

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON STREETS AND SERVICES

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, June 7, 2012
3:00 p.m.

PRESENT:

COUNCILMAN MARK SQUILLA, CHAIR
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ

BILLS 120144, 120331, 120395, 120396, 120436,
120479, 120490, 120518, 120519, 120520, 120521
and 120522

- - -

1

2

COUNCILMAN SQUILLA: Good

3

afternoon, everyone. I'm Councilman Mark

4

Squilla, Chairman of the Committee of

5

Streets and Services.

6

A quorum of the Committee is

7

present and we will now begin the

8

hearings. To my immediate left is

9

Councilmember Bill Greenlee. To my right

10

is Councilmember Jones and Councilman

11

Henon.

12

I would ask Mr. McMonagle to

13

read the title of the first bill.

14

THE CLERK: Bill No. 120144, an

15

ordinance authorizing and directing the

16

installation of a traffic signal on

17

Conshohocken Avenue at the easternmost

18

entrance from Conshohocken Avenue to the

19

parking lot of the property known as 4160

20

Monument Road, under certain terms and

21

conditions.

22

COUNCILMAN SQUILLA: Is there

23

anyone to testify on this bill?

24

Please come to the desk, state

25

your name and proceed with your

1 6/7/12 - STREETS - BILL 120144, etc.
2 testimony.

3 (Witness approached witness
4 table.)

5 MR. DLUGOSZ: Good afternoon,
6 Mr. Chairman and members of the
7 Committee. Thank you for the opportunity
8 to appear before you today. My name is
9 David Dlugosz, District Traffic Engineer
10 for the Department of Streets. I'm here
11 to offer testimony for Bill 120144.

12 The Pennsylvania Vehicle Code
13 requires PennDOT to develop regulations
14 governing traffic control devices in
15 accordance with the Federal Highway
16 Administration's Manual on Uniform
17 Traffic Control Devices. These
18 regulations are tied to all public
19 highways in Pennsylvania, and the City
20 Solicitor has ruled that the Streets
21 Department is legally obligated to comply
22 with the Vehicle Code and related PennDOT
23 regulations.

24 The federal and state criteria
25 require that traffic signals be warranted

1 6/7/12 - STREETS - BILL 120144, etc.
2 by an engineering study of traffic
3 conditions. The study conducted as a
4 result of this request concluded that
5 today's conditions at this location do
6 not satisfy federal and state warrants
7 for a traffic signal at this location.

8 The first warrant -- just again
9 some more detail -- the minimum vehicle
10 volume: A volume of 500 vehicles per
11 hour on the major street and 150 on the
12 minor street on any approach during eight
13 hours a day. You need 500 on
14 Conshohocken.

15 We assumed -- to be
16 conservative, we evaluated this as to be
17 that all volume would come out of the one
18 Pathmark driveway, which they want to do
19 the traffic signal at. Given that, we
20 counted both. During the highest hour of
21 the day, it comes out to 126 vehicles.
22 So during the highest hour of the day,
23 this only represents 72 percent of the
24 minimum required.

25 The second warrant is

1 6/7/12 - STREETS - BILL 120144, etc.
2 interruption of continuous traffic: A
3 volume of 750 vehicles per hour on
4 Conshohocken Avenue and 75 on -- from the
5 driveway is required for eight hours of
6 each day. During the highest hour of
7 traffic volumes, 544 vehicles were
8 counted on Conshohocken Avenue. This
9 represents only 84 percent of the minimum
10 volume required for this warrant. So,
11 therefore, this warrant is not satisfied.

12 The third warrant is crash
13 history: Police accident reports of five
14 or more reportable crashes within a
15 12-month period that will be correctable
16 by a traffic signal would warrant --
17 would satisfy this warrant. According to
18 police crash records, during the period
19 between 2007 and 2012, there have been no
20 reportable crashes or correctable crashes
21 at this location. Essentially, this
22 warrant is not satisfied.

23 The fourth would be pedestrian
24 volume: A minimum of 100 or more
25 pedestrians per hour crossing the major

1 6/7/12 - STREETS - BILL 120144, etc.
2 street for four different hours of the
3 day. Again, during our many counts, we
4 did not exceed 75 pedestrians during any
5 hour, such that the warrant is not
6 satisfied.

7 At 4160 Monument Road/Pathmark
8 and Conshohocken Avenue, the prevailing
9 traffic conditions fall short of the
10 minimum required by the Federal Highway
11 Manual and Pennsylvania Vehicle Code for
12 the installation of traffic signals.

13 However, based on the study,
14 the Streets Department recommends the
15 installation of a crosswalk to
16 accommodate the people crossing here to
17 highlight the safety of the people
18 crossing the road, and the Streets
19 Department could do this for purpose of
20 traffic safety.

21 Thank you for the opportunity
22 to appear before you today, and I'd be
23 happy to answer any questions you would
24 have.

25 COUNCILMAN SQUILLA: All right.

1 6/7/12 - STREETS - BILL 120144, etc.

2 I'd like to recognize Councilman Jones.

3 COUNCILMAN JONES: Thank you,
4 Mr. Chairman. I appreciate you allowing
5 me to comment on this. This happens to
6 be in the 4th Councilmanic District. And
7 with all due respect to the Streets
8 Department, I live there, I shop there,
9 and many of the residents that also live
10 there are here today.

11 It is a highway that is more
12 like a river of traffic in that area, and
13 with the advent of the Pathmark, the
14 Target and others, there is increased
15 density of traffic. And the one thing as
16 I age gracefully, I don't walk as fast as
17 I used to walk, and there have been times
18 when I've had to play bumper tag and
19 dodge tag with cars. And as we get older
20 and in particular in that area, we have
21 the highest concentration of assisted
22 living facilities in the City.

23 So in 2007, I recall as a
24 freshman many of the people who require
25 wheelchairs to cross that, they shut the

1 6/7/12 - STREETS - BILL 120144, etc.
2 intersection down. And what I told them
3 was that I will work on a process with
4 the Streets Department so that they would
5 never have to go to those lengths of
6 shutting it down again.

7 So we put forth the bill to try
8 to accommodate a lot of the pedestrians.
9 We're trying to be the most
10 pedestrian-friendly city, the aging
11 gracefully, by installing traffic signals
12 like this. So I would encourage this
13 body to favorably recommend this
14 legislation.

15 Thank you.

16 MR. DLUGOSZ: And just one
17 response. As far as the wheelchairs are
18 concerned, I know it was also talked that
19 for people in wheelchairs, it's obviously
20 difficult to cross the street at that
21 location. If we do the crosswalk at that
22 location, we'd also be putting in
23 handicap ramps, so it would be easier to
24 cross at that location as well.

25 COUNCILMAN JONES: Those would

1 6/7/12 - STREETS - BILL 120144, etc.

2 be welcomed, Mr. Chairman.

3 MR. DLUGOSZ: Thank you.

4 COUNCILMAN SQUILLA: Thank you.

5 Recognize Councilman Greenlee.

6 COUNCILMAN GREENLEE: Thank

7 you, Mr. Chairman.

8 Sir, just one second. I'm
9 sorry. I just had one question. First
10 of all, I concur. I don't think I go by
11 there as much as Councilman Jones does,
12 but I'm familiar with that area, and I
13 certainly agree with the description of
14 the area, that it certainly does not
15 appear to be safe to cross there. It may
16 not meet that criteria, but it certainly
17 doesn't look safe.

18 But the crosswalk, just so I'm
19 clear, you paint the crosswalk. Is that
20 it? Are there other signs that you put
21 up?

22 MR. DLUGOSZ: I meant to say
23 that there would be appropriate signage
24 to go along with the crosswalk, because
25 whenever we do a crosswalk which is not

1 6/7/12 - STREETS - BILL 120144, etc.
2 at a controlled intersection, a stop sign
3 or a traffic signal, we put up, you know,
4 the big yellow diamond pedestrian warning
5 signs, both in advance of the crosswalk
6 and at the crosswalk just so that people
7 know that a crosswalk is coming up. We
8 also do it with the bars. So it would be
9 a highly visible crosswalk as well.

10 COUNCILMAN GREENLEE: Okay.
11 And do people really follow that, I guess
12 is the question? You know, because it
13 seems like I see people not really --
14 either they don't know or don't care what
15 that means. I mean, everybody knows what
16 a red light means, at least they're
17 supposed to, but do they really know the
18 crosswalk? I don't know if there's ever
19 been a study, how many cars violate that
20 kind of stipulation.

21 MR. DLUGOSZ: We looked at that
22 at other locations, and obviously it
23 varies based on where in the City you
24 are, but we have come up somewhere
25 between two-thirds and three-quarters

1 6/7/12 - STREETS - BILL 120144, etc.
2 will obey that crosswalk. I mean, it's
3 not -- obviously it won't be 100 percent,
4 because people are going to be how people
5 are, but --

6 COUNCILMAN GREENLEE: You
7 obviously don't want to be that quarter
8 that's crossing the street at the wrong
9 time.

10 MR. DLUGOSZ: No, no, no.
11 And the other thing I should
12 add is that these warrants were created
13 back in the '50s or '60s, and they were
14 created because when people put in
15 traffic signals that weren't warranted,
16 they found that crashes had gone up in
17 those locations because people --

18 COUNCILMAN GREENLEE: I hear
19 you. And I know sometimes people think
20 that's the answer to everything, is a
21 traffic signal, and I understand that's
22 not always the case. This case, from
23 what I see, though, I understand where
24 they're coming from.

25 MR. DLUGOSZ: And our thing was

1 6/7/12 - STREETS - BILL 120144, etc.
2 that what we told the folks over there is
3 that, you know, we should try the
4 crosswalk, see if it makes things any
5 better and then we can go from there.
6 But obviously that's why we're here
7 today.

8 COUNCILMAN GREENLEE: We were
9 just saying, you know, the way it doesn't
10 work, if somebody gets hit --

11 COUNCILMAN JONES: Then we
12 know?

13 COUNCILMAN GREENLEE: That's a
14 problem.

15 I'm not beating you up. I
16 understand you're making the report, but
17 just knowing the area -- I mean, we're
18 not looking at numbers; we're looking at
19 the actual site.

20 MR. DLUGOSZ: I understand.

21 COUNCILMAN GREENLEE: It
22 certainly appears that a light is
23 warranted. And I don't say that every
24 time. Sometimes people say -- right in
25 my home area, people want a light at this

1 6/7/12 - STREETS - BILL 120144, etc.
2 one corner, and I'll be honest with you,
3 it doesn't make sense and I think what
4 you're saying would happen, because it
5 really isn't warranted. People would
6 blow through it. But that doesn't seem
7 to be the case here, but that's just my
8 opinion. Thank you. Thank you.

9 Thank you, Mr. Chair.

10 COUNCILMAN SQUILLA: Thank you.

11 Any other questions?

12 (No response.)

13 COUNCILMAN SQUILLA: Seeing
14 none, is there any other testimony for
15 this bill?

16 (No response.)

17 COUNCILMAN SQUILLA: Seeing
18 none, Mr. McMonagle --

19 THE CLERK: No, no, no.

20 COUNCILMAN SQUILLA: Oh, I'm
21 sorry.

22 THE CLERK: Georgianna Yates,
23 Dorothy Sims and Retha Davis, please.

24 (Witnesses approached witness
25 table.)

1 6/7/12 - STREETS - BILL 120144, etc.

2 COUNCILMAN SQUILLA: Thank you
3 for coming here this afternoon. Please
4 state your name for the record and
5 continue with your testimony.

6 MR. BUTCHER: My name is
7 William Butcher. I was going to go last.

8 COUNCILMAN SQUILLA: Speak into
9 the mic, please.

10 MR. BUTCHER: My name is
11 William Butcher. I was going to go last
12 because I wanted the other people to
13 express their feelings, but at this point
14 in time, I'm going to say that -- I don't
15 remember David's last name, but they're
16 talking about the crosswalk and the
17 flashing lights if they get the money,
18 and that was insulting to elderly people,
19 mainly the handicapped and the disabled.
20 And I was okay with the people down there
21 on the 9th Floor. They had their own --
22 they said according to PennDOT and all
23 that, and I listened to it, but what Dave
24 didn't tell you is, down the street
25 there's a building called Brith Sholom.

1 6/7/12 - STREETS - BILL 120144, etc.

2 It's the same type of elderly residence,
3 with handicapped and older people and
4 disabled people. They have the
5 pedestrian-activated traffic signal.
6 It's right down the street. All that
7 flow of traffic is the same traffic that
8 comes from down the street when they come
9 up to the part where we're talking about.

10 Now, right out in front of
11 where we want the traffic light, it might
12 be a mistake there. We want it in front
13 of a place called Park Towers. It's the
14 same type of situation you got with Brith
15 Sholom, another elderly place.

16 Now, if you go around the
17 corner on Belmont Avenue, there's the
18 same type of residential building for
19 older people called Mayes or Hayes Manor.
20 They got the triggered pedestrian light
21 there at 2210 Belmont. You go up a
22 couple of ways up to 2600 Belmont, is a
23 place called Inglis House. They have the
24 activated push buttons there.

25 Now, getting back to

1 6/7/12 - STREETS - BILL 120144, etc.
2 Conshohocken where we want it, I would
3 just like to read from the people at
4 Pathmark, just a little bit of the letter
5 that you all have a copy of, and Dave has
6 a copy of it, I think, also. But just
7 half of the letter, not the whole thing.

8 He said, We are requesting that
9 the City place a traffic signal which
10 could be triggered by residential
11 crossing -- residents crossing
12 Conshohocken Road at that location
13 designated on the attached form here.
14 But then he says, As a representative of
15 A&P, we'd be happy to meet with the
16 appropriate party with your
17 Administration and Mr. Butcher, et
18 cetera, to discuss this request.

19 This was sent to the Mayor's
20 Office, and Mayor Nutter ignored it.
21 They have a Mayor's Commission on
22 Disabled People. I go on the 2nd Floor
23 in this building over there. They're
24 never there. They're at meetings, which
25 is okay. I know. I mean, I just hit and

1 6/7/12 - STREETS - BILL 120144, etc.
2 miss. But you cannot have
3 pedestrian-activated light at one place
4 and not have it at another and let people
5 see it. I didn't know it was there, but
6 they hide -- as far as I'm concerned,
7 they knew it was there, because when I
8 went to ask him the other day about the
9 light at Brith Sholom, I wanted to know
10 when it came in, and they had that since
11 1969.

12 So all I'm saying is that I
13 know that you of City Councilmembers will
14 vote for it. Y'all have elderly people,
15 and it's a good vote. My problem is that
16 you had a good vote on the people that
17 work for small businesses, that they
18 should get sick leave, not the ma-and-pa,
19 but the small business, and you passed
20 it. And what happened? The Mayor vetoed
21 it. So the Mayor didn't even have enough
22 to even send a representative out to talk
23 to us.

24 The people at my building, they
25 don't feel good. A lot of them couldn't

1 6/7/12 - STREETS - BILL 120144, etc.
2 come down here, because, number one, it
3 cost \$8 round trip to get on the CPP. Is
4 that what it's called? Or whatever. And
5 then if you go on SEPTA, you only get two
6 on a bus. And we're not here to raise
7 hell. We got a place to raise hell.

8 COUNCILMAN SQUILLA: Then we
9 chase you out with a fire drill.

10 MR. BUTCHER: On Conshohocken
11 Road where we're going to demonstrate and
12 we will block down not only Conshohocken,
13 but Ford, because we have a problem at
14 Ford Road also. 4051 Ford Road, you exit
15 the Ivy Residence, which is old folks
16 home, whatever you call it -- I'm old --
17 and you can't see the cars coming. We
18 want a stop sign put there. You can't
19 even walk across the street to get a bus.
20 There's no stop sign.

21 So there's two things, one on
22 Conshohocken, one on Ford Road. And we
23 know that it takes 30 days for y'all to
24 approve it, but if we don't get it, we're
25 going to close down Ford Road,

1 6/7/12 - STREETS - BILL 120144, etc.
2 Conshohocken Road, and we have 3, 6, 10,
3 12, 19, 20, whatever channels are, they
4 all want a tip. They call it a tip. Oh,
5 thanks for the news tip. They just want
6 to sell news. So the people will talk.

7 I'm finished now. I just want
8 you to know that we want the light.

9 COUNCILMAN SQUILLA: Thank you.

10 MR. BUTCHER: And we're holding
11 every Councilperson accountable, but
12 they're not all here. So I am not going
13 to ask for a show of hands, but I can
14 tell -- but I got one over there. I got
15 two over there. But anyway, that's
16 enough for us.

17 COUNCILMAN SQUILLA: Before the
18 next person testifies, Councilman Jones
19 would just like to say one thing.

20 COUNCILMAN JONES: I just want
21 to thank you for your patience. I
22 remember when you came in the office and
23 you talked about it, and it just made all
24 the sense in the world. And we have to
25 study and go through our processes, and I

1 6/7/12 - STREETS - BILL 120144, etc.
2 just don't want to wait another day,
3 because, God forbid, something happens
4 out there, and you've waited long enough.
5 I can't vote for my other colleagues, but
6 you got my vote.

7 MR. BUTCHER: Thank you. But a
8 lady got hit by a bus -- I mean by a car
9 getting off the bus on that other street.
10 I'm just saying, this is your mothers,
11 your aunts, your uncles, your
12 grandfathers. And if Street -- not
13 Street. What's the new guy's name?
14 Mayor Nutter. Here's the point I meant
15 to say: See, he's got all these -- we
16 think, old people like me, we think all
17 he care about is businesspeople, you
18 know, the businesspeople. Jay-Z comes to
19 town, businesspeople. He running out
20 with Jay-Z, because he giving a concert.
21 But the point is, they don't have the
22 money, they said. They going to give us
23 flashing lights, was the proposal he
24 stated.

