bills.

17 COUNCILMAN SQUILLA: Thank you,
18 Mr. Chairman. I move that Bill No.
19 170995, 170996, 171002, 171003 as
20 amended, 171128, 180075, 171129, and
21 171130 and, lastly, Bill No. 180005 be
22 set forth with a suspension of rules to
23 be read at the next Council session.

24 (Duly seconded.)

25 COUNCILMAN GREENLEE: It's been

1 2/27/18 - RULES - BILL 170995, ETC.

2 moved and seconded.

3 All in favor?

4 (Aye.)

5 COUNCILMAN GREENLEE: Opposed?

6 (No response.)

7 COUNCILMAN GREENLEE: Hearing

8 none, the bills as read by Councilman

9 Squilla were reported out of this

10 Committee with a favorable

11 recommendation, with the proper amendment

12 on the one bill, and the rules of Council

13 have been suspended to allow for first

14 reading at our next session of Council.

15 That completes the meeting of

16 the Committee on Rules.

17 Thank you, everyone, for your

18 participation.

19 (Committee on Rules concluded

20 at 10:40 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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