25 COUNCILMAN SQUILLA: Thank you.

1 6/7/12 - STREETS - BILL 120144, etc.

2 MR. BUTCHER: They can pay
3 500,000 out of our money and then get --
4 for Ackerman --

5 COUNCILMAN SQUILLA: We
6 understand. We know all the stories.

7 MR. BUTCHER: And 500,000 from
8 private industry. Let him go get that
9 traffic signal from private industry.

10 COUNCILMAN SQUILLA: We'd like
11 to let the young ladies have a chance to
12 testify too.

13 Just state your name and tell
14 us your testimony. Thank you.

15 You can stay there if you want.

16 MS. YATES: Georgianna Yates.

17 I just want to say that it is
18 very frightening going to the Pathmark
19 from where I live, the Ivy Residence,
20 because I got caught in the middle of the
21 street. That was very heart stopping
22 almost, frightening. Can you imagine the
23 older lady in the middle of the street
24 with the traffic going this way and that
25 way and she not knowing whether she's

1 6/7/12 - STREETS - BILL 120144, etc.
2 going to get clipped or not?

3 COUNCILMAN SQUILLA: Yes.

4 MS. YATES: So I would really
5 like it if that bill got passed.

6 COUNCILMAN SQUILLA: Thank you
7 very much.

8 Any questions?

9 (No response.)

10 MS. SIMS: My name is Dorothy
11 Sims and I live at Ivy Residence. I'm an
12 Evangelist, and I pray that you guys pass
13 that bill. We are in our last days. We
14 can't go back.

15 Some people don't have no legs
16 and they're in the wheelchairs, the motor
17 chairs, trying to get across that street.
18 No legs. Some are legally blind,
19 partially blind, trying to get cross that
20 street. And it's also hard for us to get
21 out of the building on Ford Road, because
22 you can't see. Cars are parked right at
23 the entrance of the door for us to get
24 out. And one of the residents, Geneva on
25 the first floor, got hit by a car. Got

1 6/7/12 - STREETS - BILL 120144, etc.
2 hit by a car.

3 I just pray that you guys pass
4 that bill. I really do.

5 I thank you for allowing us to
6 come down, and I pray for each one of
7 you.

8 COUNCILMAN SQUILLA: Well, I
9 want to thank all of you for coming down
10 here. It's a credit to you and your
11 community that you made it here, and I
12 think Council and the Committee and the
13 Council will do the right thing.

14 Are there any other questions?
15 (No response.)

16 COUNCILMAN SQUILLA: Seeing
17 none, any other testimony on this bill?

18 We have two more? Five?
19 Three? Three. If we can, come up, state
20 your name and then proceed with your
21 testimony. Try to keep it summarized as
22 short as possible. We know your plight
23 and we feel for you. So we're looking
24 forward to keep this moving.

25 Thank you.

1 6/7/12 - STREETS - BILL 120144, etc.

2 (Witnesses approached witness
3 table.)

4 MR. WILSON: Hello. My name is
5 Jerome Wilson. I'm a resident at Ivy
6 Salvation Army Towers, and as a resident,
7 daily I go to the Pathmark every day.
8 Now, the area, which everyone is familiar
9 with, between Cranston Road and Monument
10 Road, that's almost a three-block
11 stretch, and the cars are going at such
12 an enormous speed, I mean way over the
13 speed limit of what any City street
14 should be, and by Pathmark having the
15 driveway and loading dock coming out of
16 the driveway in which we are talking
17 about to cross over into our residence, a
18 lot of times cars coming off of Monument
19 Road will try to avoid the traffic light
20 that's on Conshohocken and Monument and
21 they'll cut through the Pathmark lot and
22 try to swing out in that same direction
23 in which we cross. So, therefore, we not
24 only have to look to our right and our
25 left to cross the road, we have to look

1 6/7/12 - STREETS - BILL 120144, etc.
2 at what's coming behind us also.

3 And, you know, you see a lot
4 of -- if you sit out there by the Route
5 40 bus stop at the final stop, you will
6 see a million and one mishaps in the
7 course of a day. All right?

8 Even if you put -- well, as far
9 as the City worrying about funding, this
10 traffic light we want, I guarantee you if
11 you put a stop light there with a camera
12 on it, I say within two weeks you should
13 pay for that traffic light. All right?

14 And we need more on Ford Road.
15 I believe there's a lot -- for one, I
16 think we need more police patrolling and
17 traffic patrolling there, because there's
18 a lot of people like at the bus stops. I
19 know you're supposed to be a certain
20 footage away from the bus stops. You
21 standing there waiting at a bus signal,
22 you can't see -- the bus can't see you,
23 for people parking right up at the bus
24 stop. At our driveway, they park right
25 at the nose of our driveway. I'm talking

1 6/7/12 - STREETS - BILL 120144, etc.
2 about the other areas of the City.

3 So that's all I'm going to hold
4 to. And I was wishing that a few people
5 I know on Council was in there, like
6 Mr. Kenyatta Johnson, a friend of mine.
7 Let him know that --

8 COUNCILMAN SQUILLA: He'll be
9 here. He'll be for it.

10 MR. WILSON: Tell him Jerome
11 Wilson sent you.

12 COUNCILMAN SQUILLA: All right.
13 We'll let him know. Thank you.

14 Please state your name and
15 continue your testimony. Short, if
16 possible.

17 MS. BARCLAY: My name is
18 Rosetta Barclay and I'm from Ivy
19 Residence also. As has been said, truly
20 that is a high-risk area there where we
21 live, on both Conshohocken Road and Ford
22 Road where we live, and there has been
23 quite a few accidents there and several
24 people has been hit. And I've been there
25 now almost nine years, and it really is

1 6/7/12 - STREETS - BILL 120144, etc.
2 treacherous there to try to get through
3 to the store. And if the buses -- at the
4 buses -- he's saying if the buses park
5 there, you got to look around the bus to
6 try to get around the bus, and you can't.

7 So it's really a high-risk area
8 for the older people like myself and
9 90-year-old people, blind people, partial
10 limb people. It's really hard for us,
11 and really I do pray that you all will
12 pass that bill. Because if the rest of
13 them can have it, why can't we have it
14 too there?

15 Thank you.

16 MS. DAVIS: My name is Retha
17 Davis and I also live at Ivy. I go to
18 the Pathmark to do my Monday senior
19 citizen marketing, and as I was coming
20 out, the bus was here and I saw the light
21 were yellow, caution light, but the man
22 didn't stop. He kept right on coming,
23 and it scared me so bad, I had to sit
24 down, and I got sweaty and I had the
25 shakes, and I have a high blood pressure.

1 6/7/12 - STREETS - BILL 120144, etc.

2 I can't take that.

3 Now, I hope y'all pass this
4 bill so we can have some kind of closure
5 and some safety.

6 Thank you.

7 COUNCILMAN SQUILLA: Thank you
8 so much.

9 Is there anyone else here to
10 testify?

11 (No response.)

12 COUNCILMAN SQUILLA: Seeing
13 none and seeing no questions,
14 Mr. McMonagle, please read the title of
15 the next bill.

16 THE CLERK: Bill No. 120396, an
17 ordinance authorizing Northern Liberties
18 Auction, Inc. to construct, use and
19 maintain various encroachments within the
20 right-of-way on the north sidewalk of
21 Spring Garden Street between North Third
22 Street and Bodine Street, under certain
23 terms and conditions.

24 COUNCILMAN SQUILLA: Those that
25 are here to testify, approach the bench,

1 6/7/12 - STREETS - BILL 120144, etc.
2 state your name, proceed with your
3 testimony.

4 (Witnesses approached witness
5 table.)

6 MS. BRISBON: Good afternoon,
7 Chairman Squilla and members of the
8 Streets and Services Committee. My name
9 is Michelle Brisbon and I'm a Staff
10 Engineer with the Department of Streets.
11 I'm here to offer testimony on Bill No.
12 120396.

13 This bill authorizes Northern
14 Liberties Auction, Incorporated, doing
15 business as Finnigan's Wake, to
16 construct, use and maintain various
17 encroachments within the right-of-way at
18 537-41 North Third Street. The
19 encroachments consist of balconies that
20 include lights and column supports,
21 awnings, a vestibule, a set of stairs
22 that include planters and a canopy,
23 planters and bollards.

24 The Streets Department can only
25 support the enclosed encroachments that

1 6/7/12 - STREETS - BILL 120144, etc.
2 include the awnings, a vestibule, a set
3 of stairs that include planters and a
4 canopy, planters and bollards. The
5 Streets Department does not support the
6 proposed balconies that include lights
7 and column supports over the north
8 sidewalk of Spring Garden Street. The
9 balconies will encroach over the footway
10 approximately 14 feet, four inches,
11 leaving approximately one foot, eight
12 inches of unobstructed footway for
13 right-of-way purposes.

14 As a matter of policy, the
15 Streets Department cannot support the
16 proposed balconies over the north footway
17 of Spring Garden Street, as this sets a
18 bad precedent for future encroachment
19 requests.

20 Thank you for your time. This
21 concludes my testimony. I'm pleased to
22 answer any questions you may have.

23 MS. CHIU: Good afternoon,
24 Chairman Squilla and members of Streets
25 and Services Committee. I am Sarah Chiu,

1 6/7/12 - STREETS - BILL 120144, etc.
2 a City Planner with the Philadelphia City
3 Planning Commission. I'm here to testify
4 on Bill No. 120396, which Councilmember
5 Squilla introduced on May 10, 2012.

6 The purpose of Bill No. 120396
7 is to allow Northern Liberties Auction,
8 Incorporated, doing business as
9 Finnigan's Wake, a
10 bar/restaurant/catering facility located
11 at Third and Spring Garden Street, to
12 construct a series of encroachments on
13 Spring Garden Street for exterior
14 improvements to its existing building.
15 These encroachments include planter boxes
16 along the building line, bollards at the
17 curbline, window canopies and vestibule
18 at the front door and a staircase at the
19 eastern edge of the building to permit
20 direct access to upper floors and a
21 structural support for the second and the
22 third floor balconies, which extend 14
23 feet, four inches over the public
24 sidewalk.

25 While the street-level

1 6/7/12 - STREETS - BILL 120144, etc.
2 encroachments leave sufficient space for
3 unobstructed pedestrian passage along
4 Spring Garden Street, the City Planning
5 Commission does not support the extent to
6 which the proposed private balconies
7 extend out, over and encroach upon the
8 public realm. The Planning Commission
9 believes that this confers an
10 unacceptable private benefit at the
11 expense of the public space and sets a
12 dangerous precedent for the future
13 encroachment requests in the City.

14 At its meeting of May 29, 2012,
15 the City Planning Commission recommended
16 that Bill No. 120396 be approved only on
17 the condition that the authorization for
18 balconies extending out over the public
19 sidewalk be removed from the bill.

20 This concludes my testimony. I
21 appreciate the opportunity to testify
22 before you today and would be pleased to
23 answer questions you may have.

24 COUNCILMAN SQUILLA: We're
25 going to do both bills and then ask

1 6/7/12 - STREETS - BILL 120144, etc.
2 questions on both, if that's okay, the
3 encroachment and the striking the street.

4 THE CLERK: Bill No. 120395, an
5 ordinance authorizing the revision of
6 lines and grades on a portion of City
7 Plan No. 271 by striking from the City
8 Plan and vacating Bodine Street from
9 Spring Garden Street to Green Street and
10 reserving and placing on the City Plan a
11 right-of-way for use as a pedestrian
12 walkway within the easterly six feet wide
13 portion of said Bodine Street, under
14 certain terms and conditions, and
15 authorizing the acceptance of the grant
16 to the City of said right-of-way.

17 (Witness approached witness
18 table.)

19 MR. MORELLI: Good afternoon,
20 Mr. Chairman and members of the
21 Committee. My name is Frank Morelli,
22 Survey Bureau Manager of the Department
23 of Streets, and the Department of Streets
24 would like to offer the following
25 testimony on Bill No. 120395.

1 6/7/12 - STREETS - BILL 120144, etc.

2 This is not an Administration
3 ordinance, but an ordinance requested by
4 Michael J. Driscoll of Northern Liberties
5 Auctions, Incorporated. The purpose of
6 this ordinance is to authorize the
7 striking from the City Plan and vacating
8 of Bodine Street from Spring Garden
9 Street to Green Street and the reserving
10 and placing on the City Plan of a six
11 foot wide pedestrian walkway within a
12 portion of Bodine Street being stricken.
13 This action will facilitate plans by the
14 abutting property owners to develop an
15 office complex, including off-street
16 parking, a courtyard and landscaping, and
17 to provide outdoor dining space for use
18 by the adjacent tavern and restaurant
19 operation.

20 This ordinance is supported by
21 the Department of Streets and is
22 recommended to your Committee for
23 favorable action.

24 MS. CHIU: Good afternoon,
25 Chairman Squilla and members of Streets

1 6/7/12 - STREETS - BILL 120144, etc.
2 and Services Committee. I am Sarah Chiu,
3 City Planner with the City Planning
4 Commission. I'm here to testify on Bill
5 No. 120395, which Councilmember Squilla
6 introduced on May 10, 2012.

7 The purpose of Bill No. 120385
8 is to strike Bodine Street between Spring
9 Garden and Green Street and to place a
10 six feet wide pedestrian access easement
11 within the bed of former Bodine Street.
12 This action will permit Northern Liberty
13 Auctions, Incorporated, doing business as
14 Finnigan's Wake, a
15 bar/restaurant/catering facility located
16 at Third and Spring Garden Streets, to
17 create an outdoor seating area and
18 landscaping pedestrian passageway at the
19 eastern edge of the property.

20 At its meeting of May 29th,
21 2012, the City Planning Commission
22 recommended that Bill No. 120395 be
23 approved with a caveat that pedestrian
24 access easement be widened to at least
25 eight feet.

1 6/7/12 - STREETS - BILL 120144, etc.

2 This concludes my testimony. I
3 appreciate the opportunity to testify
4 before you today and would be pleased to
5 answer questions you may have.

6 COUNCILMAN SQUILLA: Thank you
7 for your testimony. I have a couple
8 questions. One was I guess on the
9 striking of the street that you approve,
10 I know also they met with the community
11 group and seemed to have some questions
12 about the street. Is that something that
13 the City ordinarily does as far as
14 striking the street to allow a pedestrian
15 walkway or to the betterment of the
16 community?

17 MR. MORELLI: Usually when we
18 strike and vacate a street, the whole bed
19 of the street reverts to private property
20 and the joiners get free title to the
21 whole bed of the street. In this
22 situation, Mr. Driscoll agreed to
23 creating a pedestrian walkway at the
24 request of the Planning Commission.

25 COUNCILMAN SQUILLA: And then

1 6/7/12 - STREETS - BILL 120144, etc.

2 who would maintain the street?

3 MR. MORELLI: Finnigan's Wake,
4 the adjoining property owners would be
5 responsible for the maintenance of the
6 pedestrian walkway.

7 COUNCILMAN SQUILLA: And how
8 about as far as the liability of
9 something happening on that?

10 MR. MORELLI: That would be --
11 all the liability would be with the
12 abutting property owners, and there would
13 be indemnity agreements for the City that
14 we're not responsible for anything along
15 that walkway.

16 COUNCILMAN SQUILLA: So the
17 City then would no longer have any
18 responsibility to the street?

19 MR. MORELLI: That's correct.

20 COUNCILMAN SQUILLA: And do we
21 believe that benefits the City as a whole
22 in this project?

23 MR. MORELLI: The Streets
24 Department does, yes.

25 COUNCILMAN SQUILLA: And the

1 6/7/12 - STREETS - BILL 120144, etc.

2 Planning Commission?

3 MS. CHIU: Yeah. We think this
4 is improvement on the existing Bodine
5 Street condition, because it's not being
6 utilized. It's not for traffic purposes.
7 It's pretty broken on the piece of the
8 street itself. So with the improvement
9 of the street bed itself, making
10 landscape buffer to the adjacent parking
11 lot and make outdoor seating is
12 appropriate use here. And they leave it
13 open for public passageway for pedestrian
14 purposes and for bicycles. So it's
15 improvement there.

16 COUNCILMAN SQUILLA: Okay. As
17 far as the balcony, I know that -- do you
18 approve any balconies as far as
19 encroachments onto a sidewalk?

20 MS. CHIU: Planning Commission
21 hasn't approved any to this extent. This
22 is basically covered entire sidewalk
23 width, 14 feet wide, four inches. So
24 basically you're walking similar to
25 arcade. And this is a little more

1 6/7/12 - STREETS - BILL 120144, etc.

2 complicated because they have outdoor
3 seating on the public sidewalk area too
4 on the second and third floor.

5 COUNCILMAN SQUILLA: Seating on
6 the balcony?

7 MS. CHIU: Yeah.

8 COUNCILMAN SQUILLA: No seating
9 under the balcony?

10 MS. CHIU: I don't remember we
11 have approved any of the balcony either,
12 of cover the entire sidewalk.

13 COUNCILMAN SQUILLA: All right.
14 How about the other encroachments as far
15 as Spring Garden Street?

16 MS. CHIU: Planning Commission
17 is approving everything else in the bill,
18 all the other elements, except the
19 balcony.

20 COUNCILMAN SQUILLA: Okay.

21 Does anybody else have any
22 questions for this?

23 (No response.)

24 COUNCILMAN SQUILLA: All right.

25 Well, thank you for your testimony.

1 6/7/12 - STREETS - BILL 120144, etc.

2 Is there anybody else here to
3 testify on this bill -- on these two
4 bills, I'm sorry, 120395 and 120396.

5 (Witness approached witness
6 table.)

7 COUNCILMAN SQUILLA: Please
8 state your name for the record and
9 proceed with your testimony.

10 MR. DRISCOLL: Thank you,
11 Councilmembers and Chairman Squilla. We
12 started a process -- well, actually,
13 Northern Liberties Auction --

14 COUNCILMAN SQUILLA: State your
15 name.

16 MR. DRISCOLL: I'm sorry.
17 Michael J. Driscoll, stockholder in
18 Northern Liberties Auction, Inc., who is
19 the owner of 537 North Third Street.

20 We embarked 20 years ago on a
21 venture to buy property in Northern
22 Liberties and develop it into a
23 restaurant/catering hall, sort of
24 pioneering in those days. And as I think
25 Council recognizes, as you're going

1 6/7/12 - STREETS - BILL 120144, etc.

2 through the AVI, that neighborhood seems
3 to be improving in taxes, which now is
4 making us nervous, but I'm not here for
5 that today. It's been an evolving
6 process in business, and we have found
7 over the years our neighborhood has
8 really become upscale. We have the
9 Piazza down there now. And in line with
10 that, we think that we're on the map and
11 we believe that our restaurant model
12 would be improved by entering into more
13 of a catering model on our upper floors.

14 We have done catering. We've
15 done many weddings, bar mitzvahs and the
16 like, but as we ask in exit interviews of
17 our customers, how can we improve
18 Finnigan's, and a couple of the things
19 were the street next to it was kind of
20 beat up. We had a vacant paint shop that
21 was vacant for at least five years, and
22 it was overgrown and the like. And then
23 the third thing they were saying to us
24 is -- third and fourth was, we'd like a
25 separate entrance defining the restaurant

1 6/7/12 - STREETS - BILL 120144, etc.
2 and defining the catering space, and
3 then, lastly, we want more of an outside
4 experience, particularly in the months of
5 May through October, just like they went
6 to weddings and special events in other
7 parts of the country.

8 So when we put our thinking cap
9 together, we were able to attract a
10 co-development next door, which is
11 separate, but I had an option to purchase
12 the property next door, and it was rather
13 pricey and the Democratic City Committee
14 had already put a down payment on another
15 property after they sold 1421 Walnut
16 Street. That deal in the middle of their
17 deal fell through, and they were going to
18 do a 1031 exchange. So they were sort of
19 in a quick timeframe. We suggested that
20 we could be accommodating to them if they
21 co-developed the property at a nice
22 level, and they bought a really nice
23 development of an office complex, which
24 has since been approved and is under
25 construction, is probably three-quarters

1 6/7/12 - STREETS - BILL 120144, etc.
2 of the way. Not only will they have an
3 office complex now on that trash and
4 grass-strewn property, they're also going
5 to have at least 14 off-street parking
6 for them, and then they have offered to
7 enter into agreement with the restaurant
8 to rent those spaces at night, which
9 would take them off street.

10 So that's a little bit of the
11 history. And so around this time last
12 year when all this was going on, we had
13 went through the Streets Department and
14 proposed striking the street, which went
15 through Streets, went through this
16 Committee, went through two readings of
17 Council, and Councilman DiCicco at the
18 time, who was fully supportive of the
19 project, asked me to take a step back,
20 re-meet with Northern Liberties community
21 group, which we did. At the time, their
22 objection was, they did not want the City
23 street to be struck. They still wanted
24 some sort of access from Green to Spring
25 Garden, and we started to begin our

1 6/7/12 - STREETS - BILL 120144, etc.
2 deliberations and our discussions and our
3 thinking cap. And what they suggested at
4 the time was, don't strike the street.
5 Reconfigure the street east and move the
6 balconies that we had proposed from
7 Bodine Street, which would have been
8 built over private property, on to a more
9 visible gateway into Northern Liberties
10 and put them on Spring Garden, which has
11 views unobstructed of City Hall and
12 Center City and unobstructed to Ben
13 Franklin Bridge.

14 I went back to my business
15 associates. They embraced the idea,
16 details still to be worked out at the
17 time. We asked Councilman DiCicco to
18 abstain from a final reading and let it
19 die in the last session, with the
20 understanding that we would reconvene in
21 the new session to try and get something
22 that worked for the business and for the
23 community group. And we believe what we
24 have before Council today is an
25 accommodation on both sides.

1 6/7/12 - STREETS - BILL 120144, etc.

2 What you'll see is, on Bodine
3 Street we would propose a six-foot
4 permanent right-of-way that would be
5 maintained by the property owner and
6 insured by the property owner.

7 Now, we've also brought along
8 our architect, if you had any questions
9 on any of the aspects of the design or
10 any aspect of the aesthetics. We believe
11 we've improved the facade of Spring
12 Garden as you enter Northern Liberties as
13 more of an upscale look, while we've been
14 able to capture the charm of sort of that
15 old-city Irish look that you see in many
16 of the small cities in Dublin and in
17 Ireland.

18 What we've proposed to do is
19 move that facade on the Bodine side so
20 that the permanent walkway would have a
21 nice facade, well-lit walkway, and
22 landscaping on both sides and, most
23 importantly, an enclosed dumpster area.
24 Right now like you see in many Center
25 City streets, we have our dumpster on the

1 6/7/12 - STREETS - BILL 120144, etc.
2 street itself. This will enable us to
3 construct a private dumpster facility,
4 coupled with a very large purchase we
5 just acquired from Europe. I think we're
6 the first certainly in the City of
7 Philadelphia. We may be the first in the
8 United States to have an inside glass
9 crusher that pulverizes the glass into
10 dust particles, and then once a month, a
11 truck comes by, puts a hose in through
12 our back door and sucks out the glass and
13 uses it to be 100 percent recycled. So
14 coupled with that technology, recycling
15 our cardboard, we will produce very small
16 amounts of trash.

17 So we think this combined
18 project that takes aspects of both
19 ordinances at the end of the day produces
20 a better product for Northern Liberties
21 and for our adjoining neighbors.

22 Now, I will lastly say that we
23 are still in discussions with Northern
24 Liberties. I just received two days ago
25 some suggestions for further improvement,

1 6/7/12 - STREETS - BILL 120144, etc.
2 and I'm fully prepared to continue to
3 meet with them and hopefully continue to
4 improve this project.

5 COUNCILMAN SQUILLA: During the
6 process, I guess, I know I remember
7 hearing about this and there was a lot of
8 animosity. I went to a meeting at
9 Northern Liberties about the striking of
10 the street, and from talking to
11 leadership, it now seems that they're
12 willing to do that, because I think it
13 looks in a better way. I also saw a copy
14 of some of the e-mails that the Northern
15 Liberty Association sent to you.

16 Are you willing to add or work
17 on those, either a community benefits
18 agreement or work on some way to
19 encompass their requirements -- not
20 requirements; I guess concerns that they
21 have and put them into some type of
22 agreement for the community before this
23 would actually, I guess, pass through
24 Council?

25 MR. DRISCOLL: We fully intend

1 6/7/12 - STREETS - BILL 120144, etc.
2 to do that. We see ourselves as part of
3 the community. We were one of the
4 pioneers in that community. We now
5 believe we've helped bring that office
6 complex next to us. We want to make sure
7 this all works for them and for us.

8 I think one of the
9 frustrations, Councilman, you're going to
10 hear, not just on this project, and
11 Councilman Greenlee and new Councilman Oh
12 and Councilwoman Sanchez, in some of
13 these new areas, the neighborhoods are --
14 while they welcome some development to
15 help spur economic development, the bad
16 part of that is successful developments
17 bring more cars, and that's been, I
18 think, a little of the frustration in
19 Northern Liberties. While we and the
20 Piazza, some of the things on North
21 Second Street, the more successful
22 they've gotten, the more impact on the
23 neighborhood.

24 So our commitment to the
25 neighborhood is that we will work with

1 6/7/12 - STREETS - BILL 120144, etc.
2 the Council, with the Parking Authority,
3 of which I've had two meetings with Joe
4 Ashdale, the Parking Authority's
5 Chairman. I have met with Congressman
6 Brady to express the frustration of all
7 of us in Northern Liberties, that we need
8 to solve that problem. I believe if we
9 solve that problem, we've solved 99
10 percent of their concerns.

11 COUNCILMAN SQUILLA: Now, as
12 far as the Planning Commission, you said
13 you met with the community last time
14 under, I guess, Councilman DiCicco when
15 he was here, and you decided to go back.
16 Who was it that, I guess, convinced you
17 or gave you the idea to go over to Spring
18 Garden Street and why was Spring Garden
19 Street, beside the view, why would
20 Northern Liberties or the Planning
21 Commission or Streets like that better?

22 MR. DRISCOLL: Well, at the
23 time, they had an opposition to closing
24 Bodine Street. I think we've since
25 solved that problem in that we have the

1 6/7/12 - STREETS - BILL 120144, etc.
2 permanent easement. We were still very
3 willing to move the street a bit to
4 accommodate all the other improvements,
5 but in consultation with the Streets
6 Department, we felt that this permanent
7 easement is truly better than moving the
8 street, which the City would have to pay
9 for and there's all sorts of
10 infrastructure that would be complicated
11 by the City doing it versus a private
12 entity.

13 So when we met at the direction
14 of the Councilman, we met with the
15 leadership of the Zoning Committee now,
16 not the leadership of the -- which are
17 the leadership of Northern Liberties, but
18 they have a separate Zoning Committee,
19 and it was Tim McDonald and Ira and Larry
20 Freedman, and it was their suggestion at
21 the time that they thought there could be
22 some noise implications going east for
23 patrons of the catering facility that are
24 out there, and in order to eliminate that
25 potential, their suggestion was put it on

1 6/7/12 - STREETS - BILL 120144, etc.
2 Spring Garden. There's no noise issue
3 there. They thought it would look good.
4 Tim is actually an architect. And while
5 I couldn't commit to it at that meeting,
6 I, the very next day, called them and
7 said, in spirit, this sounds like a good
8 opportunity for us to improve this
9 project.

10 And so it's taken that long
11 through, I think, some really good design
12 work by Lenny Ciccotello and his firm and
13 continued input from the community that
14 we've arrived here today.

15 COUNCILMAN SQUILLA: I'd like
16 to recognize Councilwoman Sanchez.

17 COUNCILWOMAN SANCHEZ: I'm
18 going to miss the facade. I'm trying to
19 get one of my groups to do something
20 similar.

21 COUNCILMAN SQUILLA: Well,
22 they're going to put it on Bodine Street
23 instead.

24 COUNCILWOMAN SANCHEZ: Oh,
25 they're going to move the facade? Okay.

1 6/7/12 - STREETS - BILL 120144, etc.

2 A couple of things. I think it
3 was Streets Department mentioned about
4 expanding the walkway to eight feet. Do
5 you guys have a problem with that versus
6 the six that's in the design?

7 MR. DRISCOLL: Thank you,
8 Councilwoman Bass (sic). We don't, in
9 the sense that today's ordinance is six
10 foot. So that would be what we would
11 recommend going forward. We do not have
12 a problem -- and I think we still need to
13 talk to the community group about this.
14 What they're compromising by doing that
15 is taking, if you see on your plans here,
16 is taking some landscaping away. We
17 think six foot is sufficient. We will
18 continue to discuss that with them and
19 may have to come back as an amendment
20 next year or something like that. I
21 don't know how that all works. But for
22 today's purposes, we think six foot is
23 sufficient, but we are prepared to
24 continue to discuss that.

25 COUNCILWOMAN SANCHEZ: I have

1 6/7/12 - STREETS - BILL 120144, etc.
2 just some suggestions. We just finished
3 some streetscape work in parts of my
4 district, and while I think the public
5 walkway is pretty, if we have to dig that
6 up, you may want to consider in your
7 design something that is easily
8 replaceable. So it may look pretty, but
9 the last thing you want -- and I'll go on
10 the record, because I'm spitting nails at
11 the Streets Department. At 5th and
12 Lehigh, we just finished all of our
13 stuff, and they came and they dug it up,
14 and it looks horrible, and now we're
15 fighting about who puts it back into the
16 same condition.

17 So some recommendations in the
18 striking of the street, we still can dig
19 up those pipes if there's a leak, and we
20 know there's been some issues in Northern
21 Liberties. Whatever you end up in that
22 top layer, make it something that's
23 affordable and you can still make it look
24 pretty, because we will mess it up real
25 quick and we will not pay for it after

1 6/7/12 - STREETS - BILL 120144, etc.

2 that.

3 And so just some
4 recommendations on that, because it does
5 look pretty, but the replacement is not
6 going to be pretty. And it's just -- as
7 much as we try to coordinate with PECO --
8 and I don't know if there's any
9 electrical wires underneath. You want to
10 make sure that whatever final agreement
11 and indemnity, that all those things get
12 worked out. If there's a leak, if they
13 have to dig up electricity, if you have
14 any cable wires, FiOS, whatever, that you
15 agree on that, because you can see
16 yourself spending a pretty amount of
17 money there.

18 MR. DRISCOLL: Well, thank you
19 for that input.

20 COUNCILMAN SQUILLA: Recognize
21 Councilman Greenlee.

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

24 Good afternoon. Just a quick
25 question just so I understood. I'm sorry

1 6/7/12 - STREETS - BILL 120144, etc.
2 if I missed part of what you said. So
3 the Zoning Committee that you met with,
4 they're the ones that suggested basically
5 what you're doing here, right, bringing
6 it out on Spring Garden Street?

7 MR. DRISCOLL: Correct.

8 COUNCILMAN GREENLEE: And what
9 was it, the community when you met with
10 the community, they raised the concerns?

11 MR. DRISCOLL: So we went back
12 with the new plan and I guess the
13 committee as a whole had some objection
14 to the pedestrian right-of-way. Even
15 though you'll note in your packet there,
16 the smallest part of Spring Garden Street
17 now is -- the largest is the seven foot,
18 four, probably maybe the third last page
19 on your...

20 COUNCILMAN GREENLEE: Yeah. I
21 see that. I see it.

22 MR. DRISCOLL: That's seven
23 foot, four. We actually in this new
24 plan, if you'll go to the last page on
25 your packet, we pick up eight inches at

1 6/7/12 - STREETS - BILL 120144, etc.
2 the smallest part and -- Lenny, how many
3 feet on most of it?

4 MR. CICCOTELLO: From the
5 inside face of the columns that we're
6 proposing on Spring -- I'm Leonard
7 Ciccotello. I'm the architect for
8 Northern Liberties Auction, Inc.

9 From the inside face of the
10 columns along Spring Garden in our
11 proposal to the face of the wall, we
12 would have about 12 feet.

13 COUNCILMAN GREENLEE: So you
14 made the sidewalk wider?

15 MR. CICCOTELLO: It actually is
16 wider. It does narrow down again when we
17 get to the vestibule, but just for ten
18 feet where the vestibule occurs, and that
19 is a little in excess of eight feet,
20 again, from the inside face of the column
21 to the face of the vestibule.

22 COUNCILMAN GREENLEE: Okay. So
23 what was the community's complaint then,
24 just so I'm clear?

25 MR. DRISCOLL: As presented,

1 6/7/12 - STREETS - BILL 120144, etc.
2 the letter we have, "the balconies we
3 object to as presented." So we're
4 thinking that we need to continue to talk
5 to them about suggestions, maybe
6 lighting, maybe the railings higher. We
7 do have a curb on the bottom of both
8 balconies so that nothing can fall out.
9 We have safety features all designed into
10 it. Our liability is, you know, duly
11 noted.

12 COUNCILMAN GREENLEE: Is there
13 parking on Spring Garden Street right
14 here?

15 MR. CICCOTELLO: There are
16 spaces again planned, which is the second
17 page of the packet, shows two spaces --
18 if we start at the corner of Third and
19 Spring Garden, you have a bus stop, and
20 then we have two spaces and then we have
21 some valet and loading spaces behind
22 those.

23 COUNCILMAN GREENLEE: Okay.

24 MR. DRISCOLL: And we do think
25 the overall -- absent of new parking

1 6/7/12 - STREETS - BILL 120144, etc.
2 garages, which we hope we will get, we do
3 think this plan will help the parking
4 congestion, because private parties, we
5 know what to plan for and we know what
6 valet to have, and then the valet
7 companies have existing parking lots
8 already under contract. So those patrons
9 will not be penetrating the neighborhood.

10 COUNCILMAN GREENLEE: And I
11 know what you mean. Fairmount Avenue
12 over in the Fairmount section has that
13 same issue, become like a restaurant row
14 and it has parking challenges, but it
15 certainly has improved the area too, as
16 you have with your building.

17 MR. DRISCOLL: Thank you,
18 Councilman.

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

21 COUNCILMAN SQUILLA: I'd like
22 to add one thing at the end. You are
23 ensuring us that you're meeting with the
24 community to go over their other concerns
25 and come up with a compromise and some

1 6/7/12 - STREETS - BILL 120144, etc.
2 type of agreement that we could see
3 before this is actually voted out in
4 Council?

5 MR. DRISCOLL: Yeah. We just
6 received those concerns two days ago, so
7 Lenny is taking a look at them and we
8 will --

9 COUNCILMAN SQUILLA: I saw a
10 copy of them too. They e-mailed me. So
11 I'm hoping we will be able to reach an
12 agreement on those and come back to us
13 with some type of an agreement.

14 So are there any other
15 questions?

16 Councilwoman Sanchez.

17 COUNCILWOMAN SANCHEZ: Why was
18 the roof ruled out? Because you have
19 such a great unobstructed view.

20 MR. DRISCOLL: We would very
21 much like to do the roof, but they would
22 have had the objection because of the
23 sound, because the sound up there would
24 have went back to the neighborhood. We
25 would have liked -- that would have been

1 6/7/12 - STREETS - BILL 120144, etc.

2 our first --

3 COUNCILWOMAN SANCHEZ: If you
4 would have done the front of the roof, on
5 the front side, not the back side.

6 MR. DRISCOLL: And put a sound
7 barrier higher?

8 COUNCILWOMAN SANCHEZ: Yes.

9 MR. DRISCOLL: Perhaps. They
10 didn't seem --

11 COUNCILWOMAN SANCHEZ: It's
12 great views. My brother-in-law has a
13 place not too far from there. We go up
14 there. We can see both the Parkway
15 fireworks, as well as the bridge. It's
16 just -- you know, it's a great space,
17 that front.

18 MR. DRISCOLL: We actually
19 sneak up on there on 4th of July to watch
20 the...

21 COUNCILWOMAN SANCHEZ: So that
22 was just the issue, that noise piece is
23 the biggest barrier?

24 MR. DRISCOLL: Mm-hmm.

25 COUNCILWOMAN SANCHEZ: Well,

1 6/7/12 - STREETS - BILL 120144, etc.

2 good luck with that.

3 MR. DRISCOLL: Thank you,

4 Councilwoman.

5 COUNCILMAN SQUILLA: Are there

6 any other questions?

7 (No response.)

8 COUNCILMAN SQUILLA: Is there

9 anyone else here to testify on those

10 Bills 120395 and 120396?

11 (No response.)

12 COUNCILMAN SQUILLA: Seeing

13 none, Mr. McMonagle, would you like to

14 read the title of the next bill, please.

15 THE CLERK: Bill No. 120436, an

16 ordinance authorizing Dranoff Properties,

17 Inc., 3180 Chestnut Street, Philadelphia,

18 Pennsylvania, to construct, own and

19 maintain various encroachments within the

20 right-of-way on the east side of Broad

21 Street between Rodman Street and South

22 Street, the north side of South Street

23 between Juniper Street and Broad Street

24 and the south side of Rodman Street

25 between Juniper Street and Broad Street,

1 6/7/12 - STREETS - BILL 120144, etc.
2 under certain terms and conditions.

3 MS. BRISBON: Good afternoon,
4 Chairman Squilla and members of the
5 Streets and Services Committee. My name
6 is Michelle Brisbon and I'm a Staff
7 Engineer with the Department of Streets.
8 I'm here to offer testimony on Bill No.
9 120436.

10 This bill authorizes Dranoff
11 Properties, Incorporated, to construct,
12 own and maintain various encroachments
13 within the right-of-way at 521-31 South
14 Broad Street. The encroachments consist
15 of a canopy/overhang and bay windows.
16 The canopy/overhang encroachment will
17 extend into the right-of-way a maximum of
18 nine feet, five inches and will have a
19 minimum clearance of approximately 11
20 feet, five inches above the sidewalk.
21 The bay window encroachments will extend
22 into the right-of-way approximately two
23 feet and will have a minimum clearance of
24 approximately 12 feet, ten inches above
25 the sidewalk.

1 6/7/12 - STREETS - BILL 120144, etc.

2 The Streets Department has no
3 objections to these proposed
4 encroachments and supports the passage of
5 this bill.

6 Thank you for your time. This
7 concludes my testimony. I'm pleased to
8 answer any questions you may have.

9 MS. CHIU: Good afternoon,
10 Chairman Squilla and members of Streets
11 and Services Committee. I am Sarah Chiu,
12 City Planner with the Philadelphia City
13 Planning Commission. I'm here to testify
14 on Bill No. 120436, which Councilmember
15 Squilla introduced on May 17th, 2012.

16 The purpose of Bill No. 120436
17 is to allow canopies, overhangs and bay
18 windows to extend beyond the property
19 line as part of an approved mixed-use
20 development project at Broad and South
21 Street.

22 At its meeting of May 29th,
23 2012, the City Planning Commission
24 recommended that Bill No. 120436 be
25 approved.

1 6/7/12 - STREETS - BILL 120144, etc.

2 This concludes my testimony. I
3 appreciate the opportunity to testify
4 before you today and would be pleased to
5 answer questions you may have.

6 COUNCILMAN SQUILLA: Any
7 questions?

8 (No response.)

9 COUNCILMAN SQUILLA: Seeing
10 none, anyone else here to testify on this
11 bill?

12 MR. KELSEN: I am.
13 Mr. Chairman, Peter Kelsen on behalf of
14 Dranoff Properties. I am going to hand
15 up an amendment, if I could, and I have
16 copies for members. With me is Jerry
17 Roller, our architect.

18 Members of the Committee, these
19 amendments are hyper-technical, and what
20 they do is they confirm the detail -- and
21 you've heard about hyper-technical
22 amendments in the last few days.

23 I couldn't resist.

24 These amendments clarify the
25 amount of encroachment as per the plan of

1 6/7/12 - STREETS - BILL 120144, etc.
2 development that was approved by City
3 Council, as Ms. Chiu testified a few
4 minutes ago, on the 29th.

5 Basically you can see an
6 illustration of the building. Dranoff
7 Properties proposes to develop this site
8 at Broad and South for a mixed-use
9 building. It will have 85 residential
10 apartment units. It will have about
11 100,000 square feet of floor area and
12 10,000 square feet of retail commercial.
13 Approximately 40 underground parking
14 spaces will be provided.

15 This has been the subject of a
16 PIDC transaction. We're acquiring the
17 property from PIDC. We've been actively
18 involved with the community and have an
19 understanding with the residents of
20 Rodman Street as to the development.

21 These encroachments are
22 necessary in order for us to create the
23 architectural features that you see in
24 front of you, and we would ask that it be
25 approved and the rules be suspended to

1 6/7/12 - STREETS - BILL 120144, etc.
2 allow this to be enacted prior to the
3 close of Council business this year.

4 Happy to answer any questions
5 you may have, and, as I said, Mr. Roller
6 is here and can offer any testimony
7 regarding the encroachments or the
8 architecture.

9 COUNCILMAN SQUILLA: The
10 hyper-technical amendments that were
11 introduced, what actually does that
12 change?

13 MR. KELSEN: What they
14 literally do, Councilman, is to confirm
15 the amount of encroachment over the
16 footway in two instances. Let me be
17 specific.

18 The numbers that were in the
19 original ordinance did not reflect the
20 final plan and, therefore, the amendments
21 that I've offered today clarify the exact
22 extent of the horizontal encroachment as
23 well as vertical. So we're just
24 clarifying literally a foot here and a
25 couple inches there, but we wanted to be

1 6/7/12 - STREETS - BILL 120144, etc.

2 exact.

3 COUNCILMAN SQUILLA: Okay. I
4 understand that now. That was the first
5 time I dealt with a hyper ordinance.

6 Are there any other questions?

7 (No response.)

8 COUNCILMAN SQUILLA: Is there
9 any other testimony on this bill?

10 (No response.)

11 COUNCILMAN SQUILLA: Seeing
12 none, can we read the title of the next
13 bill.

14 MR. KELSEN: Thank you very
15 much.

16 COUNCILMAN SQUILLA: Thank you
17 very much.

18 THE CLERK: An ordinance
19 establishing a parking regulation on
20 Carlisle Street, west side, Tioga Street
21 to Ontario Street.

22 COUNCILMAN SQUILLA: Can we
23 please have any testimony on 120519.

24 THE CLERK: Bill No. 120519, an
25 ordinance authorizing 2303 Bainbridge

1 6/7/12 - STREETS - BILL 120144, etc.
2 Street, LLC, to construct, own and
3 maintain various encroachments within the
4 right-of-way on the north side of
5 Bainbridge Street between South 24th
6 Street and Grays Ferry Avenue and the
7 west side of Grays Ferry Avenue, north of
8 Bainbridge Street, adjacent to the
9 premises known as 621 South 24th Street,
10 under certain terms and conditions.

11 MS. BRISBON: Good afternoon,
12 Chairman Squilla and members of the
13 Streets and Services Committee. My name
14 is Michelle Brisbon and I'm a Staff
15 Engineer with the Department of Streets,
16 and I'm here to offer testimony on Bill
17 No. 120519.

18 This bill authorizes 2303
19 Bainbridge Street, LLC, to construct, own
20 and maintain various encroachments within
21 the right-of-way at 621 South 24th
22 Street. The encroachments consist of a
23 series of continuous bays and/or
24 balconies on the second, third and fourth
25 floor levels. These encroachments will

1 6/7/12 - STREETS - BILL 120144, etc.
2 extend into the right-of-way a maximum of
3 three feet and will have a minimum
4 clearance of approximately 14 feet above
5 the sidewalk.

6 The Streets Department has no
7 objections to these proposed
8 encroachments and supports the passage of
9 this bill.

10 Thank you for your time. This
11 concludes my testimony, and I'm pleased
12 to answer any questions you may have.

13 MS. CHIU: Good afternoon,
14 Chairman Squilla and members of Streets
15 and Services Committee. I am Sarah Chiu,
16 City Planner with the Philadelphia City
17 Planning Commission. I'm here to testify
18 on Bill No. 120519, which Councilmember
19 Squilla introduced on May 31st, 2012.

20 The purpose of Bill No. 120519
21 is to allow for bay windows and balconies
22 to extend beyond the property line as
23 part of a mixed-use development project
24 at the parcel bounded by South 24th
25 Street, Bainbridge and Grays Ferry

1 6/7/12 - STREETS - BILL 120144, etc.
2 Avenue.

3 The City Planning Commission is
4 scheduled to hear this bill at its
5 meeting on June 12th, 2012 with the staff
6 recommendation that Bill No. 120519 be
7 approved.

8 This concludes my testimony. I
9 appreciate the opportunity to testify
10 before you today and would be pleased to
11 answer questions that you may have.

12 COUNCILMAN SQUILLA: Any
13 questions for this bill?

14 (No response.)

15 COUNCILMAN SQUILLA: Seeing
16 none, is there any other testimony on
17 120519?

18 Seeing none -- oh, we do?
19 Okay.

20 (Witness approached witness
21 table.)

22 COUNCILMAN SQUILLA: Dave,
23 please state your name for the record and
24 proceed with your testimony.

25 MR. ORPHANIDES: My name is

1 6/7/12 - STREETS - BILL 120144, etc.
2 David Orphanides, Suite 2500, 1600 Market
3 Street, Philadelphia, Pennsylvania 19102.
4 Chairman Squilla, members of the
5 Committee, I'm here on behalf of the
6 developer of the subject property. It's
7 currently a lot, a vacant lot, as in the
8 sense there's no structure on the large
9 portion of it. It is currently used for
10 parking in the interim while this
11 property is being developed.

12 This project was previously --
13 we've gone through Zoning for what's
14 essentially the bulk of the building.
15 The original proposal included -- and you
16 have three pages black and white at the
17 beginning, which is a current proposal,
18 then two color renderings of what we are
19 currently proposing. Behind that is the
20 design that went to the community group
21 and the Zoning Board previously. If
22 you'll notice, there's a stark difference
23 between the current design and the prior
24 design. The prior design was a really
25 straightforward kind of boring envelope

1 6/7/12 - STREETS - BILL 120144, etc.
2 or skin to this building, which, by the
3 way, would have also required an
4 ordinance for those bays and balconies.
5 But after zoning was secured for the
6 heightened area of the building, the
7 developer went a different route in terms
8 of the appearance, and the appearance
9 that you see now are those images that
10 are the fourth and fifth in your package.
11 Very, very cutting edge, very beautiful
12 building. The bays and balconies are
13 staggered on just the two facades, the
14 Bainbridge Street facade on the north
15 side and the Grays Ferry facade on the
16 west side. The South 24th Street side
17 has some architectural embellishments,
18 but no bays or balconies.

19 Because of the staggered nature
20 and because of the number of bays and
21 balconies, that's why we're required to
22 have an ordinance in order to proceed
23 with this project.

24 In looking at the renderings,
25 you'll see what appears to be screens.

1 6/7/12 - STREETS - BILL 120144, etc.

2 These projections actually serve as both
3 bays and balconies. Some of those
4 screens are actually operable and will
5 slide and provide some elements of
6 privacy at times for some of the
7 balconies and also provide some type of
8 solar protection to reduce solar gain and
9 to increase the overall green or eco
10 benefit of this project.

11 There are green roofs that have
12 been added to this project that will be
13 included to what was previously proposed,
14 and overall we're shooting for a gold, if
15 not platinum LEED certification for this
16 project.

17 So we feel the changes to the
18 facade of the building will really,
19 really help the overall appearance of it
20 and that area, which is vastly
21 developing. As you may be aware, Naval
22 Square is already developed to the
23 southwest of us, and they've recently
24 dropped the building across South 24th
25 Street from us. That's Toll Brothers as

1 6/7/12 - STREETS - BILL 120144, etc.
2 well. So between this project and that
3 project will really aid in creating a
4 really wonderful gateway down Grays Ferry
5 Avenue and hopefully continue the
6 continued development of the community in
7 that direction.

8 And with that, that's all I
9 have for you today, unless you have any
10 questions.

11 COUNCILMAN SQUILLA: I'm not
12 seeing any questions. Thank you for your
13 testimony.

14 Is there any other person
15 willing to testify on this bill?

16 (No response.)

17 COUNCILMAN SQUILLA: Seeing
18 none --

19 COUNCILMAN JOHNSON: I support
20 the project, just for the record.

21 COUNCILMAN SQUILLA: Councilman
22 Kenyatta Johnson supports the bill.

23 MR. ORPHANIDES: Thank you,
24 Councilman.

25 COUNCILMAN SQUILLA:

1 6/7/12 - STREETS - BILL 120144, etc.

2 Mr. McMonagle, please read the title of
3 the next bill.

4 THE CLERK: Bill No. 120490, an
5 ordinance establishing a parking
6 regulation on Carlisle Street, west side,
7 Tioga Street to Ontario Street.

8 Bill No. 120520, an ordinance
9 establishing a parking regulation on
10 Sixth Street, both sides, Carpenter
11 Street to Washington Avenue.

12 Bill No. 120521, an ordinance
13 establishing a parking regulation on
14 Tasker Street, both sides, 12th Street to
15 13th Street.

16 Bill No. 120522, an ordinance
17 establishing a parking regulation on
18 Carpenter Street, both sides, 11th Street
19 to 12th Street.

20 (Witness approached witness
21 table.)

22 MS. BRACLEY: Good afternoon,
23 Council. My name is Dionne Bracley,
24 Deputy Manager of Permit Issuance and
25 Smart Cards for the Philadelphia Parking

1 6/7/12 - STREETS - BILL 120144, etc.

2 Authority. Thank you for allowing me to
3 testify before Council.

4 COUNCILMAN SQUILLA: Before you
5 start, Ms. Bracley, are you going to give
6 the same testimony for all these bills?

7 MS. BRACLEY: Yes. All the
8 bills has the same testimony.

9 COUNCILMAN SQUILLA: Is it
10 possible to include all the bills in the
11 same testimony?

12 MS. BRACLEY: He included it.

13 COUNCILMAN SQUILLA: Okay.
14 Thank you.

15 MS. BRACLEY: The Philadelphia
16 Parking Authority has no objection to all
17 of the bills previously read before
18 Council and recommends favorable
19 consideration.

20 Thank you again for allowing me
21 to testify.

22 COUNCILMAN SQUILLA: I like
23 that. That was great.

24 Are there any other questions
25 for Bills No. 120490, 520, 521 or 522?

1 6/7/12 - STREETS - BILL 120144, etc.

2 (No response.)

3 COUNCILMAN SQUILLA: Seeing
4 none, is there any other testimony for
5 these bills?

6 (No response.)

7 MS. BRACLEY: Thank you.

8 COUNCILMAN SQUILLA: Seeing
9 none, Mr. McMonagle, please read the
10 title of the next two bills.

11 THE CLERK: Bill No. 120331, an
12 ordinance amending Section 9-213 of The
13 Philadelphia Code, entitled "Farmers'
14 Markets," by adding as permissible
15 locations the southwest quadrant of
16 Norris Square Park (the area of land
17 bounded by West Susquehanna Avenue, North
18 Howard Street, Diamond Street and North
19 Hancock Street), and the sidewalk of the
20 south side of Lehigh Avenue between North
21 Lawrence Street and 4th Street, all under
22 certain terms and conditions.

23 (Witness approached witness
24 table.)

25 MS. MOSLEY: Good afternoon,

1 6/7/12 - STREETS - BILL 120144, etc.
2 Councilman Squilla and members of the
3 Committee. I am Stacey Mosley for the
4 Department of Licenses and Inspections.
5 Today I am here to provide testimony on
6 Bill No. 120331, which, if enacted, will
7 amend Section 9-213, "Farmers' Markets,"
8 by adding as permissible locations the
9 southwest quadrant of Norris Square Park
10 and the sidewalk of the south side of
11 Lehigh Avenue between North Lawrence
12 Street and 4th Street.

13 The Department of Licenses and
14 Inspections offers no objection to the
15 enactment of this bill.

16 Thank you for the opportunity
17 to provide the Department's testimony on
18 Bill No. 120331. I will be happy to
19 answer questions at this time.

20 COUNCILMAN SQUILLA: No
21 questions. Is there anybody else here to
22 testify on Bill 120331?

23 (No response.)

24 COUNCILMAN SQUILLA: Seeing
25 none, Mr. McMonagle, please read the

1 6/7/12 - STREETS - BILL 120144, etc.
2 title of the next bill.

3 THE CLERK: Bill No. 120518, an
4 ordinance amending Section 9-213 of The
5 Philadelphia Code, entitled "Farmers'
6 Markets," by adding as a permissible
7 location a portion of the sidewalks and
8 curb lanes of both sides of the 3500
9 block of Ryan Avenue beginning at
10 Frankford Avenue, and making conforming
11 amendments to Section 9-205, entitled
12 "Sidewalk Sales," all under certain terms
13 and conditions.

14 COUNCILMAN SQUILLA: Thank you.
15 Please state your name and
16 proceed with your testimony.

17 MS. MOSLEY: Good afternoon,
18 Councilman Squilla and members of the
19 Committee. I am Stacey Mosley for the
20 Department of Licenses and Inspections.
21 Today I am here to provide testimony on
22 Bill 120518, which, if enacted, will
23 amend Section 9-213, "Farmers' Markets,"
24 by adding as permissible locations the
25 sidewalks and curb lanes of both sides of

1 6/7/12 - STREETS - BILL 120144, etc.
2 the 3500 block of Ryan Avenue from
3 Frankford Avenue and extending 156 feet
4 northwest of the northwest line of
5 Frankford Avenue.

6 I understand that there are
7 proposed amendments to this bill that
8 make technical changes.

9 The Department of Licenses and
10 Inspections offers no objection to the
11 passage of this bill.

12 Thank you for the opportunity
13 to provide the Department's testimony on
14 Bill 120518. I will be happy to answer
15 questions at this time.

16 COUNCILMAN SQUILLA: Thank you.
17 I'd like to recognize
18 Councilman Henon.

19 COUNCILMAN HENON: Thank you,
20 Mr. Chairman.

21 Good afternoon, Chairman
22 Squilla and the members of the Streets
23 Committee. I just wanted to make a few
24 brief remarks about Bill No. 120518,
25 which will allow for the farmers' market

1 6/7/12 - STREETS - BILL 120144, etc.
2 in my district at Frankford Avenue and
3 Ryan Avenues.

4 I've been working closely with
5 the Mayfair Civic and Business
6 Association in an attempt to come up with
7 creative ways to sustain and expand the
8 customer base currently utilizing the
9 stores located along Frankford Avenue's
10 commercial corridor. The continued
11 success of this business corridor is
12 critical to the future of the surrounding
13 community.

14 The Mayfair Civic and Business
15 Association have partnered with the
16 businesses along Frankford Avenue on this
17 proposal and will continue to work with
18 them and participating with vendors that
19 will complement and not conflict with the
20 merchandise of the business to sell so
21 that there's no harm to the customer
22 base. I'm hoping that this farmers'
23 market is the first in my district and
24 will be a model for other commercial
25 corridors in my district and serve as a

1 6/7/12 - STREETS - BILL 120144, etc.
2 revitalization tool for not just
3 Frankford Avenue but for other commercial
4 areas in the 6th District.

5 I will also be offering, as you
6 know, some technical changes to the Bill
7 No. 120518, which has been circulated.

8 Thank you.

9 COUNCILMAN SQUILLA: Thank you,
10 Councilman Henon.

11 Also I'd like to state for the
12 record that Bill No. 120479 and Bill
13 120554 have been held by request of the
14 sponsor, and also recognize Councilman
15 Johnson and Councilwoman
16 Quinones-Sanchez, who have been here
17 during the process of the hearing. And
18 I'd like to recognize Councilman Greenlee
19 now.

20 I'm sorry. This concludes the
21 hearing on the Committee on Streets
22 Services. We will now go into a public
23 meeting.

24 The Chair recognizes Councilman
25 Greenlee for a motion on the amendments.

1 6/7/12 - STREETS - BILL 120144, etc.

2 COUNCILMAN GREENLEE: Thank
3 you, Mr. Chairman. I move that Bill No.
4 120436 be amended as was distributed.

5 (Duly seconded.)

6 COUNCILMAN SQUILLA: All in
7 favor?

8 (Aye.)

9 COUNCILMAN SQUILLA: Seeing all
10 in favor, is there another amendment?

11 Or move the bill as amended.

12 COUNCILMAN GREENLEE: Thank
13 you, Mr. Chairman. I move that Bill No.
14 120436, as amended, be reported out of
15 Committee with a favorable recommendation
16 and a rules suspension to allow for first
17 reading at our next session of Council.

18 (Duly seconded.)

19 COUNCILMAN SQUILLA: All in
20 favor?

21 (Aye.)

22 COUNCILMAN SQUILLA: The bill
23 has been approved.

24 The Chair would like to
25 recognize Councilman Greenlee.

1 6/7/12 - STREETS - BILL 120144, etc.

2 COUNCILMAN GREENLEE: Thank
3 you, Mr. Chairman. I move the adoption
4 of the amendment to Bill No. 120518, as
5 explained by Councilman Henon.

6 (Duly seconded.)

7 COUNCILMAN SQUILLA: All in
8 favor?

9 (Aye.)

10 COUNCILMAN SQUILLA: Any
11 opposed?

12 (No response.)

13 COUNCILMAN SQUILLA: The bill
14 has been amended.

15 Now being moved.

16 COUNCILMAN GREENLEE: Thank
17 you, Mr. Chairman. I move that Bill No.
18 120518, as amended, be reported out of
19 this Committee with a favorable
20 recommendation and rules suspension to
21 allow for first reading at our next
22 session of Council.

23 (Duly seconded.)

24 COUNCILMAN SQUILLA: All in
25 favor?

1 6/7/12 - STREETS - BILL 120144, etc.

2 (Aye.)

3 COUNCILMAN SQUILLA: Any

4 opposed?

5 (No response.)

6 COUNCILMAN SQUILLA: None. It
7 has been properly moved and seconded that
8 the bill that has just been read into the
9 record reported out of the Committee with
10 a favorable recommendation.

11 Now I'd like to recognize
12 Councilman Greenlee to read the rest of
13 the bills.

14 COUNCILMAN GREENLEE: Thank
15 you, Mr. Chairman. I move that the
16 following bills be reported out of the
17 Committee with a favorable recommendation
18 and with a rules suspension to allow for
19 first reading at our next session of
20 Council: Bill Nos. 120144, 120396,
21 120519, 120395, 120490, 120520, 120521,
22 120522 and 120331.

23 (Duly seconded.)

24 COUNCILMAN SQUILLA: All in
25 favor?

1 6/7/12 - STREETS - BILL 120144, etc.

2 (Aye.)

3 COUNCILMAN SQUILLA: Any

4 opposed?

5 (No response.)

6 COUNCILMAN SQUILLA: None. It
7 has been properly moved and seconded that
8 the bills that have just been read into
9 the record be reported out of Committee
10 with a favorable recommendation and the
11 rules of Council be suspended.

12 Thank you for your attendance.
13 That is the completion of the hearing.

14 (Committee on Streets and
15 Services concluded at 4:20 p.m.)

16 - - -

17

18

19

20

21

22

23

24

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 7, 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.)

A	afternoon 2:3 3:5 14:3 29:6 30:23 33:19 34:24 54:24 62:3 63:9 68:11 69:13 75:22 77:25 79:17 80:21 age 7:16 aging 8:10 ago 40:20 46:24 59:6 65:4 agree 9:13 54:15 agreed 36:22 agreement 43:7 47:18,22 54:10 59:2,12,13 agreements 37:13 aid 74:3 allow 31:7 36:14 63:17 66:2 69:21 80:25 83:16 84:21 85:18 allowing 7:4 23:5 76:2,20 amend 78:7 79:23 amended 83:4,11 83:14 84:14,18 amending 77:12 79:4 amendment 52:19 64:15 83:10 84:4 amendments 64:19,22,24 66:10,20 79:11 80:7 82:25 amount 54:16 64:25 66:15 amounts 46:16 and/or 68:23 87:22 animosity 47:8 answer 6:23 11:20 30:22 32:23 36:5 63:8 64:5 66:4 69:12	70:11 78:19 80:14 anybody 39:21 40:2 78:21 anyway 19:15 apartment 65:10 appear 3:8 6:22 9:15 appearance 72:8 72:8 73:19 appears 12:22 72:25 apply 87:20 appreciate 7:4 32:21 36:3 64:3 70:9 approach 4:12 28:25 approached 3:3 13:24 24:2 29:4 33:17 40:5 70:20 75:20 77:23 appropriate 9:23 16:16 38:12 approve 18:24 36:9 38:18 approved 32:16 35:23 38:21 39:11 42:24 63:19,25 65:2 65:25 70:7 83:23 approving 39:17 approximately 30:10,11 62:19 62:22,24 65:13 69:4 arcade 38:25 architect 45:8 51:4 56:7 64:17 architectural 65:23 72:17 architecture 66:8 area 7:12,20 9:12 9:14 12:17,25 24:8 26:20 27:7	35:17 39:3 45:23 58:15 65:11 72:6 73:20 77:16 areas 26:2 48:13 82:4 Army 24:6 arrived 51:14 Ashdale 49:4 asked 43:19 44:17 aspect 45:10 aspects 45:9 46:18 assisted 7:21 associates 44:15 Association 47:15 81:6,15 assumed 4:15 attached 16:13 attempt 81:6 attendance 86:12 attract 42:9 Auction 28:18 29:14 31:7 40:13,18 56:8 Auctions 34:5 35:13 aunts 20:11 Authority 49:2 76:2,16 Authority's 49:4 authorization 32:17 authorize 34:6 authorizes 29:13 62:10 68:18 authorizing 2:15 28:17 33:5,15 61:16 67:25 Avenue 2:17,18 5:4,8 6:8 15:17 58:11 68:6,7 70:2 74:5 75:11 77:17,20 78:11 79:9,10 80:2,3,5 81:2,16 82:3 Avenues 81:3	Avenue's 81:9 AVI 41:2 avoid 24:19 aware 73:21 awnings 29:21 30:2 Aye 83:8,21 84:9 85:2 86:2 A&P 16:15
B				back 11:13 15:25 22:14 43:19 44:14 46:12 49:15 52:19 53:15 55:11 59:12,24 60:5 bad 27:23 30:18 48:15 Bainbridge 67:25 68:5,8,19 69:25 72:14 balconies 29:19 30:6,9,16 31:22 32:6,18 38:18 44:6 57:2,8 68:24 69:21 72:4,12,18,21 73:3,7 balcony 38:17 39:6,9,11,19 bar 41:15 Barclay 26:17,18 barrier 60:7,23 bars 10:8 bar/restaurant/... 31:10 35:15 base 81:8,22 based 6:13 10:23 basically 38:22,24 55:4 65:5 Bass 52:8 bay 62:15,21 63:17 69:21 bays 68:23 72:4 72:12,18,20 73:3

beat 41:20	39:1,17 40:1,3	44:7 45:2,19	27:20 57:19	catering 41:13,14
beating 12:15	41:1 42:1 43:1	49:24 51:22	buses 27:3,4,4	42:2 50:23
beautiful 72:11	44:1 45:1 46:1	body 8:13	business 17:19	caught 21:20
bed 35:11 36:18	47:1 48:1 49:1	bollards 29:23	29:15 31:8	caution 27:21
36:21 38:9	50:1 51:1 52:1	30:4 31:16	35:13 41:6	caveat 35:23
beginning 71:17	53:1 54:1 55:1	boring 71:25	44:14,22 66:3	Center 44:12
79:9	56:1 57:1 58:1	bottom 57:7	81:5,11,14,20	45:24
behalf 64:13 71:5	59:1 60:1 61:1	bought 42:22	businesses 17:17	certain 2:20 25:19
believe 25:15	61:14,15 62:1,8	bounded 69:24	81:16	28:22 33:14
37:21 41:11	62:10 63:1,5,14	77:17	businesspeople	62:2 68:10
44:23 45:10	63:16,24 64:1	boxes 31:15	20:17,18,19	77:22 79:12
48:5 49:8	64:11 65:1 66:1	Bracley 75:22,23	Butcher 14:6,7,10	certainly 9:13,14
believes 32:9	67:1,9,13,24	76:5,7,12,15	14:11 16:17	9:16 12:22 46:6
Belmont 15:17,21	68:1,16,18 69:1	77:7	18:10 19:10	58:15
15:22	69:9,18,20 70:1	Brady 49:6	20:7 21:2,7	CERTIFICATE
Ben 44:12	70:4,6,13 71:1	bridge 44:13	buttons 15:24	87:2
bench 28:25	72:1 73:1 74:1	60:15	buy 40:21	certification
benefit 32:10	74:15,22 75:1,3	brief 80:24		73:15 87:19
73:10	75:4,8,12,16	bring 48:5,17	C	CERTIFY 87:3
benefits 37:21	76:1 77:1,11	bringing 55:5	cable 54:14	certifying 87:23
47:17	78:1,6,15,18,22	Brisbon 29:6,9	call 18:16 19:4	cetera 16:18
better 12:5 46:20	79:1,2,3,22 80:1	62:3,6 68:11,14	called 14:25 15:13	Chair 1:10 13:9
47:13 49:21	80:7,11,14,24	Brith 14:25 15:14	15:19,23 18:4	82:24 83:24
50:7	81:1 82:1,6,12	17:9	51:6	Chairman 2:4 3:6
betterment 36:15	82:12 83:1,3,11	Broad 61:20,23	camera 25:11	7:4 9:2,7 29:7
beyond 63:18	83:13,22 84:1,4	61:25 62:14	canopies 31:17	30:24 33:20
69:22	84:13,17 85:1,8	63:20 65:8	63:17	34:25 40:11
bicycles 38:14	85:20 86:1	broken 38:7	canopy 29:22	49:5 54:23
big 10:4	bills 1:15 32:25	Brothers 73:25	30:4	58:20 62:4
biggest 60:23	40:4 61:10 76:6	brother-in-law	canopy/overhang	63:10 64:13
bill 2:9,13,14,23	76:8,10,17,25	60:12	62:15,16	68:12 69:14
3:1,11 4:1 5:1	77:5,10 85:13	brought 45:7	cap 42:8 44:3	71:4 80:20,21
6:1 7:1 8:1,7 9:1	85:16 86:8	buffer 38:10	capture 45:14	83:3,13 84:3,17
10:1 11:1 12:1	bit 16:4 43:10	building 14:25	car 20:8 22:25	85:15
13:1,15 14:1	50:3	15:18 16:23	23:2	chairs 22:17
15:1 16:1 17:1	black 71:16	17:24 22:21	cardboard 46:15	challenges 58:14
18:1 19:1 20:1	blind 22:18,19	31:14,16,19	Cards 75:25	chance 21:11
21:1 22:1,5,13	27:9	58:16 65:6,9	care 10:14 20:17	change 66:12
23:1,4,17 24:1	block 18:12 79:9	71:14 72:2,6,12	Carlisle 67:20	changes 73:17
25:1 26:1 27:1	80:2	73:18,24	75:6	80:8 82:6
27:12 28:1,4,15	blood 27:25	built 44:8	Carpenter 75:10	channels 19:3
28:16 29:1,11	blow 13:6	bulk 71:14	75:18	charm 45:14
29:13 30:1 31:1	Board 71:21	bumper 7:18	cars 7:19 10:19	chase 18:9
31:4,6 32:1,16	BOBBY 1:11	Bureau 33:22	18:17 22:22	Chestnut 61:17
32:19 33:1,4,25	Bodine 28:22 33:8	bus 18:6,19 20:8,9	24:11,18 48:17	Chiu 30:23,25
34:1 35:1,4,7,22	33:13 34:8,12	25:5,18,20,21	case 11:22,22	34:24 35:2 38:3
36:1 37:1 38:1	35:8,11 38:4	25:22,23 27:5,6	13:7	38:20 39:7,10

39:16 63:9,11 65:3 69:13,15 Ciccotello 51:12 56:4,7,15 57:15 circulated 82:7 cities 45:16 citizen 27:19 city 1:2,6 3:19 7:22 8:10 10:23 16:9 17:13 24:13 25:9 26:2 31:2,2 32:4,13 32:15 33:6,7,10 33:16 34:7,10 35:3,3,21 36:13 37:13,17,21 42:13 43:22 44:11,12 45:25 46:6 50:8,11 63:12,12,23 65:2 69:16,16 70:3 Civic 81:5,14 clarify 64:24 66:21 clarifying 66:24 clear 9:19 56:24 clearance 62:19 62:23 69:4 CLERK 2:14 13:19,22 28:16 33:4 61:15 67:18,24 75:4 77:11 79:3 clipped 22:2 close 18:25 66:3 closely 81:4 closing 49:23 closure 28:4 Code 3:12,22 6:11 77:13 79:5 colleagues 20:5 color 71:18 column 29:20 30:7 56:20 columns 56:5,10 combined 46:17	come 2:24 4:17 10:24 15:8 18:2 23:6,19 52:19 58:25 59:12 81:6 comes 4:21 15:8 20:18 46:11 coming 10:7 11:24 14:3 18:17 23:9 24:15,18 25:2 27:19,22 comment 7:5 commercial 65:12 81:10,24 82:3 Commission 16:21 31:3 32:5 32:8,15 35:4,21 36:24 38:2,20 39:16 49:12,21 63:13,23 69:17 70:3 commit 51:5 commitment 48:24 committee 1:3 2:4 2:6 3:7 23:12 29:8 30:25 33:21 34:22 35:2 42:13 43:16 50:15,18 55:3,13 62:5 63:11 64:18 68:13 69:15 71:5 78:3 79:19 80:23 82:21 83:15 84:19 85:9,17 86:9,14 community 23:11 36:10,16 43:20 44:23 47:17,22 48:3,4 49:13 51:13 52:13 55:9,10 58:24 65:18 71:20 74:6 81:13 community's	56:23 companies 58:7 complaint 56:23 complement 81:19 completion 86:13 complex 34:15 42:23 43:3 48:6 complicated 39:2 50:10 comply 3:21 compromise 58:25 compromising 52:14 concentration 7:21 concerned 8:18 17:6 concerns 47:20 49:10 55:10 58:24 59:6 concert 20:20 concluded 4:4 86:15 concludes 30:21 32:20 36:2 63:7 64:2 69:11 70:8 82:20 concur 9:10 condition 32:17 38:5 53:16 conditions 2:21 4:3,5 6:9 28:23 33:14 62:2 68:10 77:22 79:13 conducted 4:3 confers 32:9 confirm 64:20 66:14 conflict 81:19 conforming 79:10 congestion 58:4 Congressman 49:5 conservative 4:16	Conshohocken 2:17,18 4:14 5:4 5:8 6:8 16:2,12 18:10,12,22 19:2 24:20 26:21 consider 53:6 consideration 76:19 consist 29:19 62:14 68:22 construct 28:18 29:16 31:12 46:3 61:18 62:11 68:2,19 construction 42:25 consultation 50:5 contained 87:5 continue 14:5 26:15 47:2,3 52:18,24 57:4 74:5 81:17 continued 51:13 74:6 81:10 continuous 5:2 68:23 contract 58:8 control 3:14,17 87:22 controlled 10:2 convinced 49:16 coordinate 54:7 copies 64:16 copy 16:5,6 47:13 59:10 corner 13:2 15:17 57:18 correct 37:19 55:7 87:8 correctable 5:15 5:20 corridor 81:10,11 corridors 81:25 cost 18:3 Council 1:2 23:12 23:13 26:5	40:25 43:17 44:24 47:24 49:2 59:4 65:3 66:3 75:23 76:3 76:18 83:17 84:22 85:20 86:11 Councilman 1:10 1:10,11,11,12 1:12 2:2,3,10,22 6:25 7:2,3 8:25 9:4,5,6,11 10:10 11:6,18 12:8,11 12:13,21 13:10 13:13,17,20 14:2,8 18:8 19:9 19:17,18,20 20:25 21:5,10 22:3,6 23:8,16 26:8,12 28:7,12 28:24 32:24 36:6,25 37:7,16 37:20,25 38:16 39:5,8,13,20,24 40:7,14 43:17 44:17 47:5 48:9 48:11,11 49:11 49:14 50:14 51:15,21 54:20 54:21,22 55:8 55:20 56:13,22 57:12,23 58:10 58:18,19,21 59:9 61:5,8,12 64:6,9 66:9,14 67:3,8,11,16,22 70:12,15,22 74:11,17,19,21 74:21,24,25 76:4,9,13,22 77:3,8 78:2,20 78:24 79:14,18 80:16,18,19 82:9,10,14,18 82:24 83:2,6,9 83:12,19,22,25 84:2,5,7,10,13
---	---	--	--	--

84:16,24 85:3,6 85:12,14,24 86:3,6 Councilmanic 7:6 Councilmember 2:9,10 31:4 35:5 63:14 69:18 Councilmembers 17:13 40:11 Councilperson 19:11 Councilwoman 1:13 48:12 51:16,17,24 52:8,25 59:16 59:17 60:3,8,11 60:21,25 61:4 82:15 counted 4:20 5:8 country 42:7 counts 6:3 couple 15:22 36:7 41:18 52:2 66:25 coupled 46:4,14 course 25:7 courtyard 34:16 cover 39:12 covered 38:22 co-developed 42:21 co-development 42:10 CPP 18:3 Cranston 24:9 crash 5:12,18 crashes 5:14,20 5:20 11:16 create 35:17 65:22 created 11:12,14 creating 36:23 74:3 creative 81:7 credit 23:10 criteria 3:24 9:16 critical 81:12	cross 7:25 8:20,24 9:15 22:19 24:17,23,25 crossing 5:25 6:16 6:18 11:8 16:11 16:11 crosswalk 6:15 8:21 9:18,19,24 9:25 10:5,6,7,9 10:18 11:2 12:4 14:16 crusher 46:9 curb 57:7 79:8,25 curbline 31:17 current 71:17,23 currently 71:7,9 71:19 81:8 CURTIS 1:12 customer 81:8,21 customers 41:17 cut 24:21 cutting 72:11 D D 1:13 daily 24:7 dangerous 32:12 Dave 14:23 16:5 70:22 David 1:12 3:9 71:2 David's 14:15 Davis 13:23 27:16 27:17 day 4:13,21,22 5:6 6:3 17:8 20:2 24:7 25:7 46:19 51:6 days 18:23 22:13 40:24 46:24 59:6 64:22 deal 42:16,17 dealt 67:5 decided 49:15 defining 41:25 42:2 deliberations	44:2 Democratic 42:13 demonstrate 18:11 density 7:15 Department 3:10 3:21 6:14,19 7:8 8:4 29:10,24 30:5,15 33:22 33:23 34:21 37:24 43:13 50:6 52:3 53:11 62:7 63:2 68:15 69:6 78:4,13 79:20 80:9 Department's 78:17 80:13 Deputy 75:24 description 9:13 design 45:9 51:11 52:6 53:7 71:20 71:23,24,24 designated 16:13 designed 57:9 desk 2:24 detail 4:9 64:20 details 44:16 develop 3:13 34:14 40:22 65:7 developed 71:11 73:22 developer 71:6 72:7 developing 73:21 development 42:23 48:14,15 63:20 65:2,20 69:23 74:6 developments 48:16 devices 3:14,17 diamond 10:4 77:18 DiCicco 43:17 44:17 49:14 die 44:19	difference 71:22 different 6:2 72:7 difficult 8:20 dig 53:5,18 54:13 dining 34:17 Dionne 75:23 direct 31:20 87:22 directing 2:15 direction 24:22 50:13 74:7 disabled 14:19 15:4 16:22 discuss 16:18 52:18,24 discussions 44:2 46:23 distributed 83:4 district 3:9 7:6 53:4 81:2,23,25 82:4 Dlugosz 3:5,9 8:16 9:3,22 10:21 11:10,25 12:20 dock 24:15 dodge 7:19 doing 29:14 31:8 35:13 50:11 52:14 55:5 door 22:23 31:18 42:10,12 46:12 Dorothy 13:23 22:10 Dranoff 61:16 62:10 64:14 65:6 drill 18:9 Driscoll 34:4 36:22 40:10,16 40:17 47:25 49:22 52:7 54:18 55:7,11 55:22 56:25 57:24 58:17 59:5,20 60:6,9 60:18,24 61:3 driveway 4:18 5:5	24:15,16 25:24 25:25 dropped 73:24 Dublin 45:16 due 7:7 dug 53:13 duly 57:10 83:5 83:18 84:6,23 85:23 dumpster 45:23 45:25 46:3 dust 46:10 E easement 35:10 35:24 50:2,7 easier 8:23 easily 53:7 east 44:5 50:22 61:20 easterly 33:12 eastern 31:19 35:19 easternmost 2:17 eco 73:9 economic 48:15 edge 31:19 35:19 72:11 eight 4:12 5:5 30:11 35:25 52:4 55:25 56:19 either 10:14 39:11 47:17 elderly 14:18 15:2 15:15 17:14 electrical 54:9 electricity 54:13 elements 39:18 73:5 eliminate 50:24 embarked 40:20 embellishments 72:17 embraced 44:15 enable 46:2 enacted 66:2 78:6
---	---	---	--	---

79:22 enactment 78:15 enclosed 29:25 45:23 encompass 47:19 encourage 8:12 encroach 30:9 32:7 encroachment 30:18 32:13 33:3 62:16 64:25 66:15,22 encroachments 28:19 29:17,19 29:25 31:12,15 32:2 38:19 39:14 61:19 62:12,14,21 63:4 65:21 66:7 68:3,20,22,25 69:8 Engineer 3:9 29:10 62:7 68:15 engineering 4:2 enormous 24:12 ensuring 58:23 enter 43:7 45:12 entering 41:12 entire 38:22 39:12 entitled 77:13 79:5,11 entity 50:12 entrance 2:18 22:23 41:25 envelope 71:25 essentially 5:21 71:14 establishing 67:19 75:5,9,13 75:17 et 16:17 Europe 46:5 evaluated 4:16 Evangelist 22:12 events 42:6 everybody 10:15	evidence 87:4 evolving 41:5 exact 66:21 67:2 exceed 6:4 excess 56:19 exchange 42:18 existing 31:14 38:4 58:7 exit 18:14 41:16 expand 81:7 expanding 52:4 expense 32:11 experience 42:4 explained 84:5 express 14:13 49:6 extend 31:22 32:7 62:17,21 63:18 69:2,22 extending 32:18 80:3 extent 32:5 38:21 66:22 exterior 31:13 e-mailed 59:10 e-mails 47:14 F facade 45:11,19 45:21 51:18,25 72:14,15 73:18 facades 72:13 face 56:5,9,11,20 56:21 facilitate 34:13 facilities 7:22 facility 31:10 35:15 46:3 50:23 Fairmount 58:11 58:12 fall 6:9 57:8 familiar 9:12 24:8 far 8:17 17:6 25:8 36:13 37:8 38:17,18 39:14 49:12 60:13	farmers 77:13 78:7 79:5,23 80:25 81:22 fast 7:16 favor 83:7,10,20 84:8,25 85:25 favorable 34:23 76:18 83:15 84:19 85:10,17 86:10 favorably 8:13 features 57:9 65:23 federal 3:15,24 4:6 6:10 feel 17:25 23:23 73:17 feelings 14:13 feet 30:10 31:23 33:12 35:10,25 38:23 52:4 56:3 56:12,18,19 62:18,20,23,24 65:11,12 69:3,4 80:3 fell 42:17 felt 50:6 Ferry 68:6,7 69:25 72:15 74:4 fifth 72:10 fighting 53:15 final 25:5 44:18 54:10 66:20 finished 19:7 53:2 53:12 Finnigan's 29:15 31:9 35:14 37:3 41:18 FiOS 54:14 fire 18:9 fireworks 60:15 firm 51:12 first 2:13 4:8 9:9 22:25 46:6,7 60:2 67:4 81:23 83:16 84:21	85:19 five 5:13 23:18 41:21 62:18,20 flashing 14:17 20:23 floor 14:21 16:22 22:25 31:22 39:4 65:11 68:25 floors 31:20 41:13 flow 15:7 folks 12:2 18:15 follow 10:11 following 33:24 85:16 foot 30:11 34:11 52:10,17,22 55:17,23 66:24 footage 25:20 footway 30:9,12 30:16 66:16 forbid 20:3 Ford 18:13,14,14 18:22,25 22:21 25:14 26:21 foregoing 87:7,19 form 16:13 former 35:11 forth 8:7 forward 23:24 52:11 found 11:16 41:6 four 6:2 30:10 31:23 38:23 55:18,23 fourth 5:23 41:24 68:24 72:10 Frank 33:21 Frankford 79:10 80:3,5 81:2,9,16 82:3 Franklin 44:13 free 36:20 Freedman 50:20 freshman 7:24 friend 26:6 frightening 21:18	21:22 front 15:10,12 31:18 60:4,5,17 65:24 frustration 48:18 49:6 frustrations 48:9 fully 43:18 47:2 47:25 87:5 funding 25:9 further 46:25 future 30:18 32:12 81:12 G gain 73:8 garages 58:2 Garden 28:21 30:8,17 31:11 31:13 32:4 33:9 34:8 35:9,16 39:15 43:25 44:10 45:12 49:18,18 51:2 55:6,16 56:10 57:13,19 gateway 44:9 74:4 Geneva 22:24 Georgianna 13:22 21:16 getting 15:25 20:9 give 20:22 76:5 Given 4:19 giving 20:20 glass 46:8,9,12 go 8:5 9:10,24 12:5 14:7,11 15:16,21 16:22 18:5 19:25 21:8 22:14 24:7 27:17 49:15,17 53:9 55:24 58:24 60:13 82:22 God 20:3 going 11:4 14:7 14:11,14 18:11
---	--	---	---	--

18:25 19:12 20:22 21:18,24 22:2 24:11 26:3 32:25 40:25 42:17 43:4,12 48:9 50:22 51:18,22,25 52:11 54:6 64:14 76:5 gold 73:14 good 2:2 3:5 17:15,16,25 29:6 30:23 33:19 34:24 51:3,7,11 54:24 61:2 62:3 63:9 68:11 69:13 75:22 77:25 79:17 80:21 gotten 48:22 governing 3:14 gracefully 7:16 8:11 grades 33:6 grandfathers 20:12 grant 33:15 grass-strewn 43:4 Grays 68:6,7 69:25 72:15 74:4 great 59:19 60:12 60:16 76:23 green 33:9 34:9 35:9 43:24 73:9 73:11 Greenlee 1:10 2:9 9:5,6 10:10 11:6 11:18 12:8,13 12:21 48:11 54:21,22 55:8 55:20 56:13,22 57:12,23 58:10 58:19 82:18,25 83:2,12,25 84:2 84:16 85:12,14 group 36:11	43:21 44:23 52:13 71:20 groups 51:19 guarantee 25:10 guess 10:11 36:8 47:6,20,23 49:14,16 55:12 guys 22:12 23:3 52:5 guy's 20:13 H half 16:7 hall 1:6 40:23 44:11 Hancock 77:19 hand 64:14 handicap 8:23 handicapped 14:19 15:3 hands 19:13 happen 13:4 happened 17:20 happening 37:9 happens 7:5 20:3 happy 6:23 16:15 66:4 78:18 80:14 hard 22:20 27:10 harm 81:21 Hayes 15:19 hear 11:18 48:10 70:4 heard 64:21 hearing 47:7 82:17,21 86:13 hearings 2:8 heart 21:21 heightened 72:6 held 82:13 hell 18:7,7 Hello 24:4 help 48:15 58:3 73:19 helped 48:5 Henon 1:11 2:11 80:18,19 82:10	84:5 He'll 26:8,9 hide 17:6 high 27:25 higher 57:6 60:7 highest 4:20,22 5:6 7:21 highlight 6:17 highly 10:9 highway 3:15 6:10 7:11 highways 3:19 high-risk 26:20 27:7 history 5:13 43:11 hit 12:10 16:25 20:8 22:25 23:2 26:24 hold 26:3 holding 19:10 home 12:25 18:16 honest 13:2 hope 28:3 58:2 hopefully 47:3 74:5 hoping 59:11 81:22 horizontal 66:22 horrible 53:14 hose 46:11 hour 4:11,20,22 5:3,6,25 6:5 hours 4:13 5:5 6:2 House 15:23 Howard 77:18 hyper 67:5 hyper-technical 64:19,21 66:10 I idea 44:15 49:17 ignored 16:20 illustration 65:6 images 72:9 imagine 21:22 immediate 2:8 impact 48:22	implications 50:22 importantly 45:23 improve 41:17 47:4 51:8 improved 41:12 45:11 58:15 improvement 38:4,8,15 46:25 improvements 31:14 50:4 improving 41:3 inches 30:10,12 31:23 38:23 55:25 62:18,20 62:24 66:25 include 29:20,22 30:2,3,6 31:15 76:10 included 71:15 73:13 76:12 including 34:15 Incorporated 29:14 31:8 34:5 35:13 62:11 increase 73:9 increased 7:14 indemnity 37:13 54:11 industry 21:8,9 infrastructure 50:10 Inglis 15:23 input 51:13 54:19 inside 46:8 56:5,9 56:20 Inspections 78:4 78:14 79:20 80:10 installation 2:16 6:12,15 installing 8:11 instances 66:16 insulting 14:18 insured 45:6 intend 47:25	interim 71:10 interruption 5:2 intersection 8:2 10:2 interviews 41:16 introduced 31:5 35:6 63:15 66:11 69:19 involved 65:18 Ira 50:19 Ireland 45:17 Irish 45:15 Issuance 75:24 issue 51:2 58:13 60:22 issues 53:20 Ivy 18:15 21:19 22:11 24:5 26:18 27:17 J J 34:4 40:17 Jay-Z 20:18,20 Jerome 24:5 26:10 Jerry 64:16 Joe 49:3 Johnson 1:11 26:6 74:19,22 82:15 joiners 36:20 Jones 1:12 2:10 7:2,3 8:25 9:11 12:11 19:18,20 JR 1:12 July 60:19 June 1:7 70:5 87:7 Juniper 61:23,25 K K 1:10 keep 23:21,24 Kelsen 64:12,13 66:13 67:14 Kenyatta 1:11 26:6 74:22 kept 27:22
--	--	--	---	---

kind 10:20 28:4 41:19 71:25 knew 17:7 know 8:18 10:3,7 10:12,14,17,18 11:19 12:3,9,12 16:25 17:5,9,13 18:23 19:8 20:18 21:6 23:22 25:3,19 26:5,7,13 36:10 38:17 47:6 52:21 53:20 54:8 57:10 58:5 58:5,11 60:16 82:6 knowing 12:17 21:25 known 2:19 68:9 knows 10:15 L L 87:14 ladies 21:11 lady 20:8 21:23 land 77:16 landscape 38:10 landscaping 34:16 35:18 45:22 52:16 lanes 79:8,25 large 46:4 71:8 largest 55:17 Larry 50:19 lastly 42:3 46:22 Lawrence 77:21 78:11 layer 53:22 leadership 47:11 50:15,16,17 leak 53:19 54:12 leave 17:18 32:2 38:12 leaving 30:11 LEED 73:15 left 2:8 24:25 legally 3:21 22:18	legislation 8:14 legs 22:15,18 Lehigh 53:12 77:20 78:11 lengths 8:5 Lenny 51:12 56:2 59:7 Leonard 56:6 letter 16:4,7 57:2 level 42:22 levels 68:25 liability 37:8,11 57:10 Liberties 28:17 29:14 31:7 34:4 40:13,18,22 43:20 44:9 45:12 46:20,24 47:9 48:19 49:7 49:20 50:17 53:21 56:8 Liberty 35:12 47:15 Licenses 78:4,13 79:20 80:9 light 10:16 12:22 12:25 15:11,20 17:3,9 19:8 24:19 25:10,11 25:13 27:20,21 lighting 57:6 lights 14:17 20:23 29:20 30:6 liked 59:25 limb 27:10 limit 24:13 line 31:16 41:9 63:19 69:22 80:4 lines 33:6 listened 14:23 literally 66:14,24 little 16:4 38:25 43:10 48:18 56:19 live 7:8,9 21:19 22:11 26:21,22	27:17 living 7:22 LLC 68:2,19 loading 24:15 57:21 located 31:10 35:15 81:9 location 4:5,7 5:21 8:21,22,24 16:12 79:7 locations 10:22 11:17 77:15 78:8 79:24 long 20:4 51:10 longer 37:17 look 9:17 24:24 24:25 27:5 45:13,15 51:3 53:8,23 54:5 59:7 looked 10:21 looking 12:18,18 23:23 72:24 looks 47:13 53:14 lot 2:19 8:8 17:25 24:18,21 25:3 25:15,18 38:11 47:7 71:7,7 lots 58:7 luck 61:2 M maintain 28:19 29:16 37:2 61:19 62:12 68:3,20 maintained 45:5 maintenance 37:5 major 4:11 5:25 making 12:16 38:9 41:4 79:10 man 27:21 Manager 33:22 75:24 Manor 15:19 Manual 3:16 6:11 map 41:10	MARIA 1:13 Mark 1:10 2:3 market 71:2 80:25 81:23 marketing 27:19 Markets 77:14 78:7 79:6,23 matter 30:14 87:7 maximum 62:17 69:2 Mayes 15:19 Mayfair 81:5,14 Mayor 16:20 17:20,21 20:14 Mayor's 16:19,21 ma-and-pa 17:18 McDonald 50:19 McMonagle 2:12 13:18 28:14 61:13 75:2 77:9 78:25 mean 10:15 11:2 12:17 16:25 20:8 24:12 58:11 means 10:15,16 87:21 meant 9:22 20:14 meet 9:16 16:15 47:3 meeting 32:14 35:20 47:8 51:5 58:23 63:22 70:5 82:23 meetings 16:24 49:3 members 3:6 29:7 30:24 33:20 34:25 62:4 63:10 64:16,18 68:12 69:14 71:4 78:2 79:18 80:22 mentioned 52:3 merchandise 81:20 mess 53:24	met 36:10 49:5,13 50:13,14 55:3,9 mic 14:9 Michael 34:4 40:17 MICHELE 87:14 Michelle 29:9 62:6 68:14 middle 21:20,23 42:16 million 25:6 mine 26:6 minimum 4:9,24 5:9,24 6:10 62:19,23 69:3 minor 4:12 minutes 65:4 mishaps 25:6 missed 55:2 mistake 15:12 mitzvahs 41:15 mixed-use 63:19 65:8 69:23 Mm-hmm 60:24 model 41:11,13 81:24 Monday 27:18 money 14:17 20:22 21:3 54:17 month 46:10 months 42:4 Monument 2:20 6:7 24:9,18,20 Morelli 33:19,21 36:17 37:3,10 37:19,23 Mosley 77:25 78:3 79:17,19 mothers 20:10 motion 82:25 motor 22:16 move 44:5 45:19 50:3 51:25 83:3 83:11,13 84:3 84:17 85:15 moved 84:15 85:7
--	--	---	--	---

86:7 moving 23:24 50:7 MURPHY 87:14	72:14 77:17,18 77:20 78:11 Northern 28:17 29:13 31:7 34:4 35:12 40:13,18 40:21 43:20 44:9 45:12 46:20,23 47:9 47:14 48:19 49:7,20 50:17 53:20 56:8 northwest 80:4,4 Nos 85:20 nose 25:25 note 55:15 noted 57:11 notes 87:6 notice 71:22 number 18:2 72:20 numbers 12:18 66:18 Nutter 16:20 20:14	office 16:20 19:22 34:15 42:23 43:3 48:5 off-street 34:15 43:5 oh 1:12 13:20 19:4 48:11 51:24 70:18 okay 10:10 14:20 16:25 33:2 38:16 39:20 51:25 56:22 57:23 67:3 70:19 76:13 old 18:15,16 20:16 older 7:19 15:3,19 21:23 27:8 old-city 45:15 once 46:10 ones 55:4 Ontario 67:21 75:7 open 38:13 operable 73:4 operation 34:19 opinion 13:8 opportunity 3:7 6:21 32:21 36:3 51:8 64:3 70:9 78:16 80:12 opposed 84:11 85:4 86:4 opposition 49:23 option 42:11 order 50:24 65:22 72:22 ordinance 2:15 28:17 33:5 34:3 34:3,6,20 52:9 61:16 66:19 67:5,18,25 72:4 72:22 75:5,8,12 75:16 77:12 79:4 ordinances 46:19 ordinarily 36:13	original 66:19 71:15 Orphanides 70:25 71:2 74:23 outdoor 34:17 35:17 38:11 39:2 outside 42:3 overall 57:25 73:9 73:14,19 overgrown 41:22 overhangs 63:17 owner 40:19 45:5 45:6 owners 34:14 37:4,12	particular 7:20 particularly 42:4 parties 58:4 partnered 81:15 parts 42:7 53:3 party 16:16 pass 22:12 23:3 27:12 28:3 47:23 passage 32:3 63:4 69:8 80:11 passageway 35:18 38:13 passed 17:19 22:5 Pathmark 4:18 7:13 16:4 21:18 24:7,14,21 27:18 patience 19:21 patrolling 25:16 25:17 patrons 50:23 58:8 pay 21:2 25:13 50:8 53:25 payment 42:14 PECO 54:7 pedestrian 5:23 10:4 15:20 32:3 33:11 34:11 35:10,18,23 36:14,23 37:6 38:13 55:14 pedestrians 5:25 6:4 8:8 pedestrian-acti... 15:5 17:3 pedestrian-frie... 8:10 penetrating 58:9 PennDOT 3:13 3:22 14:22 Pennsylvania 1:6 3:12,19 6:11 61:18 71:3 people 6:16,17 7:24 8:19 10:6
N nails 53:10 name 2:25 3:8 14:4,6,10,15 20:13 21:13 22:10 23:20 24:4 26:14,17 27:16 29:2,8 33:21 40:8,15 62:5 68:13 70:23,25 75:23 79:15 narrow 56:16 nature 72:19 Naval 73:21 necessary 65:22 need 4:13 25:14 25:16 49:7 52:12 57:4 neighborhood 41:2,7 48:23,25 58:9 59:24 neighborhoods 48:13 neighbors 46:21 nervous 41:4 never 8:5 16:24 new 20:13 44:21 48:11,13 55:12 55:23 57:25 news 19:5,6 nice 42:21,22 45:21 night 43:8 nine 26:25 62:18 noise 50:22 51:2 60:22 Norris 77:16 78:9 north 28:20,21 29:18 30:7,16 40:19 48:20 61:22 68:4,7	O obey 11:2 object 57:3 objection 43:22 55:13 59:22 76:16 78:14 80:10 objections 63:3 69:7 87:4 obligated 3:21 obviously 8:19 10:22 11:3,7 12:6 occurs 56:18 October 42:5 offer 3:11 29:11 33:24 62:8 66:6 68:16 offered 43:6 66:21 offering 82:5 offers 78:14 80:10	P package 72:10 packet 55:15,25 57:17 page 55:18,24 57:17 pages 71:16 paint 9:19 41:20 parcel 69:24 park 15:13 25:24 27:4 77:16 78:9 parked 22:22 parking 2:19 25:23 34:16 38:10 43:5 49:2 49:4 57:13,25 58:3,7,14 65:13 67:19 71:10 75:5,9,13,17,25 76:16 Parkway 60:14 part 15:9 48:2,16 55:2,16 56:2 63:19 69:23 partial 27:9 partially 22:19 participating 81:18 particles 46:10		

10:11,13 11:4,4 11:14,17,19 12:24,25 13:5 14:12,18,20 15:3,4,19 16:3 16:22 17:4,14 17:16,24 19:6 20:16 22:15 25:18,23 26:4 26:24 27:8,9,9 27:10 percent 4:23 5:9 11:3 46:13 49:10 period 5:15,18 permanent 45:4 45:20 50:2,6 permissible 77:14 78:8 79:6,24 permit 31:19 35:12 75:24 person 19:18 74:14 Peter 64:13 Philadelphia 1:2 1:6 31:2 46:7 61:17 63:12 69:16 71:3 75:25 76:15 77:13 79:5 Piazza 41:9 48:20 pick 55:25 PIDC 65:16,17 piece 38:7 60:22 pioneering 40:24 pioneers 48:4 pipes 53:19 place 15:13,15,23 16:9 17:3 18:7 35:9 60:13 placing 33:10 34:10 plan 33:7,8,10 34:7,10 55:12 55:24 58:3,5 64:25 66:20 planned 57:16	Planner 31:2 35:3 63:12 69:16 Planning 31:3 32:4,8,15 35:3 35:21 36:24 38:2,20 39:16 49:12,20 63:13 63:23 69:17 70:3 plans 34:13 52:15 planter 31:15 planters 29:22,23 30:3,4 platinum 73:15 play 7:18 please 2:24 13:23 14:3,9 26:14 28:14 40:7 61:14 67:23 70:23 75:2 77:9 78:25 79:15 pleased 30:21 32:22 36:4 63:7 64:4 69:11 70:10 plight 23:22 point 14:13 20:14 20:21 police 5:13,18 25:16 policy 30:14 portion 33:6,13 34:12 71:9 79:7 possible 23:22 26:16 76:10 potential 50:25 pray 22:12 23:3,6 27:11 precedent 30:18 32:12 premises 68:9 prepared 47:2 52:23 present 1:9 2:7 presented 56:25 57:3 pressure 27:25	pretty 38:7 53:5,8 53:24 54:5,6,16 prevailing 6:8 previously 71:12 71:21 73:13 76:17 pricey 42:13 prior 66:2 71:23 71:24 privacy 73:6 private 21:8,9 32:6,10 36:19 44:8 46:3 50:11 58:4 probably 42:25 55:18 problem 12:14 17:15 18:13 49:8,9,25 52:5 52:12 proceed 2:25 23:20 29:2 40:9 70:24 72:22 79:16 proceedings 87:4 process 8:3 40:12 41:6 47:6 82:17 processes 19:25 produce 46:15 produces 46:19 product 46:20 project 37:22 43:19 46:18 47:4 48:10 51:9 63:20 69:23 71:12 72:23 73:10,12,16 74:2,3,20 projections 73:2 properly 85:7 86:7 Properties 61:16 62:11 64:14 65:7 property 2:19 34:14 35:19 36:19 37:4,12	40:21 42:12,15 42:21 43:4 44:8 45:5,6 63:18 65:17 69:22 71:6,11 proposal 20:23 56:11 71:15,17 81:17 propose 45:3 proposed 30:6,16 32:6 43:14 44:6 45:18 63:3 69:7 73:13 80:7 proposes 65:7 proposing 56:6 71:19 protection 73:8 provide 34:17 73:5,7 78:5,17 79:21 80:13 provided 65:14 public 3:18 31:23 32:8,11,18 38:13 39:3 53:4 82:22 87:15 pulverizes 46:9 purchase 42:11 46:4 purpose 6:19 31:6 34:5 35:7 63:16 69:20 purposes 30:13 38:6,14 52:22 push 15:24 put 8:7 9:20 10:3 11:14 18:18 25:8,11 42:8,14 44:10 47:21 50:25 51:22 60:6 puts 46:11 53:15 putting 8:22 p.m 1:7 86:15	quarter 11:7 question 9:9 10:12 54:25 questions 6:23 13:11 22:8 23:14 28:13 30:22 32:23 33:2 36:5,8,11 39:22 45:8 59:15 61:6 63:8 64:5,7 66:4 67:6 69:12 70:11,13 74:10,12 76:24 78:19,21 80:15 quick 42:19 53:25 54:24 Quinones-Sanc... 1:13 82:16 quite 26:23 quorum 2:6
R				
railings 57:6 raise 18:6,7 raised 55:10 ramps 8:23 reach 59:11 read 2:13 16:3 28:14 61:14 67:12 75:2 76:17 77:9 78:25 85:8,12 86:8 reading 44:18 83:17 84:21 85:19 readings 43:16 real 53:24 really 10:11,13,17 13:5 22:4 23:4 26:25 27:7,10 27:11 41:8 42:22 51:11 71:24 73:18,19 74:3,4 realm 32:8 recall 7:23				

received 46:24 59:6	replaceable 53:8	64:8 67:7,10	Rodman 61:21,24	38:11 39:3,5,8
recognize 7:2 9:5	replacement 54:5	70:14 74:16	65:20	second 4:25 9:8
51:16 54:20	report 12:16	77:2,6 78:23	Roller 64:17 66:5	31:21 39:4
80:17 82:14,18	reportable 5:14	84:12 85:5 86:5	roof 59:18,21	48:21 57:16
83:25 85:11	5:20	responsibility	60:4	68:24
recognizes 40:25	reported 83:14	37:18	roofs 73:11	seconded 83:5,18
82:24	84:18 85:9,16	responsible 37:5	Room 1:6	84:6,23 85:7,23
recommend 8:13	86:9	37:14	Rosetta 26:18	86:7
52:11	reporter 87:23	rest 27:12 85:12	round 18:3	section 58:12
recommendation	reports 5:13	restaurant 34:18	route 25:4 72:7	77:12 78:7 79:4
70:6 83:15	representative	41:11,25 43:7	row 58:13	79:11,23
84:20 85:10,17	16:14 17:22	58:13	RPR-Notary	secured 72:5
86:10	represents 4:23	restaurant/cate...	87:15	see 10:13 11:23
recommendatio...	5:9	40:23	ruled 3:20 59:18	12:4 17:5 18:17
53:17 54:4	reproduction	result 4:4	rules 65:25 83:16	20:15 22:22
recommended	87:20	retail 65:12	84:20 85:18	25:3,6,22,22
32:15 34:22	request 4:4 16:18	Retha 13:23	86:11	45:2,15,24 48:2
35:22 63:24	36:24 82:13	27:16	running 20:19	52:15 54:15
recommends 6:14	requested 34:3	reverts 36:19	Ryan 79:9 80:2	55:21,21 59:2
76:18	requesting 16:8	revision 33:5	81:3	60:14 65:5,23
Reconfigure 44:5	requests 30:19	revitalization		72:9,25
reconvene 44:20	32:13	82:2	S	seeing 13:13,17
record 14:4 40:8	require 3:25 7:24	re-meet 43:20	safe 9:15,17	23:16 28:12,13
53:10 70:23	required 4:24 5:5	right 2:9 6:25	safety 6:17,20	61:12 64:9
74:20 82:12	5:10 6:10 72:3	12:24 15:6,10	28:5 57:9	67:11 70:15,18
85:9 86:9	72:21	22:22 23:13	Sales 79:12	74:12,17 77:3,8
records 5:18	requirements	24:24 25:7,13	Salvation 24:6	78:24 83:9
recycled 46:13	47:19,20	25:23,24 26:12	Sanchez 48:12	sell 19:6 81:20
recycling 46:14	requires 3:13	27:22 39:13,24	51:16,17,24	send 17:22
red 10:16	reserving 33:10	45:24 55:5	52:25 59:16,17	senior 27:18
reduce 73:8	34:9	57:13	60:3,8,11,21,25	sense 13:3 19:24
reflect 66:19	residence 15:2	right-of-way	Sarah 30:25 35:2	52:9 71:8
regarding 66:7	18:15 21:19	28:20 29:17	63:11 69:15	sent 16:19 26:11
regulation 67:19	22:11 24:17	30:13 33:11,16	satisfied 5:11,22	47:15
75:6,9,13,17	26:19	45:4 55:14	6:6	separate 41:25
regulations 3:13	resident 24:5,6	61:20 62:13,17	satisfy 4:6 5:17	42:11 50:18
3:18,23	residential 15:18	62:22 68:4,21	saw 27:20 47:13	SEPTA 18:5
related 3:22	16:10 65:9	69:2	59:9	series 31:12 68:23
remarks 80:24	residents 7:9	river 7:12	saying 12:9 13:4	serve 73:2 81:25
remember 14:15	16:11 22:24	road 2:20 6:18	17:12 20:10	Services 1:3 2:5
19:22 39:10	65:19	16:12 18:11,14	27:4 41:23	29:8 30:25 35:2
47:6	resist 64:23	18:14,22,25	says 16:14	62:5 63:11
removed 32:19	respect 7:7	19:2 22:21 24:9	scared 27:23	68:13 69:15
renderings 71:18	response 8:17	24:10,19,25	scheduled 70:4	82:22 86:15
72:24	13:12,16 22:9	25:14 26:21,22	screens 72:25	session 44:19,21
rent 43:8	23:15 28:11	Road/Pathmark	73:4	83:17 84:22
	39:23 61:7,11	6:7	seating 35:17	85:19

set 29:21 30:2 sets 30:17 32:11 seven 55:17,22 shakes 27:25 Sholom 14:25 15:15 17:9 shooting 73:14 shop 7:8 41:20 short 6:9 23:22 26:15 show 19:13 shows 57:17 shut 7:25 shutting 8:6 sic 52:8 sick 17:18 side 45:19 60:5,5 61:20,22,24 67:20 68:4,7 72:15,16,16 75:6 77:20 78:10 sides 44:25 45:22 75:10,14,18 79:8,25 sidewalk 28:20 30:8 31:24 32:19 38:19,22 39:3,12 56:14 62:20,25 69:5 77:19 78:10 79:12 sidewalks 79:7,25 sign 10:2 18:18,20 signage 9:23 signal 2:16 4:7,19 5:16 10:3 11:21 15:5 16:9 21:9 25:21 signals 3:25 6:12 8:11 11:15 signs 9:20 10:5 similar 38:24 51:20 Sims 13:23 22:10 22:11 Sir 9:8	sit 25:4 27:23 site 12:19 65:7 situation 15:14 36:22 six 33:12 34:10 35:10 52:6,9,17 52:22 Sixth 75:10 six-foot 45:3 skin 72:2 slide 73:5 small 17:17,19 45:16 46:15 smallest 55:16 56:2 Smart 75:25 sneak 60:19 solar 73:8,8 sold 42:15 Solicitor 3:20 solve 49:8,9 solved 49:9,25 somebody 12:10 sorry 9:9 13:21 40:4,16 54:25 82:20 sort 40:23 42:18 43:24 45:14 sorts 50:9 sound 59:23,23 60:6 sounds 51:7 south 61:21,22,24 62:13 63:20 65:8 68:5,9,21 69:24 72:16 73:24 77:20 78:10 southwest 73:23 77:15 78:9 space 32:2,11 34:17 42:2 60:16 spaces 43:8 57:16 57:17,20,21 65:14 Speak 14:8	special 42:6 specific 66:17 speed 24:12,13 spending 54:16 spirit 51:7 spitting 53:10 sponsor 82:14 Spring 28:21 30:8 30:17 31:11,13 32:4 33:9 34:8 35:8,16 39:15 43:24 44:10 45:11 49:17,18 51:2 55:6,16 56:6,10 57:13 57:19 spur 48:15 square 65:11,12 73:22 77:16 78:9 Squilla 1:10 2:2,4 2:22 6:25 9:4 13:10,13,17,20 14:2,8 18:8 19:9 19:17 20:25 21:5,10 22:3,6 23:8,16 26:8,12 28:7,12,24 29:7 30:24 31:5 32:24 34:25 35:5 36:6,25 37:7,16,20,25 38:16 39:5,8,13 39:20,24 40:7 40:11,14 47:5 49:11 51:15,21 54:20 58:21 59:9 61:5,8,12 62:4 63:10,15 64:6,9 66:9 67:3 67:8,11,16,22 68:12 69:14,19 70:12,15,22 71:4 74:11,17 74:21,25 76:4,9 76:13,22 77:3,8 78:2,20,24	79:14,18 80:16 80:22 82:9 83:6 83:9,19,22 84:7 84:10,13,24 85:3,6,24 86:3,6 Stacey 78:3 79:19 staff 29:9 62:6 68:14 70:5 staggered 72:13 72:19 staircase 31:18 stairs 29:21 30:3 standing 25:21 stark 71:22 start 57:18 76:5 started 40:12 43:25 state 2:24 3:24 4:6 14:4 21:13 23:19 26:14 29:2 40:8,14 70:23 79:15 82:11 stated 20:24 States 46:8 stay 21:15 stenographic 87:6 step 43:19 stipulation 10:20 stockholder 40:17 stop 10:2 18:18 18:20 25:5,5,11 25:24 27:22 57:19 stopping 21:21 stops 25:18,20 store 27:3 stores 81:9 stories 21:6 straightforward 71:25 street 4:11,12 6:2 8:20 11:8 14:24 15:6,8 18:19 20:9,12,13 21:21,23 22:17 22:20 24:13	28:21,22,22 29:18 30:8,17 31:11,13 32:4 33:3,8,9,9,13 34:8,9,9,12 35:8 35:9,11 36:9,12 36:14,18,19,21 37:2,18 38:5,8,9 39:15 40:19 41:19 42:16 43:9,14,23 44:4 44:5,7 45:3 46:2 47:10 48:21 49:18,19,24 50:3,8 51:22 53:18 55:6,16 57:13 61:17,21 61:21,22,22,23 61:23,24,25,25 62:14 63:21 65:20 67:20,20 67:21 68:2,5,6,8 68:9,19,22 69:25 71:3 72:14,16 73:25 75:6,7,7,10,11 75:14,14,15,18 75:18,19 77:18 77:18,19,21,21 78:12,12 streets 1:3 2:5 3:1 3:10,20 4:1 5:1 6:1,14,18 7:1,7 8:1,4 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1,8,10,24 30:1,5,15,24 31:1 32:1 33:1 33:23,23 34:1 34:21,25 35:1 35:16 36:1 37:1 37:23 38:1 39:1
--	--	--	--	--

40:1 41:1 42:1 43:1,13,15 44:1 45:1,25 46:1 47:1 48:1 49:1 49:21 50:1,5 51:1 52:1,3 53:1 53:11 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1,5,7 63:1,2 63:10 64:1 65:1 66:1 67:1 68:1 68:13,15 69:1,6 69:14 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 80:22 81:1 82:1 82:21 83:1 84:1 85:1 86:1,14 streetscape 53:3 street-level 31:25 stretch 24:11 stricken 34:12 strike 35:8 36:18 44:4 striking 33:3,7 34:7 36:9,14 43:14 47:9 53:18 struck 43:23 structural 31:21 structure 71:8 study 4:2,3 6:13 10:19 19:25 stuff 53:13 subject 65:15 71:6 success 81:11 successful 48:16 48:21 sucks 46:12 sufficient 32:2 52:17,23 suggested 42:19 44:3 55:4 suggestion 50:20	50:25 suggestions 46:25 53:2 57:5 Suite 71:2 summarized 23:21 supervision 87:22 support 29:25 30:5,15 31:21 32:5 74:19 supported 34:20 supportive 43:18 supports 29:20 30:7 63:4 69:8 74:22 supposed 10:17 25:19 sure 48:6 54:10 surrounding 81:12 Survey 33:22 suspended 65:25 86:11 suspension 83:16 84:20 85:18 Susquehanna 77:17 sustain 81:7 sweaty 27:24 swing 24:22 T table 3:4 13:25 24:3 29:5 33:18 40:6 70:21 75:21 77:24 tag 7:18,19 take 28:2 43:9,19 taken 51:10 87:6 takes 18:23 46:18 talk 17:22 19:6 52:13 57:4 talked 8:18 19:23 talking 14:16 15:9 24:16 25:25 47:10 Target 7:14	Tasker 75:14 tavern 34:18 taxes 41:3 technical 80:8 82:6 technology 46:14 tell 14:24 19:14 21:13 26:10 ten 56:17 62:24 terms 2:20 28:23 33:14 62:2 68:10 72:7 77:22 79:12 testified 65:3 testifies 19:18 testify 2:23 21:12 28:10,25 31:3 32:21 35:4 36:3 40:3 61:9 63:13 64:3,10 69:17 70:9 74:15 76:3 76:21 78:22 testimony 3:2,11 13:14 14:5 21:14 23:17,21 26:15 29:3,11 30:21 32:20 33:25 36:2,7 39:25 40:9 62:8 63:7 64:2 66:6 67:9,23 68:16 69:11 70:8,16 70:24 74:13 76:6,8,11 77:4 78:5,17 79:16 79:21 80:13 thank 3:7 6:21 7:3 8:15 9:3,4,6 13:8,9,10 14:2 19:9,21 20:7,25 21:14 22:6 23:5 23:9,25 26:13 27:15 28:6,7 30:20 36:6 39:25 40:10 52:7 54:18,22 58:17,19 61:3	63:6 67:14,16 69:10 74:12,23 76:2,14,20 77:7 78:16 79:14 80:12,16,19 82:8,9 83:2,12 84:2,16 85:14 86:12 thanks 19:5 thing 7:15 11:11 11:25 16:7 19:19 23:13 41:23 53:9 58:22 things 12:4 18:21 41:18 48:20 52:2 54:11 think 9:10 11:19 13:3 16:6 20:16 20:16 23:12 25:16 38:3 40:24 41:10 46:5,17 47:12 48:8,18 49:24 51:11 52:2,12 52:17,22 53:4 57:24 58:3 thinking 42:8 44:3 57:4 third 5:12 28:21 29:18 31:11,22 35:16 39:4 40:19 41:23,24 55:18 57:18 68:24 thought 50:21 51:3 three 23:19,19 69:3 71:16 three-block 24:10 three-quarters 10:25 42:25 Thursday 1:7 tied 3:18 Tim 50:19 51:4 time 11:9 12:24 14:14 30:20	43:11,18,21 44:4,17 49:13 49:23 50:21 63:6 67:5 69:10 78:19 80:15 timeframe 42:19 times 7:17 24:18 73:6 Tioga 67:20 75:7 tip 19:4,4,5 title 2:13 28:14 36:20 61:14 67:12 75:2 77:10 79:2 today 3:8 6:22 7:10 12:7 32:22 36:4 41:5 44:24 51:14 64:4 66:21 70:10 74:9 78:5 79:21 today's 4:5 52:9 52:22 told 8:2 12:2 Toll 73:25 tool 82:2 top 53:22 Towers 15:13 24:6 town 20:19 traffic 2:16 3:9,14 3:17,25 4:2,7,19 5:2,7,16 6:9,12 6:20 7:12,15 8:11 10:3 11:15 11:21 15:5,7,7 15:11 16:9 21:9 21:24 24:19 25:10,13,17 38:6 transaction 65:16 transcript 87:8,20 trash 43:3 46:16 treacherous 27:2 triggered 15:20 16:10 trip 18:3 truck 46:11
---	--	---	--	---

true 87:8 truly 26:19 50:7 try 8:7 12:3 23:21 24:19,22 27:2,6 44:21 54:7 trying 8:9 22:17 22:19 51:18 two 18:5,21 19:15 23:18 25:12 40:3 43:16 46:24 49:3 57:17,20 59:6 62:22 66:16 71:18 72:13 77:10 two-thirds 10:25 type 15:2,14,18 47:21 59:2,13 73:7	Usually 36:17 utilized 38:6 utilizing 81:8	walkway 33:12 34:11 36:15,23 37:6,15 45:20 45:21 52:4 53:5 wall 56:11 Walnut 42:15 want 4:18 11:7 12:25 15:11,12 16:2 18:18 19:4 19:5,7,8,20 20:2 21:15,17 23:9 25:10 42:3 43:22 48:6 53:6 53:9 54:9 wanted 14:12 17:9 43:23 66:25 80:23 warning 10:4 warrant 4:8,25 5:10,11,12,16 5:17,22 6:5 warranted 3:25 11:15 12:23 13:5 warrants 4:6 11:12 Washington 75:11 watch 60:19 way 12:9 21:24,25 24:12 43:2 47:13,18 72:3 ways 15:22 81:7 weddings 41:15 42:6 weeks 25:12 welcome 48:14 welcomed 9:2 well-lit 45:21 went 17:8 42:5 43:13,14,15,16 44:14 47:8 55:11 59:24 71:20 72:7 weren't 11:15 west 67:20 68:7 72:16 75:6	77:17 We'll 26:13 we're 8:9 12:6,17 12:18 15:9 18:6 18:11,24 19:10 23:23 32:24 37:14 41:10 46:5 53:14 56:5 57:3 65:16 66:23 72:21 73:14 we've 41:14 45:7 45:11,13,18 48:5 49:9,24 51:14 65:17 71:13 wheelchairs 7:25 8:17,19 22:16 white 71:16 wide 33:12 34:11 35:10 38:23 widened 35:24 wider 56:14,16 width 38:23 William 1:10 14:7 14:11 willing 47:12,16 50:3 74:15 Wilson 24:4,5 26:10,11 window 31:17 62:21 windows 62:15 63:18 69:21 wires 54:9,14 wishing 26:4 witness 3:3,3 13:24 24:2 29:4 33:17,17 40:5,5 70:20,20 75:20 75:20 77:23,23 Witnesses 13:24 24:2 29:4 wonderful 74:4 work 8:3 12:10 17:17 47:16,18 48:25 51:12	53:3 81:17 worked 44:16,22 54:12 working 81:4 works 48:7 52:21 world 19:24 worrying 25:9 wrong 11:8
U	V			Y
unacceptable 32:10 uncles 20:11 underground 65:13 underneath 54:9 understand 11:21 11:23 12:16,20 21:6 67:4 80:6 understanding 44:20 65:19 understood 54:25 Uniform 3:16 United 46:8 units 65:10 unobstructed 30:12 32:3 44:11,12 59:19 upper 31:20 41:13 upscale 41:8 45:13 use 28:18 29:16 33:11 34:17 38:12 uses 46:13	vacant 41:20,21 71:7 vacate 36:18 vacating 33:8 34:7 valet 57:21 58:6,6 varies 10:23 various 28:19 29:16 61:19 62:12 68:3,20 vastly 73:20 vehicle 3:12,22 4:9 6:11 vehicles 4:10,21 5:3,7 vendors 81:18 venture 40:21 versus 50:11 52:5 vertical 66:23 vestibule 29:21 30:2 31:17 56:17,18,21 vetoed 17:20 view 49:19 59:19 views 44:11 60:12 violate 10:19 visible 10:9 44:9 volume 4:10,10 4:17 5:3,10,24 volumes 5:7 vote 17:14,15,16 20:5,6 voted 59:3			Yates 13:22 21:16 21:16 22:4 Yeah 38:3 39:7 55:20 59:5 year 43:12 52:20 66:3 years 26:25 40:20 41:7,21 yellow 10:4 27:21 young 21:11 y'all 17:14 18:23 28:3
	W			Z
				zoning 50:15,18 55:3 71:13,21 72:5
				\$
				\$8 18:3
				1
				10 19:2 31:5 35:6 10,000 65:12 100 5:24 11:3 46:13 100,000 65:11 1031 42:18 11 62:19 11th 75:18 12 19:3 56:12 62:24 12th 70:5 75:14 75:19 12-month 5:15 120144 1:15 2:14 3:1,11 4:1 5:1 6:1 7:1 8:1 9:1

10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1,20 86:1 120331 1:15 77:11 78:6,18,22 85:22 120385 35:7 120395 1:15 33:4 33:25 35:5,22 40:4 61:10 85:21 120396 1:15 28:16 29:12 31:4,6 32:16 40:4 61:10 85:20 120436 1:15 61:15 62:9 63:14,16 63:24 83:4,14 120479 1:15 82:12 120490 1:15 75:4 76:25 85:21 120518 1:15 79:3 79:22 80:14,24 82:7 84:4,18	120519 1:15 67:23 67:24 68:17 69:18,20 70:6 70:17 85:21 120520 1:15 75:8 85:21 120521 1:15 75:12 85:21 120522 1:16 75:16 85:22 120554 82:13 126 4:21 13th 75:15 14 30:10 31:22 38:23 43:5 69:4 1421 42:15 150 4:11 156 80:3 1600 71:2 17th 63:15 19 19:3 19102 71:3 1969 17:11 2 2nd 16:22 20 19:3 40:20 2007 5:19 7:23 2012 1:7 5:19 31:5 32:14 35:6 35:21 63:15,23 69:19 70:5 87:7 2210 15:21 2303 67:25 68:18 24th 68:5,9,21 69:24 72:16 73:24 2500 71:2 2600 15:22 271 33:7 29 32:14 29th 35:20 63:22 65:4 3 3 19:2 3:00 1:7 30 18:23	31st 69:19 3180 61:17 3500 79:8 80:2 4 4th 7:6 60:19 77:21 78:12 4:20 86:15 40 25:5 65:13 400 1:6 4051 18:14 4160 2:19 6:7 5 5th 53:11 50s 11:13 500 4:10,13 500,000 21:3,7 520 76:25 521 76:25 521-31 62:13 522 76:25 537 40:19 537-41 29:18 544 5:7 6 6 19:2 6th 82:4 6/7/12 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1	61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 60s 11:13 621 68:9,21 7 7 1:7 87:7 72 4:23 75 5:4 6:4 750 5:3 8 84 5:9 85 65:9 9 9th 14:21 9-205 79:11 9-213 77:12 78:7 79:4,23 90-year-old 27:9 99 49:9
--	---	---	---